

**TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION**

Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, July 14, 2025 @ 7:00 pm

Public Hearing/Regular Meeting – HYBRID

Join Zoom Meeting
<https://us02web.zoom.us/j/86948194498>
Meeting ID: **869 4819 4498**
or join by phone 1-646-558-8656 same ID.

THIS IS A HYBRID PUBLIC MEETING. THE PUBLIC CAN ATTEND IN-PERSON OR ELECTRONICALLY. THE INFORMATION PROVIDED IN THIS AGENDA CONTAINS THE LINK TO ACCESS THE MEETING ELECTRONICALLY.

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL AND SEATING OF ALTERNATES**
- 3. ADDITIONS/CHANGES TO AGENDA**
- 4. APPROVAL OF PZC REGULAR MEETING MINUTES of June 23, 2025**
- 5. OPEN PUBLIC HEARING**
 - 5.1. PZC-2425-16:** Special Permit Application of OSWA, LLC for Excavation & Grading per Section 63 of Columbia Zoning Regulations at 0 Route 6. Map 006, Lot 025, Zone CM-1, Lot Area 10.0 acres. **(RECEIVE 6/9/25, PUBLIC HEARING SET FOR 7/14/25)**
- CLOSE OR SCHEDULE TO CONTINUE PUBLIC HEARING**
- 6. UNFINISHED BUSINESS (Discussion/Possible Action)**
 - 6.1. PZC-2425-16:** Special Permit Application of OSWA, LLC for Excavation & Grading per Section 63 of Columbia Zoning Regulations at 0 Route 6. Map 006, Lot 025, Zone CM-1, Lot Area 10.0 acres. **(RECEIVE 6/9/25, PUBLIC HEARING SET FOR 7/14/25)**
- 7. AUDIENCE OF CITIZENS**
- 8. NEW BUSINESS (Discussion/Possible Action)**
- 9. REGULATION REVISIONS (Discussion)**
- 10. COMMUNICATIONS AND REPORTS**
- 10. COMMISSION OPEN DISCUSSION**
- 11. AUDIENCE OF CITIZENS**

12. EXECUTIVE SESSION

13. ADJOURNMENT

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, June 23, 2025 7:00 pm

Regular Meeting – HYBRID

MINUTES

Members Present: Chairman Rick Nassiff, Vice-Chair Justin Riendeau, Secretary Robert Powell, Fred Giannelli (Alternate), Nancy Hammarstrom (Alternate)

Members Excused: Thomas Currier, Dave Holcroft, Walter Tabor, Marnie Kagerer

Staff Present: Town Planner John Guskowski (via zoom), Zoning Enforcement Officer Savannah Kitchin (via zoom), Board Clerk Mary Kay Hyman

Others Present: 2 Members of the Public were present in person and 2 Members of the Public were present via zoom.

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

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

Alternate Fred Giannelli was seated for Marnie Kagerer

Alternate Nancy Hammarstrom was seated for Dave Holcroft

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

4. **APPROVAL OF PZC REGULAR MEETING MINUTES of June 09, 2025**

R. Nassiff **MOVED** to **APPROVE** the Minutes of June 09, 2025 as presented; R. Powell **SECONDED**; N. Hammarstrom **ABSTAINED**; **MOTION PASSED 4:0:1**

5. **AUDIENCE OF CITIZENS:** None

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

6.1. PZC-2425-16: Special Permit Application of OSWA, LLC for Excavation & Grading per Section 63 of Columbia Zoning Regulations at 0 Route 6. Map 006, Lot 025, Zone CM-1, Lot Area 10.0 acres. **(Received 6/9/25, PUBLIC HEARING SET FOR 7/14/25)**

ZEO S. Kitchin confirmed that the Applicant is prepared for the July 14, 2025 Public Hearing.

6.2 2026 Plan of Conservation and Development

Town Planner J. Guskowski presented the first two draft sections of the PoCD for review. The first section was a simplified Table of Contents and Chapter 1, the Introduction. Discussion ensued.

R. Nassiff stated, and the Commission agreed, to maintain the current format with consolidated chapters and updating areas of change.

The second section was Chapter 3, the Town Overview. Discussion ensued.

The Commission, with input from the Public, produced a draft of the SWOT Analysis (Ch. 3 Sec. d, the Strengths, Weaknesses, Opportunities and Threats) for the Town.

N. Hammarstrom requested J. Guskowski confirm the 66% Educational Attainment statistic.

R. Nassiff requested that J. Guskowski look into the logistics of a colored flyer/post card mailing regarding the process and requesting survey input from residents. J. Guskowski confirmed he would inquire with the Town Administrator. R. Nassiff instructed, with the Commissions agreement, that J. Guskowski move ahead with the mailing if it is budget approved.

J. Guskowski stated he will draft Chapter 4, the Natural Resources and Open Space Conservation for the July 28, 2025 Meeting.

7. NEW BUSINESS (Discussion/Possible Action):

7.1 Election of Officers

- Appoint Nancy Hammarstrom as Alternate Commission Member

Election of Officers/Appointment not required – Nancy Hammarstrom was welcomed to the Commission.

