



TOWN OF COLUMBIA

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

Building & Land Use Department

Notice per Section 8-7d. (f) of the Connecticut State Statutes

DATE:	AUGUST 12, 2025
TO:	TOWN CLERK OF: COVENTRY
FROM:	<input checked="" type="checkbox"/> PLANNING AND ZONING COMMISSION <input type="checkbox"/> ZONING BOARD OF APPEALS <input type="checkbox"/> INLAND WETLANDS COMMISSION
Section 8-7d. Hearings and decisions. Time limits. Day of receipt. Notice to adjoining municipality. Public notice registry. <i>(f) The zoning commission, planning commission, zoning and planning commission, zoning board of appeals, inland wetlands agency or aquifer protection agency shall notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site in which: (1) Any portion of the property affected by a decision of such commission, board or agency is within five hundred feet of the boundary of the adjoining municipality; (2) a significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site; (3) a significant portion of the sewer or water drainage from the project on the site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or (4) water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven days of the date of receipt of the application, petition, request or plan. Such adjoining municipality may, through a representative, appear and be heard at any hearing on any such application, petition, appeal, request or plan.</i>	
NATURE OF APPLICATION: Special Permit Application for Lay Down Area at 0 Route 6	
MATERIALS ENCLOSED: Application	
PUBLIC HEARING IS SCHEDULED FOR: TUESDAY, SEPTEMBER 09, 2025 at 7:00 p.m. IN PERSON or via ZOOM	
Contact: John Guskowski, Columbia Town Planner, Jguskowski@columbiact.gov or 860-228-0440	



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Date Submitted: August 7, 2025
Fee Paid: \$610

SPECIAL PERMIT APPLICATION P2C-2526-02

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

- New Special Permit Application Modification to Approved Special Permit
- Fee: \$610 (\$100 PZC fee + \$ 450 LN cost + \$60 state fee) Fee (if no PH): \$310 (\$100 PZC fee + \$150 LN cost + \$60 state fee)

Location of Property

Address: 0 ROUTE 6 (223 ROUTE 6) Columbia, CT

Assessor's Map 006 Lot 025/007 Zone CM-1 Lot Area 10 ACRES / 14 ACRES

Proposed Activity

Proposed Use: LAY DOWN AREA

Applicable Zoning Regulation Section(s): 31.2.8

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

Applicant/Agent Information Primary Contact

Name: JOHN OSOSKI / JOSEPH PRATT

Business Name: TARGET ENTERPRISES INC

Business Mailing Address: 277 OLD BRANCH RD THOMASTON CT

Phone: 860 283 6676 Cell: 860 601 0796 Email: _____

Interest in property: Owner Option Lessee Legal Engr Survey Other

Property Owner Information (if different from above) Primary Contact

Name: OSWA LLC / JEFF JAMES (MEMBER)

Address: 14 GRAND PLACE NEWTOWN, CT

Phone: 203 269 3355 Cell: 203 509 0491 Email: james@truebluecos.com

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)	✓
		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:	✓
		◦ Date, written and graphic scales, north arrow, seals & signatures of engineer, surveyor and other professionals	✓
		◦ Lot dimensions with accurate linear and angular dimensions with any easements and deed restrictions noted; adjacent roads and abutter information	✓
		◦ Existing and proposed topography, locations of wetlands and waterbodies, drainage swales and other site features (stone walls, trees, ledges)	✓
		◦ Existing and proposed structures including dimensions and elevations	✓
		◦ Table of proposed frontage, setbacks, and coverage with Zoning requirements	✓
		◦ Location and results of test pits; location of proposed well and septic system	✓
		◦ Location and description of proposed stormwater system including pre and post development calculations; location and description of utilities and tanks	✓
		◦ Location of parking, driveways, sidewalks and access and egress points	✓
		◦ Parking plan with calculations per category of use in zoning regulations	✓
		◦ Erosion and Sedimentation plan and narrative	✓
		◦ Outdoor lighting plan including details and specifications	✓
		◦ Landscaping and screening plan including material specifications and details	✗
		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	✓
		Copy of approval letters from other Commissions or agencies	✓
		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)

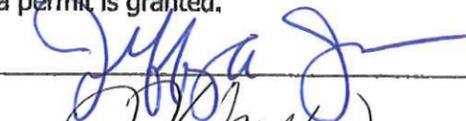
Required Information

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.

