

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, March 12, 2018 7:00 pm
Regular Meeting Minutes

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

Members Excused: Richard Napolitano, Robert Powell, E.J. Starkel, Walt Tabor (Alternate)

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

Others Present: Mary Roickle

1. CALL TO ORDER : R. Nassiff called the meeting to order at 7:02pm

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 26, 2018:

R. Nassiff **MOVED** to **APPROVE** the 02/26/18 minutes as written.

D. Schofield **SECONDED. MOTION CARRIED 3:0:2.** V. Englert and L. Preston **ABSTAINED**

5. AUDIENCE OF CITIZENS:

6. UNFINISHED BUSINESS (Discussion/Possible Action)

6.1 Reschedule public hearing for PZC-1718-08: Fairview Farms LLC application for seven lot subdivision at 301 Route 66, Map 28 Lot 21

R. Nassiff **MOVED** to reschedule the Public Hearing for 04/09/2018 at 7:00pm

D. Schofield **SECONDED. MOTION CARRIED 5:0:0**

7. NEW BUSINESS: None

8. REGULATION REVISIONS

8.1. Section 10 – Nonconformity

R. Nassiff said he spoke with Henry Beck, who had requested the Special Permit options remain, however the general consensus of the commission was not to go in that direction. He also noted that it was the PZC's intention to keep everyone well informed of the thoughts and ideas of the PZC before setting a public hearing on the revisions, which at this point would be at least 3 months away.

R. Nassiff also briefly explained the main regulation change specifics for the benefit of Mary Roickle who was present in the audience.

8.2. Section 21.4 – Columbia Lake Watershed Protection Overlay Zones

P. Stahl and the members discussed the wording of the regulation revisions and explained that they were being refined for clarity, and to allow one 120 square foot shed or patio if mitigated. She also noted the added language to explain the purpose and intent of the changes. P. Stahl also noted the addition of phrasing that BMP's have to be maintained after installation, and discussed placement location wording.

R. Nassiff asked that P. Stahl share the draft with LMAC and representatives from the Lake Association. At the next PZC meeting, they will set a date for the public hearing.

9. COMMUNICATIONS AND REPORTS :

The Commercial/Manufacturing sub-committee met, and after four or five meetings will have a draft to share with the Commission. V. Englert mentioned the need for tax incentives for small businesses.

10. COMMISSION OPEN DISCUSSION : None

11. AUDIENCE OF CITIZENS : None

12. ADJOURNMENT :

R. Nassiff **MOVED to ADJOURN.** D. Schofield **SECONDED. MOTION CARRIED 5:0:0**

The meeting adjourned at 7:34pm

Respectfully submitted by Terri Lasota, Board Clerk

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