8. REGULATION REVISIONS (Discussion):

J. Riendeau stated future Regulation Revision will be temporarily postponed allowing for focus on the PoCD. R. Nassiff agreed and added, unless anything comes up that need's attention.

9. COMMUNICATIONS AND REPORTS:

9.1. Correspondence from Nancy Hammarstrom

J. Riendeau responded to N. Hammarstroms' letter addressed to him in regard to the approved Regulation changes from the 6/9/25 Public Hearing.

10. COMMISSION OPEN DISCUSSION:

R. Nassiff thanked the Public again for their respectful and educated level of input during the June 09, 2025 Public Hearing process and stated it is a testament to the Community.

J. Guskowski informed the Commission of the vetoed House Bill 5002 on Housing/Zoning Reform, and that it will be revisited this fall.

11. AUDIENCE OF CITIZENS: None

13. EXECUTIVE SESSION: The Commission did not go into Executive Session

14. ADJOURNMENT:

R. Nassiff **MOVED** to **ADJOURN**; J. Riendeau **SECONDED**; **MOTION CARRIED UNANIMOUSLY**

The meeting was adjourned at **8:15 PM**.



TOWN OF COLUMBIA

RECEIVED

323 Jonathan Trumbull Highway, Columbia, CT 06237
(860) 228-0440 FAX: (860) 228-2847

JUN 05 2025

Date Submitted: _____ TOWN OF COLUMBIA
BUILDING & LAND USE

Fee Paid: \$610.00

CHK# 1600 ✓

P2C-2425-16

SPECIAL PERMIT APPLICATION

See Sections 51 and 52 of the Columbia Zoning Regulations for Special Permit requirements.

New Special Permit Application

Fee: \$610 (\$100 PZC fee + \$ 450 LN cost + \$60 state fee)

Modification to Approved Special Permit

Fee (if no PH): \$310 (\$100 PZC fee + \$150 LN cost + \$60 state fee)

Location of Property

Address: 0 Route 6 Columbia, CT

Assessor's Map 6 Lot 25 Zone CM-1 Lot Area 10.0 Acres

Proposed Activity

Proposed Use: Regrading for future development (TRSD)

Applicable Zoning Regulation Section(s): 63

Proposed construction: New Bldg Addition Interior Signs Site Work None
(check all that apply)

Stamping/Regrading

Applicant/Agent Information

Primary Contact

Name: OSWA LLC

Business Name: SAME

Business Mailing Address: 14 Grand Place Newtown, CT 06470

Phone: 203-509-0491 Cell: 203-509-0491 Email: james@truedu.com

Interest in property: Owner Option Lessee Legal Engr Survey Other

Property Owner Information (if different from above)

Primary Contact

Name: SAME Jeffrey A. James

Address: _____

Phone: _____ Cell: _____ Email: _____

SPECIAL PERMIT APPLICATION CHECKLIST

Applications are considered complete only when all of the information as required by the Columbia Zoning Regulations per Sections 51 and 52 is received. Failure to submit, or formally request a waiver, all the required items is grounds for denial by the Commission. In addition to the items below, the Commission may require additional information in order to determine if the proposal conforms to the Regulations.

Office	Applicant*	
	✓	Completed Application with original signatures (plus 10 copies)
	NA	Detailed Statement of Use that includes the nature and intensity of the proposed operation, number of employees and hours of operation (10 copies)
	✓	Names and addresses of property owners within 200' of subject property
	✓	Four (4) copies of a full scale site plan on an A2 survey, plus ten (10) reduced copies at 11" x 17", that include the following information:
	✓	<ul style="list-style-type: none"> • Date, written and graphic scales, north arrow, seals & signatures of engineer, surveyor and other professionals
	✓	<ul style="list-style-type: none"> • Lot dimensions with accurate linear and angular dimensions with any easements and deed restrictions noted; adjacent roads and abutter information
	✓	<ul style="list-style-type: none"> • Existing and proposed topography, locations of wetlands and waterbodies, drainage swales and other site features (stone walls, trees, ledges)
	NA	<ul style="list-style-type: none"> • Existing and proposed structures including dimensions and elevations
	NA	<ul style="list-style-type: none"> • Table of proposed frontage, setbacks, and coverage with Zoning requirements
	NA	<ul style="list-style-type: none"> • Location and results of test pits; location of proposed well and septic system
	NA	<ul style="list-style-type: none"> • Location and description of proposed stormwater system including pre and post development calculations; location and description of utilities and tanks
	NA	<ul style="list-style-type: none"> • Location of parking, driveways, sidewalks and access and egress points
	NA	<ul style="list-style-type: none"> • Parking plan with calculations per category of use in zoning regulations
	✓	<ul style="list-style-type: none"> • Erosion and Sedimentation plan and narrative
	NA	<ul style="list-style-type: none"> • Outdoor lighting plan including details and specifications
	NA	<ul style="list-style-type: none"> • Landscaping and screening plan including material specifications and details
	NA	Four (4) copies of architectural plans, plus ten (10) reduced copies at 11" x 17"
	✓	Completed Sign Application if requesting approval under Section 62.9
	NA	Copy of approval letters from other Commissions or agencies
	NA	Copies of all drainage reports, traffic or environmental studies

