

TOWN OF COLUMBIA
ZONING BOARD OF APPEALS
THURSDAY, OCTOBER 25, 2018 - 7:00 P.M.
ADELLA G. URBAN ADMINISTRATIVE OFFICES CONFERENCE ROOM
323 ROUTE 87, COLUMBIA, CT
REGULAR MEETING MINUTES

Members Present: Vice Chair Carole Williamson, Secretary Jeffery Vose, Keith Peck, Andrea Drabicki (Alternate), Edward DiGiovanni (Alternate)

Members Absent: Chair Joseph Narkawicz, William Petrone

Staff Present: ZEO Constance Kisluk, Board Clerk Terri Lasota

Others Present: Selectman Steven Everett, W. John McAdam, and one other person.

CALL TO ORDER:

Vice Chair Carole Williamson called the meeting to order at 7:07pm

ROLL CALL (Designation of Alternates, as needed):

A. Drabicki was seated for J. Narkawicz; E. DiGiovanni was seated for W. Petrone.

CHANGES/ADDITIONS TO AGENDA: None

APPROVAL OF REGULAR MEETING MINUTES OF JUNE 28, 2018:

A. Drabicki **MOVED** to **APPROVE** the regular meeting minutes of June 28, 2018, K. Peck **SECONDED**.

MOTION CARRIED 3:0:2; E. DiGiovanni, and J. Vose **ABSTAINED**

AUDIENCE OF CITIZENS (Comments on matters not on the Agenda): None

NEW BUSINESS:

1. **ZBA-1819-01:** Application for Motor Vehicle Sales or Repair Location of W. John McAdam of Certified Auto Repair LLC (Applicant) and Albert Shifrin (property owner) to change DMV "Repairer License" to DMV "Dealer License" at 52A Route 66, Columbia CT, Assessor's Map #011, Lot #051, Zone C.

C. Williamson read the application into record. W. John McAdam presented his application, noting that per State of Connecticut regulations one of the steps required to change from a repairer license to a dealer license is to obtain the approval of the Columbia ZBA. Mr. McAdam added that many of his customers have inquired as to whether they sell used cars. Per an agreement with the property owner, Mr. Shifrin, Certified Auto Repair, LLC will be able to make use of a larger portion of the property (minus the 7-11) for the sales and storage of used cars; in doing so their intent is to also make the property more aesthetically pleasing. Mr. McAdam believes having the dealer license would benefit the Columbia by helping to encourage car sales within the town rather than residents having to go elsewhere. Inventory would also help to add tax dollars to the town.

C. Williamson asked where the cars would be stored; Mr. McAdam distributed a map to the ZBA members and explained the cars could be stored in the limited common area (unit B) and a few more along the road side. He added that inventory could be stored in the gravel area, with current customer cars/parking in the rear area. C. Williamson was concerned with egress and access to the lot, and line of site on Route 66.

J. Vose asked how many vehicles were expected to be in inventory; Mr. McAdam said 20 or 25.

First Selectman Steven Everett said that as First Selectman, he looks for businesses to come into Columbia and they pay taxes which is good for Columbia, but we won't take just any business. The appearance of Columbia especially through this Route 66 corridor through the center of town is important. He continued that he was very happy when Mr. Shifrin moved across the street and took over the Conklin building which should have been demolished years ago. Knowing this applicant, and because this is the entrance way into the Town of Columbia he expressed confidence in knowing they will improve and maintain its appearance.

J. Vose **MOVED** to **APPROVE** the application of John McAdam, dba Certified Auto Repair, LLC, for a Motor Vehicle Used Car Dealer location having determined it complies with CGS Section 14-54; and Section 71.2.2 of the Columbia Zoning Regulations for a Motor Vehicle Used Car Dealer location.
E. DiGiovanni **SECONDED. MOTION CARRIED 5:0:0**

2. **ZBA-1819-02:** Application for Motor Vehicle Sales or Repair Location of Tai Xu of TS Automobile LLC / Oasis Auto (Owner) at 16 Route 66 East, Columbia CT, Assessor's Map #009, Lot #003, Zone M.

C. Williamson read the application into record. C. Kisluk presented the application, explaining that Mr. Xu has purchased the lot neighboring his current location. Because his business is Internet based there will not be a lot of traffic to the area. Mr. Xu does have a Motor Vehicle Sales or Repair Location for his current location, but because this is a new location he is required to get a new license on this adjacent property. The property was previously used for used car sales, and there are used car sales across the street.

C. Williamson questioned the Internet based sales, C. Kisluk explained that Mr. Xu sells cars online; he obtains cars and fixes them, then sells from his online website which he has been doing in town for the past several years. It will provide more space for repairing and storing the cars, but the main motivation was self-ownership of the property rather than being a tenant.

J. Vose **MOVED** to **APPROVE** the application of Tai Xu, dba TS Automobile, LLC, for a Motor Vehicle Used Car Dealer location at 16 Route 66 East, having determined it complies with CGS Section 14-54; and Section 71.2.2 of the Columbia Zoning Regulations for a Motor Vehicle Used Car Dealer location.
K. Peck **SECONDED. MOTION CARRIED 5:0:0**

3. **ZBA 2019 Meeting Schedule:**

J. Vose **MOVED** to **APPROVE** the 2019 ZBA meeting schedule; E. DiGiovanni **SECONDED. MOTION CARRIED 5:0:0**

UNFINISHED BUSINESS: None

BOARD OPEN DISCUSSION

1. **Columbia Zoning Regulations Motor Vehicle Location Approvals and associated ZBA fees**

C. Kisluk talked about the current ZBA fees and noted that for most ZBA application the fees do not cover the cost of publishing the three legal notices as required by the State of Connecticut (2 notices in advance of the public hearing and 1 decision notice). In addition, the fees for certain types of applications, such as the Motor Vehicle Sales or Repair location applications, were much higher than they need to be. Steven Everett and the ZBA members discussed.

CORRESPONDANCE: None

ADJOURNMENT:

J. Vose **MOVED** to **ADJOURN**; A. Drabicki **SECONDED. MOTION CARRIED 5:0:0**

The meeting was **ADJOURNED** at 7:34pm

Respectfully submitted by Terri Lasota, Board Clerk

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