

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, April 23, 2018 7:00 pm
Regular Meeting Minutes

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

Members Excused: E.J. Starkel, Walt Tabor (Alternate)

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

Others Present: Keith Herzig, Rob Hellstrom, Mark Reynolds P.E., Chick Shifrin, Sean Shifrin, Kim Kuchinsky, Jennifer Bonaiuto, Brenda Sprague, Mike Messier, Dave Wilson, Donna Wilson, and several others.

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:00pm
2. **ROLL CALL AND SEATING OF ALTERNATES:** Larry Preston was seated for EJ Starkel
3. **ADDITIONS/CHANGES TO AGENDA:** None
4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF April 9, 2018:**
R. Nassiff **MOVED** to **APPROVE** the meeting minutes of 04/09/2018
R. Napolitano **SECONDED. MOTION CARRIED 6:0:1;** L. Preston **ABSTAINED.**
5. **AUDIENCE OF CITIZENS:** None
6. **OPEN PUBLIC HEARING:** R. Nassiff opened the Public Hearing at 7:02pm

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

P. Stahl stated for the record that the public was notified as per Connecticut State Statutes.

Rob Hellstrom presented application for the subdivision of the approx. 68.5 acre Petrowski farm, explaining each of the proposed lots and their respective sizes, and noting that lot #7 is 34 acres and includes wetlands and rough terrain. He also explained the D.O.T. driveway recommendations for each lot minimizing the cuts onto Route 66; Lot #1 will have a single entrance, lots 2 and 3 will have a common entrance, lots 4 and 5 will have a common entrance, lot 7 will have a single entrance, and lot 6 will maintain its existing driveway entrance. R. Hellstrom added they they are proposing a cistern to the left of the existing farm house and provided detail handouts to the commission members. R. Nassiff asked about the size of the cistern and P. Stahl responded that the size was dependent on the regulation requirements and up to the fire chief to determine.

Mark Reynolds talked about site drainage and topography of the area. He also noted the D.O.T. drainage areas on Route 66 which includes a catch basin system with outlets, and a swale system along the easterly edge of lot 1. M. Reynolds said they tried to place emphasis on trying to maintain the existing drainage patterns, and keep any runoff spread out over the land as it currently is. He added that they spread the runoff over the site house by house rather than aggregating them all together, by analyzing the change in land use for each lot and provided conceptual summary explanations. M. Reynolds also said that the D.O.T. looked closely at the site lines and drainages and easements currently in place and approved the proposed plans.

R. Nassiff asked if there were any comments or questions from the public.

Jennifer Bonaiuto of 279 Route 66 Columbia said the runoff near proposed lot 1, which is across from her driveway, is already extreme and her front yard swells over and the swale becomes flooded. R. Nassiff and M.

Reynolds explained this was the reason for the proposed driveway culvert at lot #1. J. Bonaiuto added that the nearby area of brush contributed to the water that backs up and flows onto her front yard and questioned if this would increase or decrease the current issue. She was also concerned with the added driveways and traffic onto Route 66, especially during the winter. R. Nassiff said one of the general standards the engineering process is held to, is no significant increase with a hundred-year storm event that would negatively impact the flow of water from one lot onto another.

M. Reynolds P.E. talked about the current drainage culverts situation and possible impacts resulting from the subdivision development. He explained they had gone through the D.O.T. review process which includes traffic and site lines as well as drainage and other issues that impact the D.O.T. right of way. M. Reynolds added that there would be minimal impact from drainage as most of the sub division area is not involved. He said the main contribution of run off into the swale is coming from the D.O.T. drainage system and pointed out the catch basins and outlets near lot #1 leading to the roadside swale which travels under the driveway into the culvert and down the hill. M. Reynolds also added that the designs were reviewed and approved by the D.O.T.

R. Hellstrom talked about the traffic concern on Route 66 and said the D.O.T. required 550 ft of sight line for every driveway in this sub division plan, and briefly explained the details of those requirements. J. Bonaiuto asked about the clearing of the brush on Route 66 to obtain the sight line requirements. R. Hellstrom replied that no major brush removal was required for lots 1 through 6, but there were trees that would need to be removed for lot #7. He added that the D.O.T. will review the sight lines at the time the driveways are laid and would determine which trees would need to be removed at that time. R. Napolitano, R. Nassiff, and R. Hellstrom discussed the sight lines for various situations and seasonal vegetation differences.

Dan Wilson of 315 Route 66 Columbia asked about the trees in front of lot #7; R. Nassiff replied that the D.O.T. would make their determinations, R. Hellstrom commented that within the state right of way there would be trees and brush that need to be cleared. B. Powell commented on the misrepresentation of the trees and vegetation on the plans. He, R. Nassiff, and R. Hellstrom discussed D.O.T. determining sight lines and trees based on the plans that were submitted to D.O.T. R. Nassiff felt that this could potentially cause changes to where driveways were, and possibly effect the status of a beloved tree, noting that he wouldn't want any surprises. D. Wilson, R. Nassiff, and B. Powell reviewed the larger scaled plans and discussed the issue. D. Wilson also asked if the run off from Route 66 onto his driveway would increase, R. Hellstrom replied that it would not.