* For each item listed, indicate the following:

✓ = provided NA = not applicable W = written waiver request attached

Other Information

Is the property located within 500' of Columbia's town boundary? Yes No

Is the property within a FIRM Flood Zone A, A1-30? Yes No

Does the proposal require Inland Wetland's Approval? Yes No

If yes, date of approval _____ (submit copy of approval letter)

Does the proposal require ZBA approval? Yes No

If yes, date of approval _____ (submit copy of approval letter)

Does the proposal require CONN-DOT approval? Yes No

If yes, date of approval _____ (submit copy of approval letter)

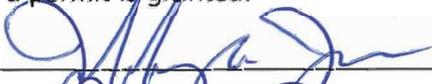
Required Information

1. Copy of assessor's card
2. Completed and signed Special Permit Application including a completed checklist and written waivers (if any)
3. Application fee – Check payable to the Town of Columbia

Prior to submitting an application,

applicants are strongly encouraged to discuss the potential land use or pending application with the Town Planner 860-228-0440 or TPlanner@ColumbiaCT.org

By signing this application, I am certifying that all information submitted is true and accurate and that I have submitted all required documentation. I hereby permit Columbia staff and Commission members to enter onto and inspect this site during reasonable hours for the purpose of reviewing the site before and after a permit is granted.

Signature of Owner  Date 6/5/25

Signature of Applicant  Date 6/5/25

Signature of Authorized Agent _____ Date _____



CM1

Rte 6 / Willimantic Rd

Rte 6 / Willimantic Rd

River Valley Rd

Roses Bridge Rd

Pine Ridge Rd

Cooper Hill Rd

Edgerton Rd

Willimantic Rd

ZONING MAP

TOWN of COLUMBIA CONNECTICUT

DISTRICTS

CM-1

Commercial Manufacturing - 1

CM-2

Commercial Manufacturing - 2

MU

Mixed Use

RA

Residential Agricultural

Overlay Zones on RA:

