

**TOWN OF COLUMBIA**  
**PLANNING AND ZONING COMMISSION**  
Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
Monday, February 10, 2020 7:00 pm  
**Regular Meeting Minutes**

**Members Present:** Chairman Rick Nassiff, Vice-Chair Vera Englert, Thomas Currier, Richard Napolitano, Larry Preston (Alternate), Alex Bothell (Alternate)

**Members Excused:** Robert Powell, E.J. Starkel

**Staff Present:** Town Planner Paula Stahl, Board Clerk Flo Polek

**Others Present:** Paul Kubula, Wesley Wentworth-Engineer, Tai Xu

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:00 p.m.
2. **ROLL CALL AND SEATING OF ALTERNATES:** A. Bothell was seated for E.J. Starkel, L. Preston was seated for R. Powell.

3. **ADDITIONS/CHANGES TO AGENDA:** None

4. **APPROVAL OF PZC REGULAR MEETING MINUTES of January 13, 2020**

V. Englert **MOVED** to **APPROVE** the January 10, 2020 meeting minutes; T. Currier **SECONDED**; R. Nassiff **ABSTAINED**; **MOTION CARRIED 5:0:1**

5. **AUDIENCE OF CITIZENS:** None

6. **OPEN PUBLIC HEARING:** R. Nassiff **OPENED** the public hearing at 7:04 p.m.

R. Napolitano joined the meeting at 7:04 p.m.

6.1. **PZC 1920-09** Oasis Auto, LLC for Used Car Sales at 16 Route 66E, Assessor's Map 18, Lot 35, in the CM2 Zone.

W. Wentworth explained the plans for the site at 16 Route 66 E., Zone CM2. L. Preston questioned whether part of the area will be paved. Millings will be used as W. Wentworth indicated on the plan. V. Englert questioned the location of the waste oil tank. Tai Xu stated that the waste oil tank will be located inside the garage in a cement or special plastic container, about 200 gallons of oil will be stored. Water will be in the existing office building, any water that will be needed will be taken from the office and carried to the garage. P. Stahl appreciated the efforts from T. Xu and W. Wentworth for the modifications to the plan. There will be only one entrance at the site. Parking will be available for sales, by designated parking areas. P. Stahl indicated that most of the sales are internet sales and there would be no people wandering around the premises. T. Xu stated that it is very rare that an individual would access the building as there is no showroom. P. Stahl stated that the regulations require architectural plans, and that the T. Xu is requesting a waiver. With no elevation plan, R. Nassiff does not think the Commission should approve the application and does not understand why an elevation plan was not presented. T. Xu will go back to his contactor for elevation plans. P. Stahl stated that the Commission could approve the application with conditions that the building approval is required. The Commission would like to see the plan for many reasons. W. Wentworth said that the elevation plan could be presented to the Commission. P. S. recommended that the application not be approved tonight, and all agreed that it will be reviewed on March 23, 2020.

At 7:24 R. Nassiff **MOVED** to **CONTINUE** the public hearing until February 24, 2020; V. Englert **SECONDED**; **MOTION CARRIED: 6:0:0**

**7. UNFINISHED BUSINESS (Discussion/Possible Action):**

**7.1. PZC 1920-09** Oasis Auto, LLC for Used Car Sales at 16 Route 66E, Assessor's Map 18, Lot 35, in the CM2 Zone. No discussions were held.

**8. NEW BUSINESS (Discussion/Possible Action) None**

**9. REGULATION REVISIONS**

**9.1. Other Commercial-related revisions:** Sections 61, 65, and 8.5

Discussions held by the Commission Members. V. Englert raised issues of the verbiage in sec 61. She also questioned loading space and senior parking. P. Stahl will review the regulations and make the necessary corrections for review in the next meeting.

R. Nassif **MOVED** to **SCHEDULE** a Public Hearing on these regulation revisions for March 23, 2020 at 7:00 p.m.; T. Carrier, **SECONDED; MOTIONED CARRIED: 6:0:0**

**10. COMMUNICATIONS AND REPORTS:** None

**11. COMMISSION OPEN DISCUSSION:** None

**12. AUDIENCE OF CITIZENS:** None

**13. ADJOURNMENT:**

R. Napolitano **MOVED** to **ADJOURN**; R. Nassiff **SECONDED; MOTIONED CARRIED: 6:0:0**.  
The meeting was **ADJOURNED** at 7:55 p.m.

**Respectfully submitted by Flo Polek, Board Clerk. Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.**