

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, April 22, 2024 7:00 pm

**Regular Meeting – HYBRID
MOTIONS**

Members Present: Chairman Rick Nassiff, Vice-Chair Justin Riendeau, Vera Englert, Thomas Currier, Dave Holcroft, Robert Powell

Members Excused: Walter Tabor, Larry Preston (Alternate), Ed Madrak (Alternate)

Staff Present: Town Planner John Guskowski (via Zoom), Fire Marshal Mike Lester, Fire Chief Scott Haddad, Board Clerk Mary Kay Hyman

Others Present: First Selectman Steve Everett, Mark Reynolds of Rob Hellstrom Land Surveying, Robert Caldwell (Applicant), 2 Members of the CoDE, and 5 others were present.

1. CALL TO ORDER: R. Nassiff called the meeting to order at **7:00 PM**.

2. ROLL CALL AND SEATING OF ALTERNATES:

No Alternates present to seat.

3. ADDITIONS/CHANGES TO AGENDA: None

4. APPROVAL OF PZC REGULAR MEETING MINUTES of April 08, 2024

R. Nassiff **MOVED** to **APPROVE** the Minutes of April 08, 2024 as presented; J. Riendeau **SECONDED**; R. Powell **ABSTAINED**; **MOTION PASSED 4:0:1**

5. AUDIENCE OF CITIZENS: None

6. UNFINISHED BUSINESS (Discussion/Possible Action)

6.1 PZC 2324-04: Site Plan Application for Robert Caldwell of Caldwell Realty LLC., to Construct a Vehicle Repair Shop at 41 Route 6, Map 002, Lot 020, Zone CM-1, Lot Area 9.68, Section 31.2.6. **(Continued Discussion/Possible Action on Site Plan Application)**

R. Nassiff **MOVED** to **APPROVE** Site Plan Application for Robert Caldwell of Caldwell Realty LLC., to Construct a Vehicle Repair Shop at 41 Route 6, Map 002, Lot 020, Zone CM-1, Lot Area 9.68, Section 31.2.6. J. Riendeau **SECONDED**; **MOTION PASSED 5:0:0**

7. NEW BUSINESS (Discussion/Possible Action)

8. REGULATION REVISIONS (Discussion)

8.1. Sections Related to Multifamily Dwellings

8.2. Section 8.3 Accessory Living Unit

D. Holcroft arrived at **7:45 PM**.

9. COMMUNICATIONS AND REPORTS:

9.1 Town of Hebron Petition #2024-07 to revise Section 5.F.8 of the Hebron Zoning Regulations to regulate lights posts greater than 14 feet in height.

11. COMMISSION OPEN DISCUSSION: None

12. AUDIENCE OF CITIZENS: None

13. EXECUTIVE SESSION: The Commission did not go into Executive Session

Pending Legal Action per State Statutes Section 1-200(6)(B)

14. ADJOURNMENT:

R. Nassiff **Moved** to **ADJOURN**; J. Riendeau **SECONDED**; **MOTION CARRIED UNANIMOUSLY**

The meeting was adjourned at **8:17 PM**.

Respectfully submitted by Mary Kay Hyman, Board Clerk