LA

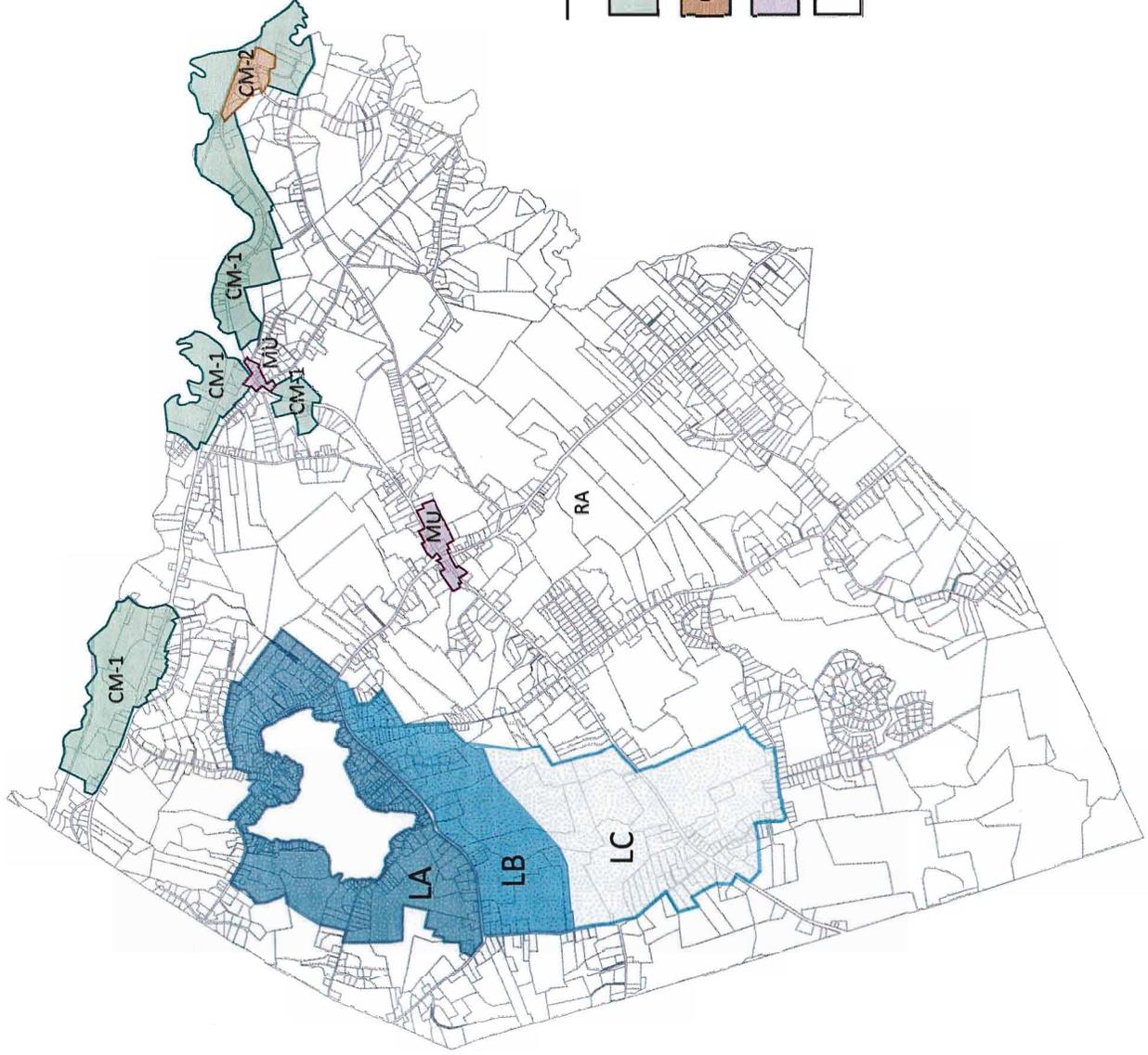
Columbia Lake Watershed-A

LB

Columbia Lake Watershed-B

LC

Columbia Lake Watershed-C



Town of Columbia, CT

1 pine ridge

Search

Lasso

Select

Clear

Results

Details

Selected Feature

OSWA LLC
14 GRAND PL
NEWTOWN, CT 064702114

Buffer

200

feet Submit

Abutting Parcels (14)

