

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, February 24, 2020 7:00 pm
Regular Meeting Motions

Members Present: Chairman Rick Nassiff, Thomas Currier, E. J. Starkel, Larry Preston (Alternate), Alex Bothell (Alternate)

Members Excused: Vice-Chair Vera Englert, Richard Napolitano, Robert Powell

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

Others Present: Wesley Wentworth-Engineer, Corey Krohn, Martie Krohn, Joseph H. Boucher-Engineer, Roseanne Hunniford, Jean Arnini, John Wilkinson, Christine Taddonio

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

2. **ROLL CALL AND SEATING OF ALTERNATES:** L. Preston was **SEATED** for V. Englert; A. Bothell was **SEATED** for R. Powell position.

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

4. **APPROVAL OF PZC REGULAR MEETING MINUTES of February 10, 2020:**

T. Currier **MOVED** to **APPROVE** the 02/10/2020 meeting minutes with changes, A. Bothell **SECONDED**, E. J. Starkel **ABSTAINED**; **MOTION CARRIED**; 4:0:1

5. **AUDIENCE OF CITIZENS:** None

CONTINUE PUBLIC HEARING: R. Nassiff **CONTINUED** the Public Hearing for PZC 1920-04 from February 10, 2020, at 7:05 p.m.

PZC 1920-04 for the Application of Oasis Auto for Used Car Sales in a Flood Hazard Zone at 16 Rte 66E, Assessors Map # #9, Lot #3.

R. Nassiff **MOVED** to **CLOSE** the public hearing; E. J. Starkel **SECONDED**; **MOTION CARRIED** 5:0:0.
The public hearing closed at 7:06 pm.

6.1 UNFINISHED BUSINESS (Discussion/Possible Action):

PZC 1920-04 Application of Oasis Auto for Used Car Sales in a Flood Hazard Zone at 16 Rte 66E, Assessors Map #9, Lot #3.

R. Nassiff **MOVED** to **APPROVE** the Application of Oasis Auto for Used Car Sales in a Flood Hazard Zone at 16 Rte 66E, Assessors Map #9, Lot #3; E. J. Starkel **SECONDED**; **MOTIONED CARRIED** 5:0:0.

OPEN PUBLIC HEARING: R. Nassiff **OPENED** the public hearing 7:07 p.m.

PZC 1920-05 James and Joyce Corso's Subdivision Application to create one 3.85-acre new lot at 563 Route 87, Assessor's Map 32 Lot 12.

R. Nassiff **MOVED** to **CLOSE** the public hearing; A. Bothell **SECONDED**; **MOTION CARRIED** 5:0:0.
The public hearing closed at 7:19 pm.

6.2 UNFINISHED BUSINESS (Discussion/Possible Action):

PZC 1920-05 James and Joyce Corso's Subdivision Application to create one 3.85-acre new lot at 563 Route 87, Assessor's Map 32 Lot 12.

R. Nassiff **MOVED** to **APPROVE** the request for the waiver of open space requirements; E. J. Starkel **SECONDED; MOTIONED CARRIED 5:0:0.**

R. Nassiff **MOVED** to **APPROVE** the Application of James and Joyce Corso's Subdivision with conditions; E. J. Starkel **SECONDED; MOTIONED CARRIED 5:0:0.**

OPEN PUBLIC HEARING: R. Nassiff **OPENED** the public hearing at 7:26 p.m.

PZC 1920-06 Estate of Betty T. Brand's Subdivision Application to create one 2-acre new lot on the Chowanec Road, property at 80 Old Willimantic Rd, Assessor's Map 19 Lot 54.

R. Nassiff **MOVED** to **CLOSE** the public hearing; T. Currier **SECONDED; MOTION CARRIED 5:0:0.** The public hearing closed at 7:55 p.m.

6.3 UNFINISHED BUSINESS (Discussion/Possible Action)

PZC 1920-06 Estate of Betty T. Brand's Subdivision Application to create one 2-acre new lot on the Chowanec Road, property at 80 Old Willimantic Rd, Assessor's Map 19 Lot 54.

R. Nassiff **MOVED** to **APPROVE** Estate of Betty T. Brand's Subdivision Application based on the application and plans submitted and statements made by the applicant and the applicant's agent at the hearing, with the previously read Conditions of Approval with the payment of \$1,500 as a fee-in-lieu of open space on the newly created lot 1 with conditions, to create one 2-acre new lot on the Chowanec Road, property at 80 Old Willimantic Rd, Assessor's Map 19 Lot 54; T. Currier **SECONDED; MOTIONED CARRIED 5.0.0.**

7. NEW BUSINESS (Discussion/Possible Action): None

8. REGULATION REVISIONS

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

9. COMMUNICATIONS AND REPORTS: None

10. COMMISSION OPEN DISCUSSION: None

11. AUDIENCE OF CITIZENS: None

12. ADJOURNMENT:

R. Nassiff **MOVED** to **ADJOURN**; E. J. Starkel **SECONDED; MOTION CARRIED 5:0:0.**
The meeting **ADJOURNED** at 8:02 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.