Kim Kuchinsky of 6 Pine Street Columbia inquired about the run off and drainage in the back of the subdivision because all of the water from that area currently flows into his backyard, flooding the brook behind his house and eroding the lawn. M. Reynolds explained where K. Kuchinsky's property was in relation to lots #1 and #2, and the swale along that portion of Route 66, and said they were providing a run off to a retention area to mitigate any increases in run off. He then explained the swales and flow, with lot #1 having no increase, lot #2 in the front, and said the remainder all flows to the south and east. R. Hellstrom explained the retention areas.

Mike Messier of 8 Pine Street Columbia was also concerned with the drainage and run off.

Donna Wilson of 315 Route 66 Columbia was concerned with building in lot #1 which is mostly wetlands.

B. Powell asked R. Hellstrom about the details of the cistern and who would maintain the access drive, R. Hellstrom and P. Stahl explained that the fire department would be involved in the entire process of making those determinations, and P. Stahl noted there would be an easement on lot #6 giving the fire department access. B. Powell and P. Stahl agreed that the driveway maintenance should be by the property owner and specified in the easement.

P. Stahl asked the applicant to make a few minor modifications to plans as presented such as extensions of silt fences, relocation of footing drains and depiction of retention basin slope; the applicant agreed. Members also requested setbacks be shown on Lot 6.

P. Stahl noted that the following conditions must be met prior to the endorsement by the Commission of the Final Subdivision Plans for filing in the office of the Town Clerk.

- The approval letters shall be added to the Final Subdivision Plans from:
 - Inland Wetlands and Watercourses Commission and/or its Agent,
 - Town Sanitarian, and
 - Planning and Zoning Commission.
- The approval notes from the PZC shall be added to the Final Subdivision Plans.
- All boundary pins and monuments shall be set at all angle points and at 500' intervals for all straight segments and field verified by the surveyor and noted on the final plans.
- Pre-construction appraisal of the land to determine Fee-in-Lieu amount for each lot submitted to the PZC.
- Language approved by the town attorney for the common driveway usage, maintenance and easement to be included in deeds for any lot with a shared driveway.
- Language approved by town attorney to be included into each deed stating that the property owner shall maintain the Retention Basins, culverts or other storm water treatment method.

She also stated that one additional item is to be added to the Approval Notes Sheet 6 under Prior to the Sale of Lots: 5. Cistern installed, tested and accepted by the Columbia Volunteer Fire Department and maintenance easement recorded that includes requirement that property owner is responsible for maintenance of driveway.

P. Stahl asked the Commission if they concurred with the Conservation Commission's request for Fee-in-Lieu of open space. She explained that the regulations stipulate that the fee is based on the pre-construction value of the property. Members discussed the merits and agreed that Fee-in-Lieu was appropriate for this property.

T. Currier **MOVED** to close the Public Hearing, B. Powell **SECONDED**. **MOTION CARRIED 7:0:0**
The Public Hearing was closed at 8:25pm

7. UNFINISHED BUSINESS (Discussion/Possible Action)

7.1.PZC-1718-08: Fairview Farms LLC application for seven lot subdivision at 301 Route 66, Map 28 Lot 21

R. Nassiff asked if the members were ready to vote, or if they wanted to discuss the application further. The members indicated they were ready to vote.

R. Nassiff **MOVED** to **APPROVE** the Fairview Farms LLC application for a seven-lot subdivision at 301 Route 66, Map 28 Lot 21 based on the revised plans submitted April 4, 2018, statements made by the

applicant at the hearing regarding revisions to the plans, and with a Fee-in-Lieu of Open Space and conditions specified. R. Napolitano **SECONDED. MOTION CARRIED 7:0:0**

8. NEW BUSINESS

8.1. PZC-1718-09: Columbia Marine Special Permit to relocate to 59 Rte 66, Map 11 Lot 36

Chick Shifrin explained some of the proposed changes to the building to extend the roof, and requested to have the landscaping requirement waved as the State of Connecticut D.O.T. owns most of the frontage of the building. He will improve the landscaping, but at this time it is not clear what will need to be done..

R. Nassiff **MOVED** to set a public hearing for Columbia Marine LLC Special Permit to relocate to 59 Rte 66, Map 11 Lot 36 on May 29, 2018 at 7:00 in the Adella G. Urban Administrative Offices Conference Room, 323 Route 87 and to waive the requirements for the applicant to submit architectural and landscape plans per the request submitted. T. Currier **SECONDED. MOTION CARRIED 6:0:0**
B. Powell **RECUSED**

8.2. Keith Herzig for clarification of permitted uses in the Manufacturing Zone No action taken

9. REGULATION REVISIONS

9.1. Section 10 – Nonconformity

P. Stahl confirmed the public hearing for regulation revisions is 06/11/2018

9.2. Section 21.4 – Columbia Lake Watershed Protection Overlay Zones

Dan O'Neil touched base, P. Stahl said she emailed information to LMAC and was waiting for a response.

10. COMMUNICATIONS AND REPORTS: None

11. COMMISSION OPEN DISCUSSION: None

12. AUDIENCE OF CITIZENS:

Mark Walter commented the PTO was interested in an electronic sign for the school.

13. ADJOURNMENT:

T. Currier **MOVED** to **ADJOURN**; D. Schofield **SECONDED. MOTION CARRIED 7:0:0**
The meeting was adjourned at 9:10pm

Respectfully submitted by Terri Lasota, Board Clerk

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