

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT

Monday, March 11, 2024 7:00 pm

Regular Meeting – HYBRID

MINUTES

Members Present: Chairman Rick Nassiff, Vice-Chair Justin Riendeau, Thomas Currier, Robert Powell (via zoom), Walter Tabor

Members Excused: Ed Madrak (Alternate), L. Preston (Alternate), Dave Holcroft, Vera Englert,

Staff Present: Town Planner John Guskowski (via Zoom), Board Clerk Mary Kay Hyman

Others Present: 2 Members of the Public were present in person, 1 Member of the Public was present remotely.

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 February 12, 2024

R. Nassiff **MOVED** to **APPROVE** the Minutes as presented of February 12, 2024; J. Riendeau **SECONDED; MOTION PASSED 5:0:0**

5. AUDIENCE OF CITIZENS: None

6. UNFINISHED BUSINESS (Discussion/Possible Action):

6.1 PZC 2324-02: Dava Siedman of Fairview Farm, LLC., for a Major Impact Home Occupation at 301 Rte. 66, Map 028, Lot 021, Zone RA, Lot Area 6.4, Section 8.5.4.

(Received 2/12/24)

(Applicant has requested to delay the opening of the Public Hearing to April 8, 2024)

R. Nassiff **MOVED** to **POSTPONE OPENING** the Public Hearing of **PZC 2324-02:** Dava Siedman of Fairview Farm, LLC., for a Major Impact Home Occupation at 301 Rte. 66, Map 028, Lot 021, Zone RA, Lot Area 6.4, Section 8.5.4 to **April 8, 2024 @ 7:00PM**; J. Riendeau **SECONDED; MOTION PASSED 5:0:0**

7. NEW BUSINESS (Discussion/Possible Action)

7.1 PZC 2324-03: USS Vineyard Solar LLC., for a Ground Mounted Solar Array as an Accessory Use at 468 Route 87, Map 030, Lot 038, Zone RA, Lot Area 56.32, Section 8.15.

(Receive and Schedule Public Hearing for April 8, 2024)

W. Tabor asked J. Guskowski what the impact would be regarding Public attendance by scheduling both Applications for a Public Hearing on April 8, 2024.

J. Guskowski replied that he does not anticipate a large showing for the Fairview Farm application, as there are not a lot of abutters. He stated there has been one complaint submitted. He added that the Application of Dava Seidman has been delayed at the Applicants request due to failure to meet requirements of informing neighbors and posting signage. J. Guskowski stated he feels the Commission can move ahead with both Applications scheduled for the same Public Hearing.

R. Nassiff **MOVED** to **RECEIVE** and **SCHEDULE** the Public Hearing of **PZC 2324-03**: USS Vineyard Solar LLC., for a Ground Mounted Solar Array as an Accessory Use at 468 Route 87, Map 030, Lot 038, Zone RA, Lot Area 56.32, Section 8.15 for **April 08, 2024 @ 7:00PM**. J. Riendeau **SECONDED**; W. Tabor **ABSTAINED**; **MOTION PASSED 4:0:1**

8. REGULATION REVISIONS (Discussion)

8.1 Section 52.7.19 Planned Neighborhood Housing

J. Riendeau stated the Subcommittee is close to presenting the Drafted Revisions to the Full Commission soon. J. Riendeau stated he will be meeting with J. Guskowski on March 12, 2024 to complete verbiage.

R. Powell asked if the Full Commission would receive a copy of the Drafted Regulation Revisions before they go to a Public Hearing. J. Riendeau confirmed yes, the Draft would be presented to the Full Commission, possibly at the April 22, 2024 meeting, for discussion before the Revisions go to Public Hearing.

The Commission thanked J. Guskowski for his assistance in preparing the Drafted Regulation Revisions for Planned Neighborhood Housing.

9. COMMUNICATIONS AND REPORTS:

9.1 CRCOG Regional Planning Commission Appointment

The Commission appointed T. Currier to represent the Town of Columbia.

9.2 Land Use Training – Letter of Completion to BOS

R. Nassiff asked M. Hyman who had not completed the Training. M. Hyman replied that E. Madrak had not completed the Land Use Training.

10. COMMISSION OPEN DISCUSSION: None

11. AUDIENCE OF CITIZENS: None

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

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

13. ADJOURNMENT:

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

The meeting was adjourned at **7:12 PM**.

Respectfully submitted by Mary Kay Hyman, Board Clerk
Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.
This meeting can be viewed in its entirety on the Town of Columbia You Tube Channel.