LEE CAROL
24 WEBSTER LN
BOULTON, CT 06043

PATTEN JOHN D
4 PINE RIDGE RD
COLUMBIA, CT 06237

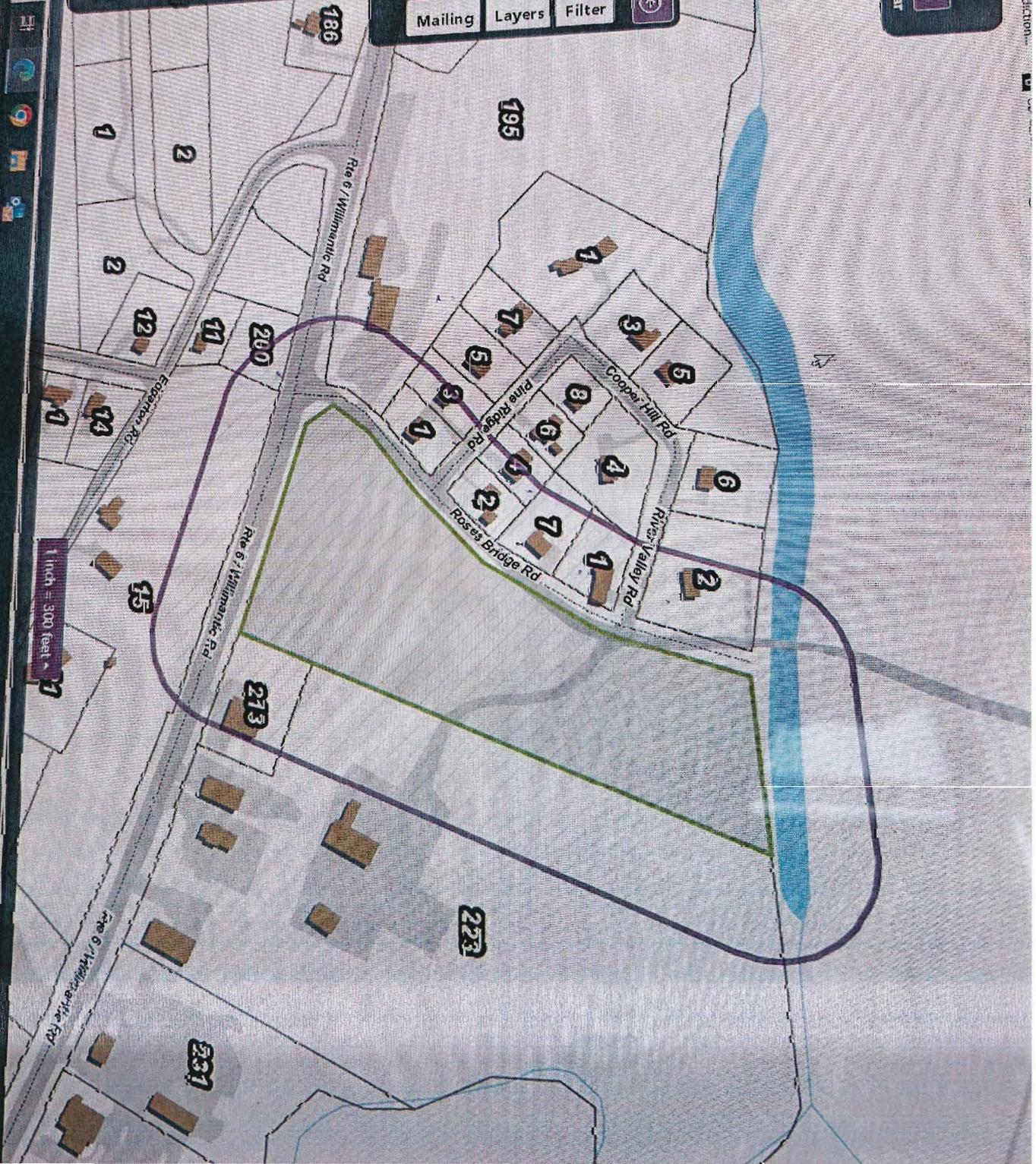
OSWA LLC
14 GRAND PL

Mailing Layers Filter

Type here to search

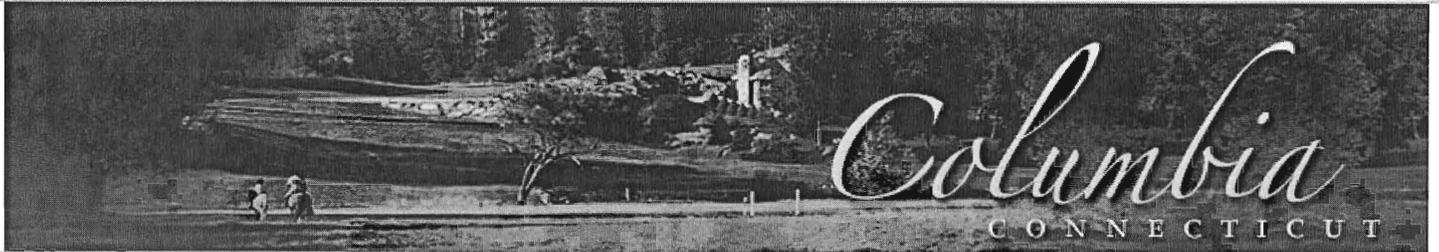


1 inch = 300 feet



Art Singer

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2021.



Information on the Property Records for the Municipality of Columbia was last updated on 4/17/2025.

SUBJECT SITE

Property Summary Information

Parcel Data And Values

Building ▾

Sales

Parcel Information

Location:	RT 6	Property Use:	Vacant Land	Primary Use:	Residential Vacant Land
Unique ID:	00101200	Map Block Lot:	006 025	Acres:	10.0000
490 Acres:	0.00	Zone:	RA	Volume / Page:	0177/0906
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	82,900	58,030
Buildings	0	0

	Appraised Value	Assessed Value
Detached Outbuildings	0	0
Total	82,900	58,030

Owner's Information

Owner's Data

OSWA LLC
14 GRAND PL
NEWTOWN, CT 06470-2114

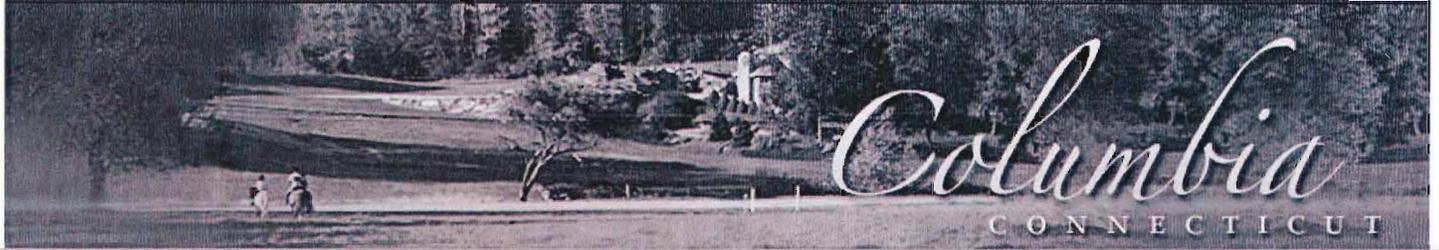
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Property Summary Information

Parcel Data And Values Building ▾ Outbuildings Sales

Parcel Information

Location:	1 PINE RIDGE RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00205800	Map Block Lot:	006 008	Acres:	0.4000
490 Acres:	0.00	Zone:	RA	Volume / Page:	0062/0276
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	59,800	41,860
Buildings	105,000	73,500

	Appraised Value	Assessed Value
Detached Outbuildings	500	350
Total	165,300	115,710

Owner's Information

Owner's Data

SQUIER WAYNE A & LAURIE
1 PINE RIDGE RD
COLUMBIA, CT 06237

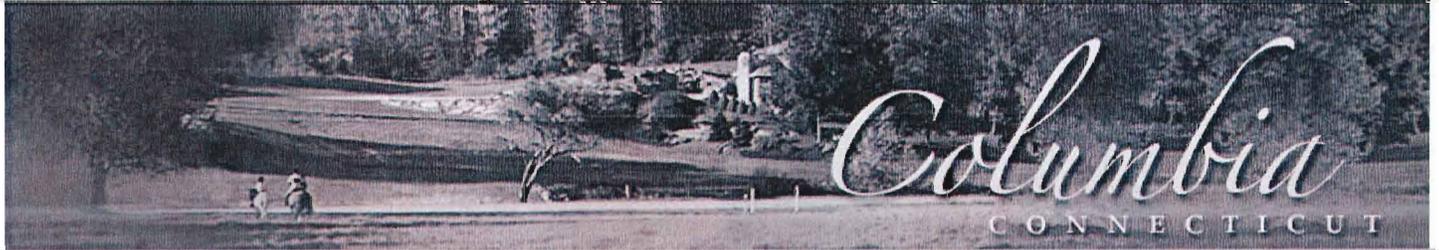
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Property Summary Information

