

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, March 11, 2019 7:00 pm
Regular Meeting Minutes

Members Present: Chairman Rick Nassiff, Vice Chair Vera Englert, Don Schofield, Thomas Currier, E.J. Starkel, Larry Preston (Alternate)

Members Excused: Robert Powell, Richard Napolitano, Walt Tabor (Alternate)

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

Others Present: None

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:00pm
2. **ROLL CALL AND SEATING OF ALTERNATES:** L. Preston was seated for R. Powell
3. **ADDITIONS/CHANGES TO AGENDA:** None
4. **APPROVAL OF PZC REGULAR MEETING MINUTES of February 25, 2019:**
R. Nassiff **MOVED** to **APPROVE** the 02/25/2019 meeting minutes as written; D. Schofield **SECONDED**
MOTION CARRIED 4:0:2 ; T. Currier and EJ Starkel **ABSTAINED**
5. **AUDIENCE OF CITIZENS:** None
6. **UNFINISHED BUSINESS (Discussion/Possible Action):** None
7. **NEW BUSINESS:** None
8. **REGULATION REVISIONS**

8.1. Draft of zoning revisions for commercial businesses:

R. Nassiff said that he met with the Planner and reviewed a draft of the commercial uses in a list format, noting that he found it easier to read. He also pointed out the associated fees for each approval category. Members discussed the draft for the CM-1 zone and questioned the minimum square footage limits for staff approval, and what would constitute accessory uses. R. Nassiff asked if members were comfortable with the format, and if the members were comfortable with the proposed list of uses that could be approved by staff. Members indicated that they preferred the list format and were comfortable with the way the staff approval was limited to applications with no exterior changes; in a future regulation revision that could be increased.

P. Stahl explained that the uses listed in the CM-1 would flow into the other two business zones. Members liked that idea but felt it was confusing the way it was written. P. Stahl agreed and will find a simpler way to present it. Members also suggested other revisions to the draft. P. Stahl mentioned that the current regulations allow a caretaker unit for a manufacturing business, and that wasn't included in the new drafts; she felt that a caretaker unit would be an accessory use for a manufacturer and shouldn't be listed as a use.

P. Stahl then discussed a revision to Section 66 – Outdoor Storage Containers, so that section would also include uncovered storage. By deleting the reference to Containers in the title, and reformatting the numbering, a section on Other Outdoor Storage could be added. That section would describe how the storage would need to be screened, and what amount of area could be approved by staff. The existing section on car lot storage and display could be moved to this section and revised to focus on the sight lines and safety. This section would also require displays of business merchandise by PZC site plan approval only. Members discussed the draft and felt adoption would solve several issues.

P. Stahl suggested it was time for her to update the packet with the changes that now that the Commission has reviewed all the draft revisions. R. Nassiff said that that the other item for the next meeting was to look at the draft zoning map. The items that will be deferred to a future regulation revision is updating the noise regulations, home occupations, and design guidelines.

9. **COMMUNICATIONS AND REPORTS:** None
10. **COMMISSION OPEN DISCUSSION:** None
11. **AUDIENCE OF CITIZENS:** None
12. **EXECUTIVE SESSION: Pending Litigation per State Statutes Section 1-200(6)(B):** None
13. **ADJOURNMENT:**
 - R. Nassiff **MOVED** to **ADJOURN**; EJ Starkel **SECONDED**; **MOTION CARRIED 6:0:0**
 - The meeting was **ADJOURNED** at 8:10 pm

Respectfully submitted by Terri Lasota, Board Clerk.

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