

**TOWN OF COLUMBIA**  
**PLANNING AND ZONING COMMISSION**  
Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
Monday, January 14, 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), Walt Tabor (Alternate)

**Members Excused:** Robert Powell

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

**Others Present:** Patricia Flubacher, Heather Ingals

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 November 26, 2018:**

R. Nassiff **MOVED** to **APPROVE**; R. Napolitano **SECONDED**;  
**MOTION CARRIED 4:0:3**; V. Englert, T. Currier, and EJ Starkel **ABSTAINED**

5. **AUDIENCE OF CITIZENS:** None
6. **UNFINISHED BUSINESS (Discussion/Possible Action):** None
7. **NEW BUSINESS**

- 7.1. **PZC-1819-03:** Site Plan Application from The Tag Sale Spot on 66 Co. for a retail use at 22 Rte 66 East, Map 009, Lot 2.

W. Tabor arrived at 7:05 pm.

Patricia Flubacher and Heather Ingals explained the application and how the business operates, noting people can reserve the tag-sale items from one of their several online storefronts and pick them up at the business location, where they would also complete the purchase transaction. P. Flubacher said the business would start out operating 3 days per week and would be increasing to 5-7 days per week; she also noted that although this started as a non-profit, she has made the changes to make this a for-profit business. Future plans are to incorporate retail presence and crafting events such as painting events, knitting, and embroidery events, to name a few.

P. Flubacher talked about the hours of operation during the week and on weekends; R. Napolitano pointed out they were specified in the application, and R. Nassiff stated for the record since this is a commercial zone the hours were not a specific restraint being applied to the use. P. Stahl said her concern was the parking for the offering of events and classes, but felt there was sufficient parking to accommodate any needs.

R. Nassiff **MOVED** to **APPROVE** The Tag Sale Spot on 66 Co. for a retail use at 22 Rte 66 East, per submitted application and statements made by the applicant, but including all merchandise and donated goods shall be delivered to the inside of the building, with no limit to the hours.

EJ Starkel **SECONDED**; **MOTION CARRIED 6:0:1**; V. Englert **ABSTAINED**.

8. **REGULATION REVISIONS**

- 8.1. **Draft of zoning revisions for commercial businesses:**

R. Nassiff talked about his meeting with First Selectman Steven Everett; P. Stahl said she provided a working list to

both Steven Everett and Mark Walter. The Commission members and P. Stahl discussed Section 51 (Site Plans) and other various regulation revisions.

**9. COMMUNICATIONS AND REPORTS**

**9.1. December 2018 Permit Report:** The Commission members discussed the permit report.

**10. COMMISSION OPEN DISCUSSION:** The Target Supply House was briefly discussed.

**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 8:07pm

Respectfully submitted by Terri Lasota, Board Clerk

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