

**TOWN OF COLUMBIA  
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
Monday, March 25, 2019 7:00 pm  
**Regular Meeting Minutes**

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

**Members Excused:** Richard Napolitano, Walt Tabor (Alternate)

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

**Others Present:** Angela Brand

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. Napolitano
3. **ADDITIONS/CHANGES TO AGENDA:** None
4. **APPROVAL OF PZC REGULAR MEETING MINUTES of March 11, 2019:**  
E.J. Starkel **MOVED** to **APPROVE** the 03/11/2019 meeting minutes as presented;  
R. Nassiff **SECONDED**; **MOTION CARRIED 7:0:0**
5. **AUDIENCE OF CITIZENS:** None
6. **UNFINISHED BUSINESS (Discussion/Possible Action):** None
7. **NEW BUSINESS:**
  - 7.1. **PZC-1819-04: Application of Angela Brand of Main Moose, for a Site Plan Modification for property at 94 Route 66 East, Columbia CT, assessor's Map # 009, Lot # 001, Zone M:**

P. Stahl said she offered the option to the applicant to ask if the Commission felt this was a minor site plan modification, and would create a document for the PZC Chair and ZEO to sign off on. The applicant felt if the change was not considered "minor" there would be a two week delay in the process, therefore proceeded with a standard application.

P. Stahl presented the application, noting this application was not for a change of use as location was previously a restaurant. The applicant intends on placing two open structures on the property. The structures include a square pergola near the current building, and behind that a 42ft x 24ft pavilion which will provide shaded seating for the customers. P. Stahl added the applicant has noted seasonal use, not year round.

R. Powell asked if the fire chief had reviewed this as of yet; P. Stahl said there was no formal approval from the fire chief as of yet but had noted emergency lights may be needed under the pavilion, but he would address that when the building permit application is submitted. R. Powell commented on the seasonal use and noted he felt this should not be limited to just seasonal use; the Commission members agreed.

R. Nassiff **MOVED** to **APPROVE** the application of Angela Brand of Main Moose, for a Site Plan Modification as presented, for property at 94 Route 66 East, Columbia CT, assessor's Map #009, Lot #001, Zone M; E.J. Starkel **SECONDED**; **MOTION CARRIED 7:0:0**

## 8. REGULATION REVISIONS

### 8.1. Columbia commercial zoning district map:

P. Stahl and the Commission members reviewed the commercial zoning district map of Route 6 and Route 66 and the potential areas for changes; they also discussed grandfathered properties as a result of any changes that would be made. She suggested if there were any properties that wanted to be added to the district, they could make this possible during the public hearing process.

P. Stahl will have a clean draft of the areas discussed for the next subcommittee meeting and next PZC meeting.

### 8.2. Columbia Views article:

P. Stahl commented on the article in the Columbia View magazine. She noted the deadline of April 6, 2019 to submit articles for the next edition of the publication and suggested an article about upcoming new business friendly regulations, streamlining of applications, process time, and reduction of fees. Commission members thought this was a good idea.

## 9. COMMUNICATIONS AND REPORTS:

R. Nassiff and the Commission members commented on the Land Use seminar of March 23, 2019; all members who attended were impressed with the event.

## 10. ELECTION of OFFICERS:

T. Currier **MOVED** to **NOMINATE**:

R. Nassiff as Chairman, V. Englert as Vice Chairman, and R. Powell as Secretary.

D. Schofield **SECONDED. MOTION CARRIED 7:0:0**

T. Currier **MOVED** to **ELECT**:

R. Nassiff as Chairman, V. Englert as Vice Chairman, and R. Powell as Secretary

D. Schofield **SECONDED. MOTION CARRIED 7:0:0**

## 11. COMMISSION OPEN DISCUSSION: None

## 12. AUDIENCE OF CITIZENS: None

## 13. EXECUTIVE SESSION: Pending Litigation per State Statutes Section 1-200(6)(B): None

## 14. ADJOURNMENT:

R. Nassiff **MOVED** to **ADJOURN**; T. Currier **SECONDED. MOTION CARRIED 7:0:0**

The meeting was **ADJOURNED** at 8:55pm

Respectfully submitted by Terri Lasota, Board Clerk

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