Parcel Data And Values

Building ▼

Outbuildings

Sales

Parcel Information

Location:	3 PINE RIDGE RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00090500	Map Block Lot:	006 009	Acres:	0.4400
490 Acres:	0.00	Zone:	RA	Volume / Page:	0076/0197
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	59,800	41,860
Buildings	124,400	87,080

	Appraised Value	Assessed Value
Detached Outbuildings	5,800	4,060
Total	190,000	133,000

Owner's Information

Owner's Data

HENRY ROBERT W JR & KATHERINE T
3 PINE RIDGE RD
COLUMBIA, CT 06237

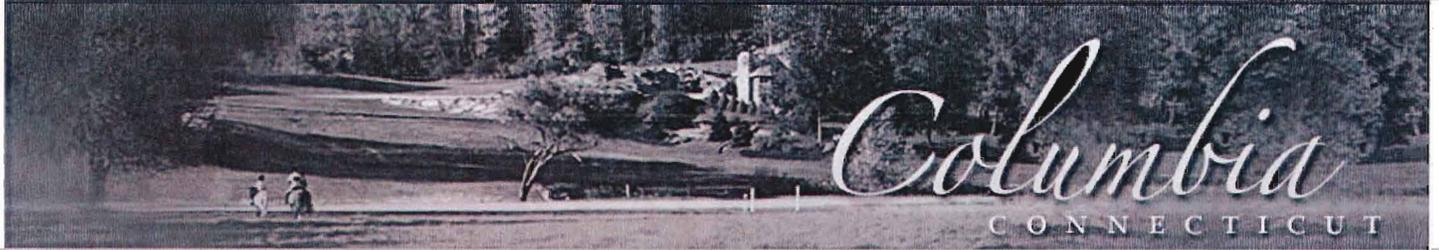
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Property Summary Information

Parcel Data And Values

Building ▾

Outbuildings

Sales

Parcel Information

Location:	4 PINE RIDGE RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00163700	Map Block Lot:	006 022	Acres:	0.3500
490 Acres:	0.00	Zone:	RA	Volume / Page:	0113/0382
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	59,800	41,860
Buildings	133,600	93,520

	Appraised Value	Assessed Value
Detached Outbuildings	1,200	840
Total	194,600	136,220

Owner's Information

Owner's Data

PATTEN JOHN D
4 PINE RIDGE RD
COLUMBIA, CT 06237

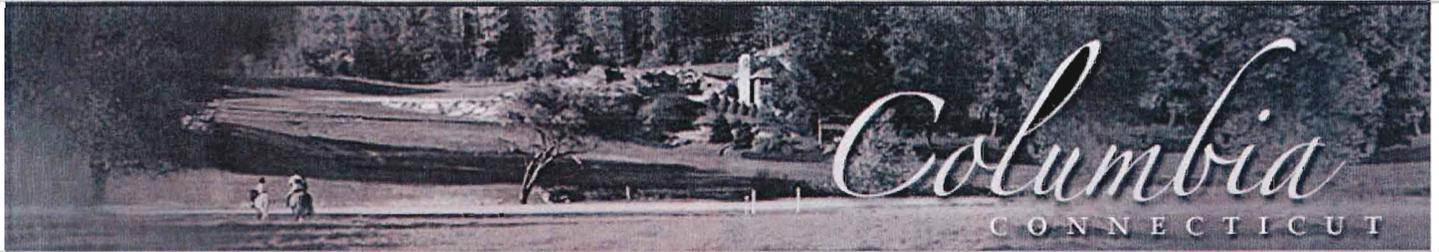
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Property Summary Information

Parcel Data And Values

Building ▼

Outbuildings

Sales

Permits

Parcel Information

Location:	7 ROSES BRIDGE RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00094200	Map Block Lot:	006 024	Acres:	0.5600
490 Acres:	0.00	Zone:	RA	Volume / Page:	0198/0061
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	60,500	42,350
Buildings	154,200	107,940

	Appraised Value	Assessed Value
Detached Outbuildings	1,100	770
Total	215,800	151,060

Owner's Information

Owner's Data

ST LOUIS JASON & STACY
7 ROSES BRIDGE RD
COLUMBIA, CT 06237

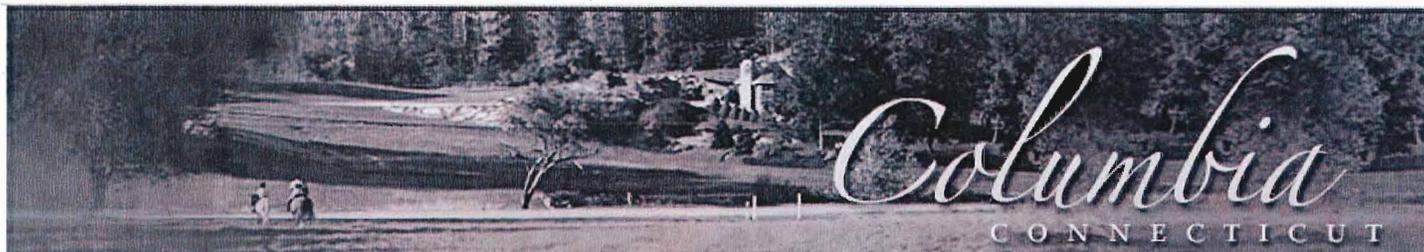
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Property Summary Information

