

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

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

Members Present: Chairman Rick Nassiff, E.J. Starkel, Don Schofield, Richard Napolitano, Thomas Carrier, Walt Tabor (Alternate)

Members Excused: Vice Chair Vera Englert, Robert Powell, Larry Preston (Alternate)

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

Others Present: Ann Dunnack, Dan O'Neil, Henry Beck, Joe Narkawicz

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:00pm
2. **ROLL CALL AND SEATING OF ALTERNATES:** Walt Tabor was seated for Bob Powell
3. **ADDITIONS/CHANGES TO AGENDA:** R. Nassiff **MOVED** to **ADD** agenda item 7.2: Site plan modification - 117 Route 66 East. EJ Starkel **SECONDED. MOTION CARRIED 6:0:0**
4. **APPROVAL OF PZC REGULAR MEETING MINUTES OF January 22, 2018:**
EJ Starkel **MOVED** to **APPROVE** the regular meeting minutes of 01/22/2018
R. Nassiff **SECONDED; MOTION CARRIED 5:0:1.** W. Tabor **ABSTAINED**
5. **AUDIENCE OF CITIZENS:** Henry Beck of Route 87 West, thanked the commission for the opportunity to be heard. He shared his opinions regarding the proposed regulation changes for non-conforming lots, and noted that success of process is the forum, and for people able to have their say. Mr. Beck also commented that an automated system for the permitting process would eliminate the personal factor and felt that a streamline process would lose pliability amongst neighbors. He suggested that the abutters be notified of an application.

R. Nassiff commented that there should be a great deal of notification provided to the citizens of Columbia before there is a public hearing on the regulation change, and the commission members agreed.

H. Beck asked that P. Stahl work with his legal office to assure legal accuracy.

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

7. **NEW BUSINESS**

7.1. PZC-1718-08: Fairview Farms LLC application for seven lot subdivision at 301 Route 66, Map 28 Lot 21

R. Nassiff **MOVED** to set a public hearing for Fairview Farms LLC application for seven lot subdivision at 301 Route 66, Map 28 Lot 21, on Monday March 26, 2018 at 7:00PM in the Adella G. Urban Administrative Offices Conference Room, 323 Rte 87, Columbia CT.
EJ Starkel **SECONDED. MOTION CARRIED 6:0:0**

7.2. Site Plan Modification - 117 Route 66 East

P. Stahl explained that the owner of 117 Route 66 East would like to rent the space over the garage to a children's speech therapist. Because the original approval was for storage over the garage, the original approval needs to be modified. PZC needs to determine if the site plan modification is a minor or major modification. R. Nassiff asked if there was an adequate septic system, and W. Tabor asked about adequate parking. D. Scholfield asked about signs. P. Stahl stated a letter would be based on approval of those items.

R. Nassiff **MOVED** that the PZC has determined that the request to allow for tenant office space over the garage at 117 Route 66 East 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. W. Tabor **SECONDED.**

MOTION CARRIED 6:0:0

8. REGULATION REVISIONS

8.1. Section 10 – Nonconformity

Joe Narkawicz talked about immediate concerns for abutting land owners, and noted that the ZBA is pleased with side and height restrictions so far. He added that he felt the abutting land owners notifications recommended by Mr. Beck were not enough, and the notice should include all landowners within 500ft, not just the abutters. J. Narkawicz also noted that we should be able to allow Columbia citizens a streamlined permitting process for not a lot of money.

R. Nassiff and J. Narkawicz discussed preconstruction heights; they also discussed setbacks and lot coverage in regards to accessibility for safety vehicles.

Dan O'Neil was at the meeting on behalf of the Columbia Lake Association. He had questions regarding the clarity of wording of two areas of the draft.

8.2. Section 21.4 – Columbia Lake Watershed Protection Overlay Zones

TABLED until next meeting

9. COMMUNICATIONS AND REPORTS:

Commercial Zone sub committee will meet next week and will include V. Englert, T. Currier, and L. Preston.

10. COMMISSION OPEN DISCUSSION: None

11. AUDIENCE OF CITIZENS: None

12. ADJOURNMENT: R. Nassiff **MOVED** to **ADJORN**; EJ Starkel **SECONDED. MOTION CARRIED 6:0:0**

The meeting was **AJOURNED** at 8:01pm

Respectfully submitted by Terri Lasota, Board Clerk

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