

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, August 27, 2018 7:00 pm
Regular Meeting Minutes

Members Present: Chairman Rick Nassiff, Don Schofield, Robert Powell, Thomas Currier, Richard Napolitano, E.J. Starkel, Walt Tabor (Alternate), Larry Preston (Alternate)

Members Excused: Vice Chair Vera Englert

Staff Present: Town Planner Paula Stahl, Board Clerk Terri Lasota

Others Present: Angela Mawson, Daryll Parker

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:00pm, noting R. Powell will be arriving a few minutes late.
2. **ROLL CALL AND SEATING OF ALTERNATES:** W. Tabor was seated for V. Englert
3. **ADDITIONS/CHANGES TO AGENDA:** None
4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF August 13, 2018:**
EJ Starkel **MOVED** to **APPROVE** the August 13, 2018 meeting minutes as amended;
R. Nassiff **SECONDED. MOTION CARRIED 5:0:1;** W. Tabor **ABSTAINED**

R. Powell arrived at 7:04pm

5. **AUDIENCE OF CITIZENS:** Angela Mawson asked about the ability to have a farmer's market in Columbia, noting that she would like to be in a sponsorship role and provide the area where it could be held, at 168 Route 66, Columbia. She added that this was something important that is absent from the community. P. Stahl said the Zoning Regulations currently only allow farm stands in the RA district, and farmer's markets are not mentioned in the regulations under Commercial use, so therefore are not permitted. R. Napolitano, W. Tabor, D. Schofield, and the other members discussed. And agreed that a farmer's market was a good idea. R. Nassiff asked A. Mawson to reach out to P. Stahl with a short formal letter request to the commission.

6. UNFINISHED BUSINESS (Discussion/Possible Action)

PZC-1718-06: Proposed Regulation Amendments: Section 10 Nonconformity

P. Stahl stated that the Town Attorney has recommended a few modifications to the language of the proposed regulation; also, other changes to the language for clarity arose during the public hearings. The changes for clarity are as follows. Under Section 10.1, the last paragraph was revised to substitute the word 'changes' for alterations and to add a reference to Columbia's Zoning Regulations. In the definition in 10.2 the word 'identified' was substituted for described, and the State Statute definition of a vacant lot was added. Under 10.4.1a, 'except as may be specifically provided elsewhere in these regulations' was added. Under 10.4.2a, for clarity the words 'expansion, or replacement' was added after enlargement. The sentence after the table in 10.4.2a was revised to begin with 'alternatively, for lots less than the minimum lot area required by Zoning Regulations for that district'; and for clarity, listed the ZBA application requests in separate lines. The numbering of the last two section was corrected, and 10.6 revised to clarify the process.

In addition, there are policy changes to the original draft regulation. During the public hearings, the Commission heard testimony regarding a concern that in some situations the use of the table might impact a neighboring property without a public notice. After deliberation, the Commission revised the language under 10.4.2a to add 'in each case with no addition or relocation of a well, and no addition, relocation or enlargement of a septic system'; meaning, those projects would need to apply to ZBA and would include a public hearing. Another concern that arose during the hearings was that minimum side setbacks for lots less than 25,000 square feet should be 15' with no minimum for total sides. Consequently, the table was revised so the first two categories would be separated at 18,500 sq. ft, instead of 12,500, both with 15' minimum side setbacks with no minimum for the total sides.

R. Nassiff **MOVED** to **APPROVE** the Section 10 – Nonconformity regulations as presented, with the revisions for clarity as described by the Planner, and to modify the first two categories of the matrix in 10.4.2a to be separated at 18,500 sq. ft. with a minimum of 15’ side setback with no restriction for the total of the sides, and a minimum of 30’ front/rear setbacks; the use of the table is limited to cases with no addition or relocation of a well, and no addition, relocation or enlargement of a septic system; revisions to be effective September 24, 2018.

W. Tabor **SECONDED** and stated for the record that he had attended the previous meetings, and read the minutes for the one meeting that he had missed. **MOTION CARRIED 7:0:0**

7. NEW BUSINESS: None

8. REGULATION REVISIONS

8.1. Review of Suggested List of Zoning Revisions

Members reviewed the list of the suggested zoning revisions and discussed, and agreed, they will start working on Commercial/Manufacturing District regulations at the next meeting on September 24, 2018 and address the Farmer’s Market. P. Stahl will begin working on subdivision regulations.

9. COMMUNICATIONS AND REPORTS: None

10. COMMISSION OPEN DISCUSSION:

L. Preston said he was approached by Robert Kelly who had attended several recent public hearings and was impressed with how the Commission approached and deliberated the application before them. R. Nassiff commented and commended the Columbia citizens who attended and publically commented as they were civil, thoughtful, and thorough. R. Nassiff also thanked P. Stahl and the staff.

R. Napolitano asked for clarifications on open space requirements and members discussed.

D. Schofield talked about Heartstone Winery and members discussed, all agreeing that the winery was a good addition to Columbia.

11. AUDIENCE OF CITIZENS: None

12. ADJOURNMENT:

R. Nassiff **MOVED** to **ADJOURN**; EJ Starkel **SECONDED**; **MOTION CARRIED 7:0:0**

The meeting was **ADJOURNED** at 7:53pm

Respectfully submitted by Terri Lasota, Board Clerk

Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.