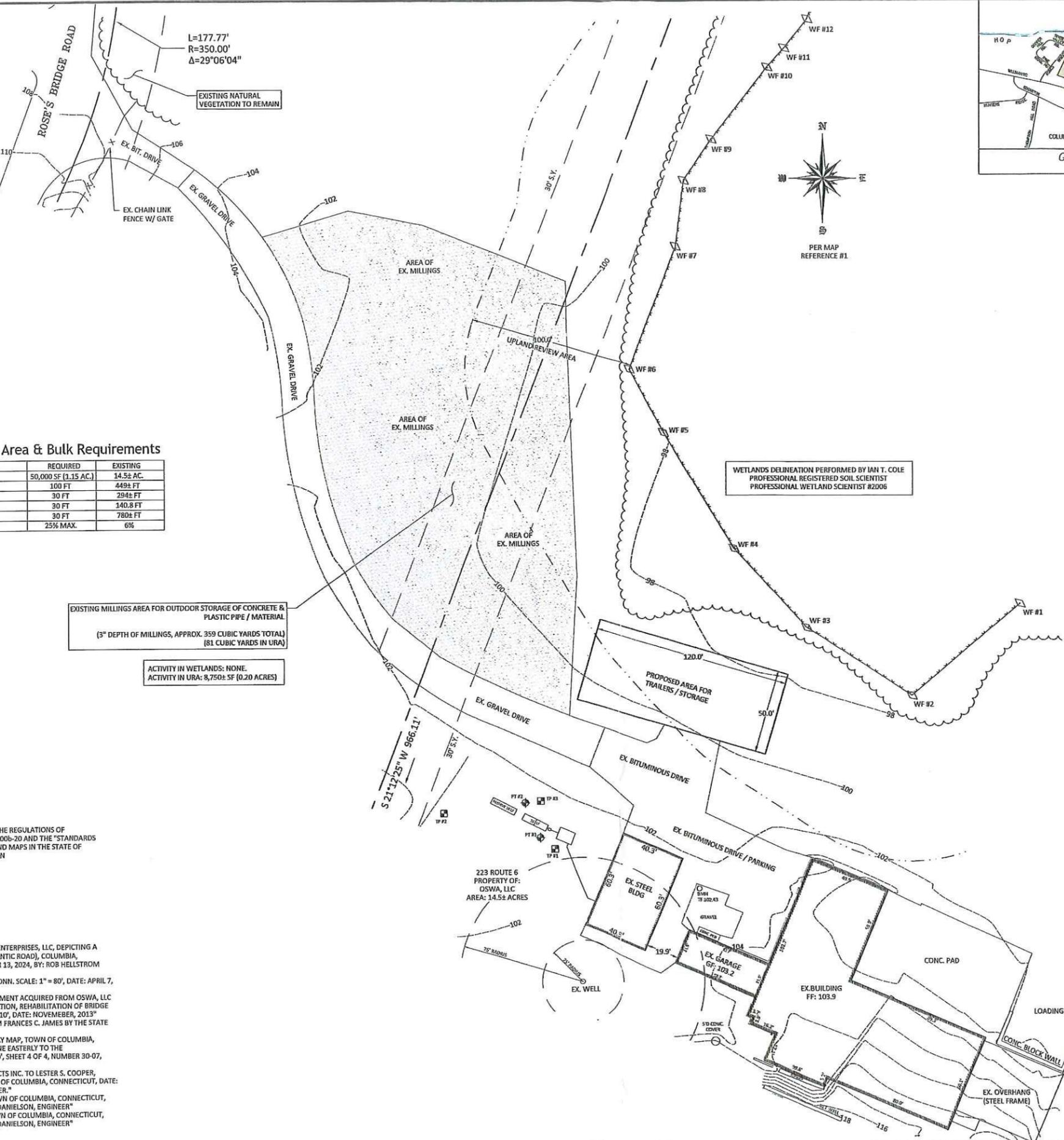
Signature of Owner  Date 8/6/2025

Signature of Applicant  Date 8/6/2025

Signature of Authorized Agent _____ Date _____

LEGEND

- PROPERTY LINE
- SETBACK LINES
- - - - - EXISTING CONTOUR
- - - - - WETLANDS
- - - - - 100' UPLAND REVIEW AREA
- - - - - APPROX. TREELINE
- UTILITY POLE
- TEST PIT
- PERCOLATION TEST



CM-1 District - Area & Bulk Requirements

ITEM	REQUIRED	EXISTING
MIN. LOT AREA	50,000 SF (1.15 AC.)	14.5± AC.
LOT FRONTAGE	100 FT	449± FT
FRONT YARD	30 FT	294± FT
SIDE YARD	30 FT	140.8 FT
REAR YARD	30 FT	780± FT
MAX. LOT COVERAGE	25% MAX.	6%

EXISTING MILLINGS AREA FOR OUTDOOR STORAGE OF CONCRETE & PLASTIC PIPE / MATERIAL
(3" DEPTH OF MILLINGS, APPROX. 359 CUBIC YARDS TOTAL)
(81 CUBIC YARDS IN URA)

ACTIVITY IN WETLANDS: NONE
ACTIVITY IN URA: 8,750± SF (0.20 ACRES)

WETLANDS DELINEATION PERFORMED BY IAN T. COLE
PROFESSIONAL REGISTERED SOIL SCIENTIST
PROFESSIONAL WETLAND SCIENTIST #22006

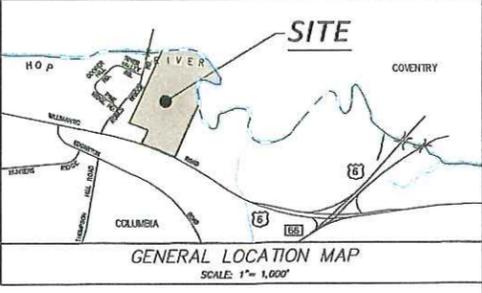
MAP STANDARD NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY
HORIZONTAL ACCURACY CLASS: A-2
TOPOGRAPHIC ACCURACY CLASS: T-2
VERTICAL DATUM: ASSUMED