Parcel Data And Values

Building ▾

Outbuildings

Sales

Permits

Parcel Information

Location:	1 RIVER VALLEY RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00231700	Map Block Lot:	006 017	Acres:	0.5200
490 Acres:	0.00	Zone:	RA	Volume / Page:	0230/0941
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	60,500	42,350
Buildings	162,200	113,540

	Appraised Value	Assessed Value
Detached Outbuildings	100	70
Total	222,800	155,960

Owner's Information

Owner's Data

JAKE HOLDINGS LLC
27 SLEEPY HOLLOW
COLUMBIA, CT 06237

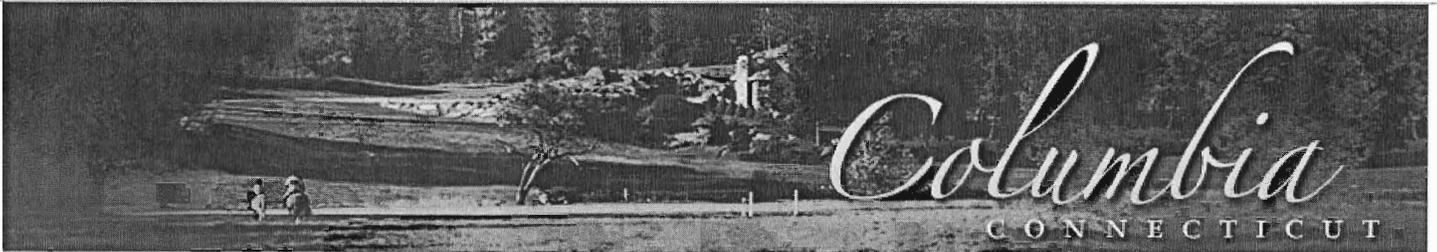
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Property Summary Information

Parcel Data And Values Building ▼ Outbuildings Sales Permits

Parcel Information

Location:	2 RIVER VALLEY RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00030000	Map Block Lot:	006 016	Acres:	1.5000
490 Acres:	0.00	Zone:	RA	Volume / Page:	0251/0158
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	64,900	45,430
Buildings	117,800	82,460

	Appraised Value	Assessed Value
Detached Outbuildings	700	490
Total	183,400	128,380

Owner's Information

Owner's Data

LEE CAROL
24 WEBSTER LN
BOLTON, CT 06043

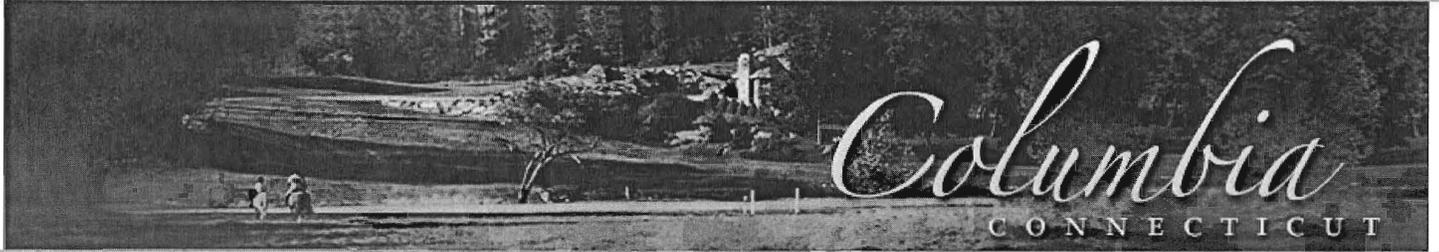
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Property Summary Information

Parcel Data And Values

Building ▾

Outbuildings

Sales

Permits

Parcel Information

Location:	1 RIVER VALLEY RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00231700	Map Block Lot:	006 017	Acres:	0.5200
490 Acres:	0.00	Zone:	RA	Volume / Page:	0230/0941
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	60,500	42,350
Buildings	162,200	113,540

	Appraised Value	Assessed Value
Detached Outbuildings	100	70
Total	222,800	155,960

Owner's Information

Owner's Data

JAKE HOLDINGS LLC
27 SLEEPY HOLLOW
COLUMBIA, CT 06237

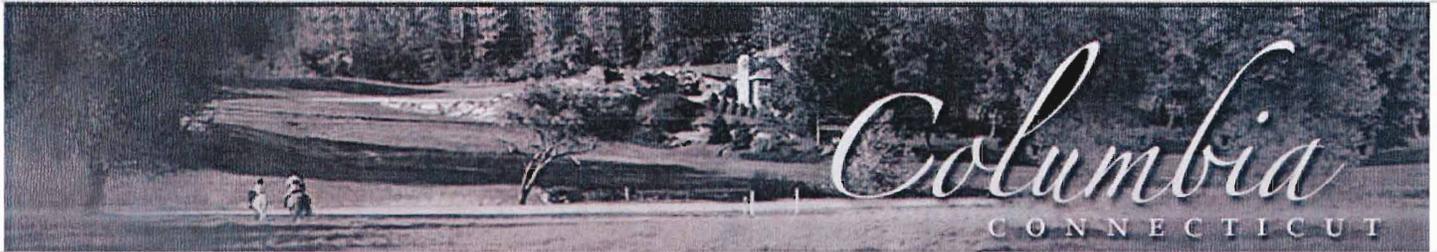
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Property Summary Information

