

**TOWN OF COLUMBIA  
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
**Monday, May 13, 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, Walter Tabor

**Members Excused:** Larry Preston (Alternate), Ed Madrak (Alternate)

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

**Others Present:** 2 Members of the CoDE 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:**

R. Nassiff **MOTIONED** to make the following changes to the Agenda; J. Riendeau **SECONDED**;  
**MOTION CARRIED UNANIMOUSLY 7:0:0**

Item 8.1 was moved to New Business as Item 7.1

Item 7.1 was moved to Item 7.2

Item 7.2 became item 7.3

**4. APPROVAL OF PZC REGULAR MEETING MINUTES of April 22, 2024**

R. Nassiff **MOVED** to **APPROVE** the Minutes of April 22, 2024 as presented; J. Riendeau **SECONDED**; W. Tabor **ABSTAINED**; **MOTION PASSED 6:0:1**

**5. AUDIENCE OF CITIZENS:** None

**6. UNFINISHED BUSINESS (Discussion/Possible Action):** None

**7. NEW BUSINESS (Discussion/Possible Action)**

**7.1 (previously 8.1)** (Application # to be **PZC-2324-07**) Section 9 – Modification to Definition of “Structure”

**7.2 (previously 7.1) PZC 2324-05:** Town of Columbia, Zoning Amendment Application to Revise Sections 21.2.3.11, Replace current Section 52.7.19, and Eliminate Section 52.7.21, for Multi-Family Dwellings. (**Receive and Schedule Public Hearing**)

**7.3 (previously 7.2) PZC 2324-06: Town of Columbia, Zoning Amendment Application to Revise Sections 8.3 for Accessory Dwelling Units and Two-Family Dwellings. (Receive and Schedule Public Hearing)**

R. Nassiff **MOVED** to **RECEIVE** and **SCHEDULE** the Public Hearing for the Town of Columbia, Zoning Amendment Applications;

Section 9 (Application # to be **PZC-2324-07**): to Modify Definition of "Structure",  
**PZC 2324-05**: to Revise Sections 21.2.3.11, Replace current Section 52.7.19, and Eliminate Section 52.7.21, for Multi-Family Dwellings,

**PZC-2324-06**: to Revise Sections 8.3 for Accessory Dwelling Units and Two-Family Dwellings,

for **Monday, June 24, 2024 at 7:00pm**; J. Riendeau **SECONDED. MOTION PASSED 7:0:0**

**8. REGULATION REVISIONS (Discussion) None**

**9. COMMUNICATIONS AND REPORTS:**

**11. COMMISSION OPEN DISCUSSION:**

**12. AUDIENCE OF CITIZENS:**

**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**; W Tabor **SECONDED**; **MOTION CARRIED UNANIMOUSLY**

The meeting was adjourned at **7:55 PM**.

Respectfully submitted by Mary Kay Hyman, Board Clerk