

**TOWN OF COLUMBIA**  
**PLANNING AND ZONING COMMISSION**  
Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
Monday, July 22, 2019 7:00 pm  
**Regular Meeting Minutes**

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

**Members Excused:** None

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

**Others Present:** None

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:00 pm
2. **ROLL CALL AND SEATING OF ALTERNATES:** None
3. **ADDITIONS/CHANGES TO AGENDA:** None
4. **APPROVAL OF PZC REGULAR MEETING MINUTES of June 24, 2019:**  
EJ Starkel **MOVED** to **APPROVE** the meeting minutes of June 24, 2019; D. Schofield **SECONDED**;  
**MOTION CARRIED 6:0:1**; R. Powell **ABSTAINED**
5. **AUDIENCE OF CITIZENS:** None
6. **UNFINISHED BUSINESS (Discussion/Possible Action):** None
7. **NEW BUSINESS (Discussion/Possible Action)**
  - 7.1. **PZC 1920-01 Town of Columbia Application for an Electronic Sign for Horace Porter School:**

R. Napolitano **RECUSED** himself.

P. Stahl referenced the handout and read the regulations in Section 62.4.6.d.2, and felt being the first electronic sign in Columbia, and being a Town sign, the commission can place restrictions or conditions on the sign permit which would also set precedent for any future applications; she noted the sign size and height meet current regulations, and that the sign is to be placed in front of the old fire house.

Commission members discussed the positioning of the sign for site line visibility, the sign dimensions, and lettering size and color. P. Stahl noted there were two concerns with electronic signs, determining brightness and the changing of the text in regard to colors and scrolling speed. She suggested a stipulation that the illumination meet the lighting standards regulations to prevent glare and lighting spillover, and limit the text display to no movement during transition, and text changes to a maximum of once per minute.

R. Nassiff was concerned with placement issues in regard to traffic noting if the sign is too bright they would need to turn it down; P. Stahl said this would be a precedent for when a commercial building requests a digital sign and suggested that the illumination meet regulation Section 65.5 Lighting Standards. R. Powell asked if there was a way to approve this with conditions on the permit. P. Stahl and members discussed conditions of approval.

R. Nassiff **MOVED** to **APPROVE** the application of the Town of Columbia for an electric sign to be placed at 166 Route 87 as submitted with the following conditions:

The duration of the text display shall change a maximum of once per minutes with no movement during the transition, and the illumination shall meet the lighting standards of Section 65.6.

D. Schofield **SECONDED**; **MOTION CARRIED 6:0:0**

R. Napolitano rejoined the meeting.

## 8. REGULATION REVISIONS

### 8.1. Review proposed Zoning Regulation revisions:

R. Nassiff briefly talked about the creation of an environment in the proposed regulation changes that wasn't so self-limiting in its scope as to preclude any reasonable location of an adult business in a specific district so that it would be less likely to be challenged in court as a non-realistic regulation. The Commission members discussed spacing, and the effects on neighboring businesses; P. Stahl noted because it is legally considered freedom of speech, they have the right to be somewhere.

Commission members reviewed the packet material provided by P. Stahl and discussed the cover letter to be included with the proposed regulation changes; various set back distances were also reviewed.

P. Stahl talked about the prospective interest for an events center in the Town of Columbia and Commission members briefly discussed the need for this type of facility. W. Tabor recommended a subcommittee to work through the details of what types of regulations this would involve, and members agreed to revisit this discussion in the near future.

In preparation for the August 26, 2019 public hearing, P. Stahl noted packets will be mailed to the Capitol Region Council of Governments and the surrounding towns, and the proposed changes for Section 51-52 sent to the Town attorney for review; notices/information will be on the website and in the Clerk's office the following week. Legal notices are scheduled for publishing. Printed copies of the proposed changes will be mailed to each Commission member.

9. **COMMUNICATIONS AND REPORTS:** None

### 10. COMMISSION OPEN DISCUSSION:

T. Currier asked if the Camp can be addressed; P. Stahl said that was an upcoming agenda item.

11. **AUDIENCE OF CITIZENS:** None

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

### 13. ADJOURNMENT:

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

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.