

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, November 26, 2018 7:00 pm

Regular Meeting Minutes

Members Present: Chairman Rick Nassiff, Vice Chair Vera Englert, Don Schofield, Richard Napolitano, Robert Powell, Walt Tabor (Alternate), Larry Preston (Alternate)

Members Excused: E.J. Starkel, Thomas Currier

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

Others Present: Mr. Eisenberg, Chick Shifrin, Mr. McAdam, and one other.

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:01pm

2. **ROLL CALL AND SEATING OF ALTERNATES:**

L. Preston was seated for EJ Starkel; W. Tabor was seated for T. Currier.

3. **ADDITIONS/CHANGES TO AGENDA:** None

4. **APPROVAL OF PZC REGULAR MEETING MINUTES of November 13, 2018**

V. Englert **MOVED** to **APPROVE** the meeting minutes of November 13, 2018

L. Preston **SECONDED. MOTION CARRIED 3:0:4.** R. Powell, R. Nassiff, D. Schofield, and W. Tabor **ABSTAINED**

5. **AUDIENCE OF CITIZENS:** None

6. **UNFINISHED BUSINESS (Discussion/Possible Action):** None

7. **NEW BUSINESS**

7.1. **PZC-1819-01:** Certified Auto Repair LLC, 52A Route 66, Map 011, Lot #051, to add Used Motor Vehicle Sales as an Accessory Use.

P. Stahl explained the application, noting that an application to both ZBA and PZC is per the State Statutes and current Columbia Zoning Regulations. Members reviewed the applicant's Statement of Use.

Rick **MOVED** to **APPROVE** Certified Auto Repair's application to add used motor vehicle sales as an accessory use at 52A Route 66, per submitted application and statements by the applicant.

D. Schofield **SECONDED. MOTION CARRIED 6:0:1;** V. Englert **ABSTAINED**

7.2. **PZC-1819-02:** Jerry's Marine Center, 213 Route 6, Map 006, Lot #026, for Marine equipment Sales and Service.

P. Stahl presented the application and Members reviewed the accompanying documentation. R. Nassiff inquired about a site plan and P. Stahl explained the storage area. Members discussed and agreed with R. Powell that no boats shall be parked in the existing paved area.

R. Nassiff **MOVED** to **APPROVE** Jerry's Marine Center, 213 Route 6, per submitted application and statements by applicant with condition that no boat parking on the existing paved area will be allowed. R. Napolitano **SECONDED; MOTION CARRIED 7:0:0**

8. **REGULATION REVISIONS**

8.1. Draft of zoning revisions for commercial businesses

Members reviewed and discussed proposed changes for regulations Sections 51.1 and 51.2, as well as Staff Approvals vs. Commission approvals and the conditions that either could be determined by. The need for verified site/plot plans were also discussed.

9. **COMMUNICATIONS AND REPORTS**

9.1. Review of current fee schedule and recommendation to BOS

P. Stahl and the Board Members discussed the proposed change in the applications fee schedule. R. Nassiff suggested speaking with Mark Walter to encourage removing the requirement of having legal notices published in the newspaper since newspaper distribution subscriptions have drastically fallen.

V. Englert excused herself from the meeting at 8:27pm.

R. Nassiff **MOVED** to recommend the PZC fee schedule as presented. L. Preston **SECONDED. MOTION CARRIED 6:0:0**

10. COMMISSION OPEN DISCUSSION: None

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**; R. Napolitano **SECONDED. MOTION CARRIED 6:0:0**

The meeting was **ADJOURNED** at 8:44pm

Respectfully submitted by Terri Lasota, Board Clerk

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