

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

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

Monday, July 08, 2024 7:00 pm

Regular Meeting – HYBRID

MOTIONS

Members Present: Chairman Rick Nassiff, Vice-Chair Justin Riendeau, Thomas Currier, Dave Holcroft, Robert Powell, Walter Tabor

Members Excused: Vera Englert, Larry Preston (Alternate), Ed Madrak (Alternate)

Staff Present: Board Clerk Mary Kay Hyman

Others Present: 10 Members of the Public (2 via Zoom and 8 in-Person) and 3 Members of the CoDE were present.

1. CALL TO ORDER: R. Nassiff called the meeting to order at **7:02 PM**.

2. ROLL CALL AND SEATING OF ALTERNATES:

No Seating of Alternates – None present

3. ADDITIONS/CHANGES TO AGENDA: None

4. APPROVAL OF PZC REGULAR MEETING MINUTES of June 24, 2024

R. Nassiff **MOVED** to **APPROVE** the Minutes of June 24, 2024 as presented; J. Riendeau **SECONDED; MOTION PASSED 6:0:0**

5. AUDIENCE OF CITIZENS:

6. CONTINUED the PUBLIC HEARING: R. Nassiff **CONTINUED** the Public Hearing at **7:04 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)**
(Revised 5/27/24)

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 **8:25 PM** R. Nassiff **MOVED** to **CLOSE** the Public Hearing on the Zoning Amendment Applications; PZC 2324-05, as Presented, PZC 2324-06, as Amended, and PZC 2324-07, as Presented; R. Powell **SECONDED; MOTION PASSED 6:0:0**

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)**

R. Nassiff **MOVED** to **APPROVE** the Zoning Amendment Applications; PZC 2324-05, as Presented, PZC 2324-06, as Amended, and PZC 2324-07, as Presented, effective 8/1/2024; R. Powell **SECONDED**; **MOTION PASSED 6:0:0**

8. NEW BUSINESS (Discussion/Possible Action): None

9. REGULATION REVISIONS (Discussion): None

10. COMMUNICATIONS AND REPORTS:

10.1 CT Chapter of the American Planning Assoc. Housing Forum

11. COMMISSION OPEN DISCUSSION: None

12. AUDIENCE OF CITIZENS:

13. EXECUTIVE SESSION: None

14. ADJOURNMENT

R. Nassiff **MOVED** to **ADJOURN**; T. Currier **SECONDED**; **MOTION CARRIED UNANIMOUSLY**
The meeting was adjourned at **8:30 PM**.

Respectfully submitted by Mary Kay Hyman, Board Clerk