

**TOWN OF COLUMBIA  
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT

**TUESDAY**, May 29, 2018 7:00 pm  
**Regular Meeting Minutes**

**Members Present:** Chairman Rick Nassiff, Vice Chair Vera Englert, Rich Napolitano, E.J. Starkel, Larry Preston (Alternate)

**Members Excused:** Robert Powell, Don Schofield, Thomas Currier, Walt Tabor (Alternate),

**Staff Present:** Board Clerk Terri Lasota

**Others Present:** Mr. Beck, Mr. & Mrs. Shifrin, and Shawn Shifrin.

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 April 23, 2018:**  
R. Nassiff **MOVED** to **APPROVE** the 04/23/2018 Meeting minutes; L. Preston **SECONDED**.  
**MOTION CARRIED 4:0:1.** EJ Starkel **ABSTAINED**
5. **AUDIENCE OF CITIZENS:** Mr. Henry Beck of 41 Sleepy Hollow Road, Columbia, praised the efforts of the PZC Commission on streamlining the nonconformity section of the Columbia Zoning Regulations, and shared his comments about the proposed revisions regarding Section 10, Nonconformity. R. Nassiff thanked Mr. Beck and appreciated his comments, and noted that he should also attend the public hearing on June 11<sup>th</sup> and state his concerns during the hearing.
6. **OPEN PUBLIC HEARING:** R. Nassiff opened the public hearing at 7:21pm
  - 6.1 **PZC-1718-09:** Columbia Marine Special Permit to relocate to 59 Rte 66, Map 11 Lot 36

R. Nassiff read the application into record, and noted that R. Powell, although not present for this meeting, and has recused himself from any input on this application.

Mr. Shifrin presented his application and reviewed plans with the Commission members and reviewed the work that he has completed so far along with the small changes in the architectural, which he no longer needs waived and has been approved by the building inspector. He noted that the EHHD septic application has been approved and he has received admin approval of the IWWC application. Mr. Shifrin also noted that he is still working with the Connecticut DOT to resolve any concerns and issues. R. Napolitano commented about the poor visibility in that area when coming down Route 66, and that not having curbs in that area has prevented many traffic accidents. Mr. Shifrin agreed and said he was not seeking to add curbs.

Mr. Shifrin noted an issue in front of where the building is and not having a lot of room for boat display, but proposed an area near the left side of the building that will still be behind the state highway taking line. He also explained repositioning of the mafia blocks separating the area from the wetlands area, and emphasized the need to make the area look nice. Mr. Shifrin also reviewed parking, handicap space and accessibility, and boat storage, and added that he did not need a free-standing sign because the boats are viewable and serves as advertisement. Mr. Shifrin detailed where the existing sign would be displayed.

V. Englert read the Town Planner's comments into record:

The applicant acquired the 100-acre Conklin property earlier this year. Because the property had not been subdivided after Columbia first adopted subdivision regulations on November 17, 1954, the parcel qualified for a 'free-split'. On May 7<sup>th</sup> the deed and survey for 3.92 acres, encompassing the Conklin building and adjacent residence, was recorded with the Town Clerk; the Assessor has designated it as Map 11-36.

The applicant is seeking approval to relocate Columbia Marine to this new 3.92-acre parcel. The operations will be the same as at the current site, no additional employees or increase in operations are proposed.

The proposed use and the site plan as presented meet the zoning regulations. The front setbacks for this zone is 100'; the existing setback for the commercial building is 22' and the residential building is 40', these setbacks are grandfathered. All other setbacks are met.

Parking requirements are adequate for the proposed use. Eight parking spaces, including one HC accessible are located on the paved portion. In addition, there is ample area for employee parking and boat storage behind and to the right of the building. The proposed signage and lighting meet the zoning regulations.

On April 23, at the applicant's request, the Commission waived the submission of architectural plans and a landscape plan. Full architectural plans were submitted as part of the application; after those plans were drawn, the demolition was more extensive than initially planned, resulting in a change to a portion of the roof. The applicant indicated that corrected plans would be brought to the public hearing.

The applicant cannot prepare a landscape plan until DOT has given final approval for the entry drive and determines if curbing and/or islands are required. In the past, the Commission has not held up an application in similar circumstances and has made a motion to approve with the missing item(s) to be approved by town staff.

Also for the record, the Public Hearing notification requirements of Connecticut State Statutes have been met.

R. Nassiff **MOVED** to **CLOSE** the public hearing, EJ Starkel **SECONDED. MOTION CARRIED 5:0:0**  
The public hearing was closed at 7:44pm.

## **7. UNFINISHED BUSINESS (Discussion/Possible Action)**

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

R. Nassiff congratulated Mr. Shifrin and commented on what a great asset he has been to the town. V. Englert added that there have been many positive comments on social media regarding the improvement Mr. Shifrin and his family has made to the area. Mr. Shifrin thanked the PZC Commission and entire staff of the Columbia Town Hall for being so helpful and easy to work with.

EJ Starkel **MOVED** to **APPROVE** the Columbia Marine LLC Special Permit to relocate to 59 Rte 66, Map 11 Lot 36 per the submitted application, site plan, architectural plans and statements made by the applicant, with the landscape plan to be approved by the Town Planner.

R. Napolitano **SECONDED. MOTION CARRIED 5:0:0**

## **8. NEW BUSINESS: None**

## **9. REGULATION REVISIONS**

### **9.1. Section 10 – Nonconformity: Public Hearing on June 11, 2018**

R. Nassiff reminded the members that the hearing will be held in two weeks.

## **10. COMMUNICATIONS AND REPORTS: None**

## **11. COMMISSION OPEN DISCUSSION: The Commission members briefly discussed the Section 10 Non-Conformity proposed changes, and the transparency the commission members, who are also town residents, must have.**

## **12. AUDIENCE OF CITIZENS: None**

## **13. ADJOURNMENT:**

EJ Starkel **MOVED** to **ADJOURN**; R. Napolitano **SECONDED. MOTION CARRIED 5:0:0.**

The meeting was adjourned at 8:15pm

Respectfully submitted by Terri Lasota, Board Clerk

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