

**TOWN OF COLUMBIA  
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT

**Monday, June 24, 2024 7:00 pm**

**Regular Meeting – HYBRID**

**MOTIONS**

**Members Present:** Chairman Rick Nassiff, Vice-Chair Justin Riendeau (via Zoom), Vera Englert, Thomas Currier, Dave Holcroft, Robert Powell, Walter Tabor, Larry Preston (Alternate)

**Members Excused:** Ed Madrak (Alternate)

**Staff Present:** Town Planner John Guskowski (via Zoom), Fire Marshal Mike Lester, Board Clerk Mary Kay Hyman

**Others Present:** 28 Members of the Public (6 via Zoom and 22 in-Person) and 2 Members of the CoDE were present.

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at **7:04 PM**.

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

No Seating of Alternates – All members present

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

4. **APPROVAL OF PZC REGULAR MEETING MINUTES of May 13, 2024**

R. Powell **MOVED** to **APPROVE** the Minutes of May 13, 2024 as presented; R. Nassiff **SECONDED; MOTION PASSED 8:0:0**

5. **AUDIENCE OF CITIZENS:**

6. **OPEN PUBLIC HEARING:** R. Nassiff **OPENED** the Public Hearing at **7:05 PM**

6.1 **PZC 2324-05:** Town of Columbia, Zoning Amendment Application to Revise Sections 21.2.3.11, Replace current Section 52.7.19, and Eliminate Section 52.7.21, for Multi-Family Dwellings. **(Received 5/13/24)**

6.2 **PZC 2324-06:** Town of Columbia, Zoning Amendment Application to Revise Sections 8.3 for Accessory Dwelling Units and Two-Family Dwellings. **(Received 5/13/24)**

6.3 **PZC 2324-07:** Town of Columbia, Zoning Amendment Application to Revise Section 9 Definition of Structure. **(Received 5/13/24)**

**CLOSE OR SCHEDULE TO CONTINUE PUBLIC HEARING:**

At **8:30 PM** R. Nassiff **MOVED** to **CONTINUE** the Public Hearing on Items 6.1, 6.2, and 6.3 to **Monday, July 8, 2024 at 7:PM**. T. Currier **SECONDED; MOTION PASSED 8:0:0**

7. **UNFINISHED BUSINESS (Discussion/Possible Action)**

- 7.1. PZC 2324-05:** Town of Columbia, Zoning Amendment Application to Revise Sections 21.2.3.11, Replace current Section 52.7.19, and Eliminate Section 52.7.21, for Multi-Family Dwellings. **(Discussion/Possible Action or Public Hearing Continuation)**
- 7.2. PZC 2324-06:** Town of Columbia, Zoning Amendment Application to Revise Sections 8.3 for Accessory Dwelling Units and Two-Family Dwellings. **(Discussion/Possible Action or Public Hearing Continuation)**
- 7.3 PZC 2324-07:** Town of Columbia, Zoning Amendment Application to Revise Section 9 Definition of Structure. **(Discussion/Possible Action or Public Hearing Continuation)**

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

**8.1 C.G.S. 8-24 Referral - Open Space Acquisition on Route 66**

R. Nassiff **MOVED** to **APPROVE** and Support the Open Space Acquisition of #330 Route 66 by the Town of Columbia (C.G.S. 8-24), W. Tabor **SECONDED**, V. Englert **ABSTAINED**. **MOTION PASSED 7:0:1**

**8.2 Appointment of Interim Zoning Enforcement Officer Manuel Medina**

R. Nassiff **MOVED** to **APPOINT** Manuel Medina the Interim Zoning Enforcement Officer. W. Tabor **SECONDED**. **MOTION PASSED 8:0:0**

**8.3 Appointment of Zoning Enforcement Officer Savannah McInvale**

R. Nassiff **MOVED** to **APPOINT** Savannah McInvale as the Zoning Enforcement Officer. W. Tabor **SECONDED**. **MOTION PASSED 8:0:0**

**9. REGULATION REVISIONS (Discussion):** None

**10. COMMUNICATIONS AND REPORTS:** None

**11. COMMISSION OPEN DISCUSSION:** None

**12. AUDIENCE OF CITIZENS:** None

**13. EXECUTIVE SESSION:** None

**14. ADJOURNMENT**

R. Powell **MOVED** to **ADJOURN**; R. Nassiff **SECONDED**; **MOTION CARRIED UNANIMOUSLY**  
The meeting was adjourned at **8:47 PM**.

Respectfully submitted by Mary Kay Hyman, Board Clerk