

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, September 23, 2019 7:00 pm
Regular Meeting Minutes

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

Members Excused: Robert Powell, Walt Tabor (Alternate)

Staff Present: Town Planner Paula Stahl, Board Clerk Flo Polek

Others Present: Albert Shifrin

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:00 pm
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 August 26, 2019:**

EJ Starkel **MOVED** to **APPROVE** the meeting minutes of August 26, 2019 as presented; R. Napolitano **SECONDED**;
MOTION CARRIED 7:0:0

5. **AUDIENCE OF CITIZENS:** Albert Shifrin

Mr. Shifrin asked if he needed approval to add a franchise to his business to sell electric bicycles to boaters and people in general. Mr. Shifrin was unsure of the Town of Columbia Regulations and may need to visit the Town for the specific approvals for this transaction. The Town of Columbia Regulations are unclear as to whether his place of business would be allowed to do so. P. Stahl noted that in the current regulations there is a separate category for Marine and Recreational Vehicles Dealers, new and used, and in the commercial zone, currently a special permit is required; accessory use requires a site plan approval. P. Stahl suggests that in the proposed regulations this should be clarified. Discussions were held by the Commission Members; consensus was that Mr. Shifrin did not need a permit to add bicycles sales.

A. Shifrin left the meeting at 7:15 pm.

6. **CONTINUE PUBLIC HEARING**

R. Nassiff **RE-OPENED** the public hearing at 7:15pm.

- 6.1. **PZC 1920-02** Proposed Commercial and Manufacturing Zoning Regulation Amendments, District Map Revision, and other zoning revisions.

P. Stahl reviewed the revisions to the proposed regulations that were recommended by the Town Attorney. Sections 51.5 and 52.6 Performance Bond should include the reference to a cash bond, and he recommended the same language as in the existing regulations. A verb was omitted from the last sentence of 52.9 and should read shall not "be" extended. To clarify that existing dwellings within the CM districts can have accessory uses the same as in the Residential-Agriculture District, revise Section 31.1.13 to read accessory uses customary with and incidental to uses listed in 31.1, provided that (with the exception of single-family dwellings under 31.1.12) there are no changes to the building or site.

P. Stahl also discussed other revisions that she recommended for clarity, including inserting to 31.1.5 alcohol sales at a restaurant. Members felt staff should be able to approve and R. Nassiff suggested further clarity to the clause. Staff would not be allowed to approve alcohol sales for a restaurant with a patio nor an existing restaurant who would put a new patio on the premises; only for existing restaurants with indoor seating. Also, for clarity inserting 'exterior of' in describing building alterations in Sections 31.2.1 and 32.1.1; insert 'other than permitted under 31.1.10 to 31.3.6; and revise 52.7.6.e to read 'The manufacture of alcoholic beverages'.

P. Stahl also suggested that staff be allowed to approve an accessory use for an approved primary use if there is no change to the exterior of the building or the site. To accomplish that, Section 31.1.13 would refer to the uses listed in Sections 31 and 32. And for clarity, add 'with changes to the building or site' to 31.2.10 and 32.2.2.

She also realized that the proposed draft does not include the approval process for accessory uses in the MU district, and suggested that the following be added, under special permits, 33.2.17 accessory uses customary with, and incidental to, uses listed in 33.2.

Commission Members discussed proposal package of changes. R. Nassiff indicated that the purpose of the revised regulations is to make it easier for commercial business to operate. It is also noted that it would be less restrictive, and staff may be able to approve a permit depending on the type of permit.

R. Nassiff **MOVED** to **CONTINUE** the Public Hearing meeting to the first meeting in October; E. J. Starkel **SECONDED**; **MOTION CARRIED 7:0:0**

RESUMED regular meeting at 7:50 pm

R. Napolitano left at 7:50 pm.

7. UNFINISHED BUSINESS (Discussion/Possible Action)

- 7.1. PZC 1920-02** Proposed Commercial and Manufacturing Zoning Regulation Amendments, District Map Revision, and other zoning revisions. No Actions

8. NEW BUSINESS (Discussion/Possible Action): None

- 9. REGULATION REVISIONS:** R. Nassiff brought up a concern that in some instances the 35' height limit may not be realistic. P. Stahl will add to list of future revisions. She also reviewed the priorities for future zoning regulations and noted the accomplishments of adopted regulations. Commission members discussed their concern that large future development may impact the lake watershed.

10. COMMUNICATIONS AND REPORTS: None

11. COMMISSION OPEN DISCUSSION: None

12. AUDIENCE OF CITIZENS: None

13. ADJOURNMENT:

E. J. Starkel **MOVED** to **ADJOURN**; T. Currier **SECONDED**; **MOTION CARRIED 6:0:0**
The meeting was **ADJOURNED** at 8:20pm