Parcel Data And Values Building ▾ Outbuildings Sales Permits

Parcel Information

Location:	195 RT 6	Property Use:	Church/NonProfit	Primary Use:	Church M94
Unique ID:	00007200	Map Block Lot:	006 007	Acres:	11.0700
490 Acres:	0.00	Zone:	RA	Volume / Page:	0042/0099
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	246,800	172,760
Buildings	1,042,600	729,820

	Appraised Value	Assessed Value
Detached Outbuildings	56,600	39,620
Total	1,346,000	942,200

Owner's Information

Owner's Data

BAPTIST FELLOWSHIP OF COLUMBIA
195 RT 6
COLUMBIA, CT 06237

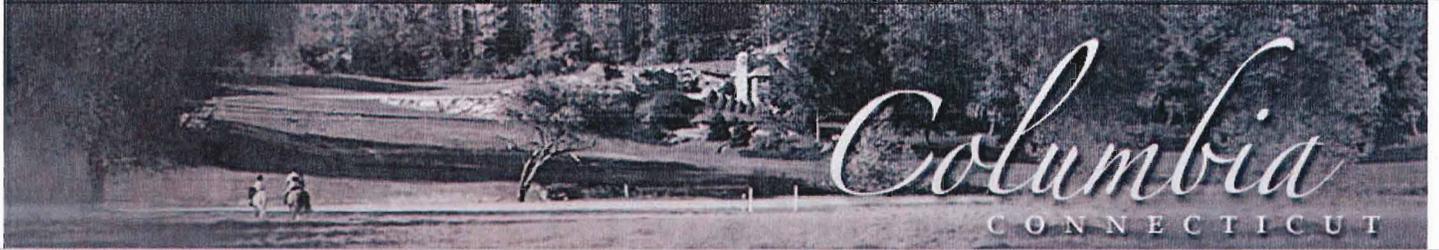
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Property Summary Information

Parcel Data And Values

Building ▾

Sales

Permits

Parcel Information

Location:	200 RT 6	Property Use:	Vacant Land	Primary Use:	Governmental Building
Unique ID:	00121600	Map Block Lot:	006 035	Acres:	0.5300
490 Acres:	0.00	Zone:	RA	Volume / Page:	0123/0606
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	25,000	17,500
Buildings	0	0

	Appraised Value	Assessed Value
Detached Outbuildings	0	0
Total	25,000	17,500

Owner's Information

Owner's Data

CONN STATE OF
DEPT OF TRANSPORTATION
BX 317546 2800 BERLIN TPK
NEWINGTON, CT 06131

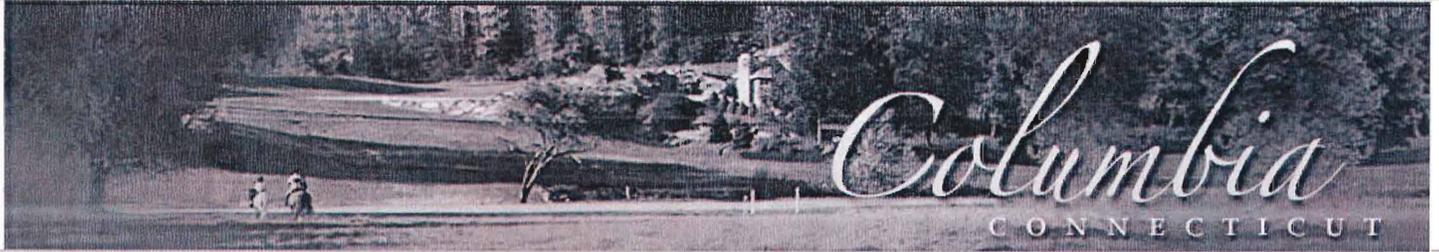
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The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2021.



Information on the Property Records for the Municipality of Columbia was last updated on 4/17/2025.

Property Summary Information

Parcel Data And Values Building ▾ Outbuildings Sales Permits

Parcel Information

Location:	15 EDGARTON RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	00246800	Map Block Lot:	006 034A	Acres:	7.4800
490 Acres:	0.00	Zone:	RA	Volume / Page:	0185/0098
Developers Map / Lot:		Census:	8601		

Value Information

	Appraised Value	Assessed Value
Land	76,400	53,480
Buildings	216,100	151,270

	Appraised Value	Assessed Value
Detached Outbuildings	20,700	14,490
Total	313,200	219,240

Owner's Information

Owner's Data

NELSON ANDREW V
15 EDGARTON RD
COLUMBIA, CT 06237

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