

**TOWN OF COLUMBIA**  
**PLANNING AND ZONING COMMISSION**  
BUILDING DEPARTMENT  
323 Route 87, Columbia, CT  
Tuesday, October 15, 2019 - 7:00 P.M.  
**REGULAR MEETING MINUTES**

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

**Members Excused:** Chairman Rick Nassiff, Walt Tabor (Alternate)

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

**Others Present:** None

1. **Call to Order:** Vice Chair V. Englert called the meeting to order at 7:00pm.
2. **Roll Call-Seat Alternates:** L. Preston was seated for R. Nassiff.
3. **Additions/Changes in order of Agenda:** None
4. **APPROVAL OF PZC REGULAR MEETING MINUTES of September 23, 2019**

EJ Starkel **MOVED** to **APPROVE** the September 23, 2019 meeting minutes as written;  
V. Englert **SECONDED**; **MOTION CARRIED 6:0:1**; R. Powell **ABSTAINED**

5. **AUDIENCE OF CITIZENS:** None

The regular meeting was **SUSPENDED** at 7:01pm.

6. **CONTINUE PUBLIC HEARING**

**6.1. PZC 1920-02** Proposed Commercial and Manufacturing Zoning Regulation Amendments, District Map Revision, and other zoning revisions. Public Hearing reopened at 7:01pm.

P. Stahl reviewed a few additional minor changes for clarification for:

31.1.5 The language would change to: Restaurants and restaurant alcohol sales occupying less than 3,000 sq. ft. Drive -thru window, entertainment and patio seating approved per 31.2.3 and 31.3.14.

31.2.3 The reference to alcohol sales would be removed.

Section 9: The first word in definition for Recreation Facilities would change to facility for instead of business. Members felt the revisions were appropriate. V. Englert asked if the members had any further questions, there were none.

R. Powell **MOVED** to **CLOSE** the public hearing; T. Currier **SECONDED**; **MOTION CARRIED 7:0:0**; The public hearing was **CLOSED** at 7:06pm.

The regular meeting was **RESUMED** at 7:06pm.



**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.

R. Powel **MOVED to APPROVE** the Proposed Commercial and Manufacturing Zoning Regulation Amendments, District Map Revision, as presented with the modifications as detailed by the Town Planner during the hearings, effective November 1, 2019;

V. Englert **SECONDED; MOTION CARRIED 7:0:0**

**8. NEW BUSINESS (Discussion/Possible Action):**

**8.1. 109 Route 6** Determination if site plan modification is a minor modification.

EASTCONN requires a 12x20 addition needed to service buses. After a brief discussion, V. Englert **MOVED** that the PZC has determined that the request to modify the site plan for 109 Rte 6 for a 12' x 20' addition is a minor modification of the prior approval, and authorize the ZEO and PZC Chair to document the modification with a signed letter for the file;

R. Napolitano **SECONDED; MOTION CARRIED 7:0:0**

P. Stahl noted that EASTCONN will be purchasing a parcel adjacent to their building for additional parking. This is an accessory use and the staff cannot approve because this would change the site. Whether the modification is minor or not, it will be assessed when a site plan is submitted, discussion will resume at that time.

**8.2 PZC 1920-03** Walter Tabor Application for Special Permit Modification for the addition of Farmers' Market at 468 Rte 87, Map 30 Lot 38. **Application withdrawn.**

**9. REGULATION REVISIONS:** None

**10. COMMUNICATIONS AND REPORTS:** None

**11. COMMISSION OPEN DISCUSSION:** None

**12. AUDIENCE OF CITIZENS:** None

**13. ADJOURNMENT:**

E.J. Starkel **MOTIONED to ADJOURN**; R. Napolitano **SECONDED; MOTION CARRIED 7:0:0**

The meeting was **ADJOURNED** at 7:14pm

Respectfully submitted by Terri Lasota and Flo Polek  
Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.

