

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, June 25, 2018 7:00 pm

Regular Meeting Minutes

Members Present: Chairman Rick Nassiff, Don Schofield, Thomas Currier, Richard Napolitano, E.J. Starkel, Walt Tabor (Alternate), Larry Preston (Alternate)

Members Excused: Vice Chair Vera Englert, Robert Powell

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

Others Present: H. Beck, Ed Pelletier, M. Roickle

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:01pm
2. **ROLL CALL AND SEATING OF ALTERNATES:**
W. Tabor was seated for R. Powell, L. Preston was seated for V. Englert
3. **ADDITIONS/CHANGES TO AGENDA:** None
4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF June 11, 2018:**
R. Nassiff **MOVED** to **APPROVE**, EJ Starkel **SECONDED**.
MOTION CARRIED 5:0:2. W. Tabor and L. Preston **ABSTAINED**
5. **AUDIENCE OF CITIZENS:** None
6. **RESUME OPEN PUBLIC HEARING**

6.1 PZC-1718-06: Proposed Regulation Amendments: Section 10 Nonconformity

R. Nassiff acknowledged the good input by those who provided testimony at the opening of this public hearing on 06/11/2018, and wanted to address the concerns that were focused on.

P. Stahl said she heard two main concerns. First, a project would locate a well or septic in an area that could hinder the future plans of development by an abutter; the suggestion was that an abutter should be notified and approve the application however there are legal issues with that course of action. Instead, perhaps the use of the matrix could be limited to applications that don't relocate the well or septic, or with sufficient separation from the property boundary. The second concern was that the second tier was too restrictive. P. Stahl provided handouts showing mapping of the tiers of various non-conforming lot sizes around the lake and town wide. R. Nassiff asked about merging some of the tiers; R. Nassiff, P. Stahl, and the members discussed it.

R. Nassiff said he would like to focus the discussion on three main points: first, adding another tier, or combing tiers; second, eliminating the requirement for the total of the side setbacks to be no greater than 30'; and third, should there be a trigger for when the approval would need to be by ZBA special permit. Commission members discussed well setbacks which are determined by the health department, and septic setbacks from structures and property boundaries. They also discussed types of triggers to protect landowners from any potential negative impact.

Rich Napolitano liked the idea of simplifying the tables. W. Tabor said he liked the idea of fewer tiers, noting that PZC should not overrule the health department. P. Stahl said it wouldn't stop anyone from circumventing rules because a new septic system can be installed with a B100A that wouldn't be notified to the neighbors. The commission members discussed. P. Stahl noted that the table is only for built lots, not those that have never been developed.

Henry Beck of 41 Sleepy Hollow Road expressed his thoughts from the 1st public hearing and wanted to have time to review the material just submitted, and hoped that the public hearing would not yet be closed.

Mary Roickle of 34 Erdoni Road commented that specific to side setbacks, for side minimums, to benchmark what do other towns do.. She compared 24 towns and tried to find lot sizes non-conforming, and with lots of 25,000 sq. ft., or

20,000 sq. ft., the setbacks were still 15 feet.

At 7:51pm R. Nassiff **MOVED** to **CONTINUE** the public hearing to the second meeting in July, on July 23, 2018; EJ Starkel **SECONDED. MOTION CARRIED 7:0:0.**

P. Stahl noted the Commission was also the applicant, and the Statutory time limit can be extended.

7. UNFINISHED BUSINESS (Discussion/Possible Action)

7.1. PZC-1718-06: Proposed Regulation Amendments: Section 10 Nonconformity - No Discussion.

8. NEW BUSINESS

8.1. PZC-1718-10: Heritage Farms application for subdivision and waiver of section 6.2(m) of the subdivision regulations, Heritage Road, Columbia CT; Assessor's Map 004-092

Ed Pelletier explained the application to amend Section 1 of the Heritage Farm Subdivision to include additional land as a buildable lot , noting that it was confirmed by IWWC that there are no wetlands, and EHHD had already provided approval for the septic system. E. Pelletier and the commission members talked about Dilaj Drive and that there are 55 parcels with only 1 outlet, and regulations limit it to 15. Discussion ensued on the need for a public hearing. Because some original property owners were under the impression that this land was open space or a recreation area, members felt that they should have the opportunity to speak at a public hearing.

R. Nassiff **MOVED** to set the public hearing for July 23, 2018.

EJ Starkel **SECONDED. MOTION CARRIED 7:0:0**

9. REGULATION REVISIONS

9.1. Commercial Manufacturing Regulations Revisions

P. Stahl and commission members briefly reviewed proposed regulation revisions, subcommittee discussed topics to be addressed, subcommittee needs to set meeting for 16th of July.

10. COMMUNICATIONS AND REPORTS: None

11. COMMISSION OPEN DISCUSSION: None

12. AUDIENCE OF CITIZENS: None

13. ADJOURNMENT:

R. Nassiff **MOVED** to **ADJOURN**; EJ Starkel **SECONDED. MOTION CARRIED 7:0:0**

The meeting was **ADJOURNED** at : 8:12pm

Respectfully submitted by Terri Lasota, Board Clerk

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