MAP REFERENCES:

- "IMPROVEMENT LOCATION SURVEY PREPARED FOR TARGET ENTERPRISES, LLC, DEPICTING A PROPOSED ADDITION & SEPTIC SYSTEM, 223 ROUTE 6 (WILLIMANTIC ROAD), COLUMBIA, CONNECTICUT, SHEET 1 OF 2, SCALE: 1" = 20', DATE: NOVEMBER 13, 2024, BY: ROB HELLSTROM LAND SURVEYING LLC."
- "PLAN OF LAND OWNED BY BLANCHE E. JONES COLUMBIA, CONN. SCALE: 1" = 80', DATE: APRIL 7, 1966, BY: GILBERT F FERRY, C.E."
- "R.O.W. SURVEY, TOWN OF COLUMBIA, MAP SHOWING EASEMENT ACQUIRED FROM OSWA, LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, REHABILITATION OF BRIDGE NO. 04521 PUCKER STREET BRIDGE OVER HOP RIVER SCALE: 1" = 40', DATE: NOVEMBER, 2019"
- "TOWN OF COLUMBIA MAP SHOWING LAND ACQUIRED FROM FRANCES C. JAMES BY THE STATE OF CONNECTICUT U.S. ROUTE 6, SCALE: 1" = 40', APRIL, 1992"
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF COLUMBIA, ANDOVER-WILLIMANTIC ROAD, FROM THE ANDOVER TOWN LINE EASTERLY TO THE COLUMBIA-WILLIMANTIC ROAD, ROUTE U.S. 6-A, SCALE: 1" = 40', SHEET 4 OF 4, NUMBER 30-07, DATE: AUG 31, 1937."
- "MAP SHOWING LAND TO BE CONVEYED BY COOPER PRODUCTS INC. TO LESTER S. COOPER, SITUATED NORTH OF CONN. HWY ROUTE U.S. 6 IN THE TOWN OF COLUMBIA, CONNECTICUT, DATE: JULY 1984, SCALE: 1" = 40' BY: THOMAS B. DANIELSON, ENGINEER."
- "MAP OF LOT 14 ON WESTERLY SIDE OF PUCKER STREET, TOWN OF COLUMBIA, CONNECTICUT, REVISED BY SURVEY AUG 1962, SCALE: 1" = 40', BY THOMAS B. DANIELSON, ENGINEER"
- "MAP OF LOT 13 ON WESTERLY SIDE OF PUCKER STREET, TOWN OF COLUMBIA, CONNECTICUT, REVISED BY SURVEY AUG 1962, SCALE: 1" = 40', BY THOMAS B. DANIELSON, ENGINEER"



RECEIVED
AUG 07 2025
TOWN OF COLUMBIA
BUILDING & LAND USE

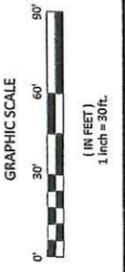
SITE DEVELOPMENT PLAN
-PREPARED FOR-
TARGET ENTERPRISES, LLC
DEPICTING EXISTING CONDITIONS & PROPOSED LAYDOWN AREAS
223 ROUTE 6
COLUMBIA
CONNECTICUT

ROB HELLSTROM
LAND SURVEYING LLC
81 MAIN STREET - SUITE G
HEBRON, CONNECTICUT
(860)-228-9853
Mailing Address:
P.O. BOX 378
HEBRON, CT 06248
www.rhlls.com
Email: hellstromsurveying@yahoo.com

NO.	DATE	MISC.	DESCRIPTION
1.	7/31/25		

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AUG 07 2025
TOWN OF COLUMBIA
BUILDING & LAND USE

RES CIVIL ENGINEERING CONSULTANTS
Reynolds Engineering Services, LLC
61 MAIN ST. - SUITE G
HEBRON, CT
(860) 516-0033
Mark A. Reynolds, P.E. CT LIC# 19789



DATE: JULY 25, 2025 BY: JRR SCALE: 1" = 30' SHEET NO.: 1 OF 1 JOB NO.: 24-249 FILE NO.: 24-249_233_ROUTE_6

File Path: H:\DWG\19722-40\Survey\19722-40_Srv01.dwg Layout: VT-01 Plotted: Fri, August 07, 2019 - 6:40 AM User: jellnowalk
 Plotter: DWG TO PDF.PC3 CTB File: PLOT.BT

LAYER STATE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP SHOULD NOT BE CONSIDERED AN ORIGINAL SURVEY AND SEALED SURVEY UNLESS IT BEARS THE ENCRYPSED SEAL OR THE MANUALLY ENCRYPSED ELECTRONIC SIGNATURE & SEAL OF THE LAND SURVEYOR BELOW.

DRAFT

MICHAEL L EARLEY PE LS LICENSE # 70224

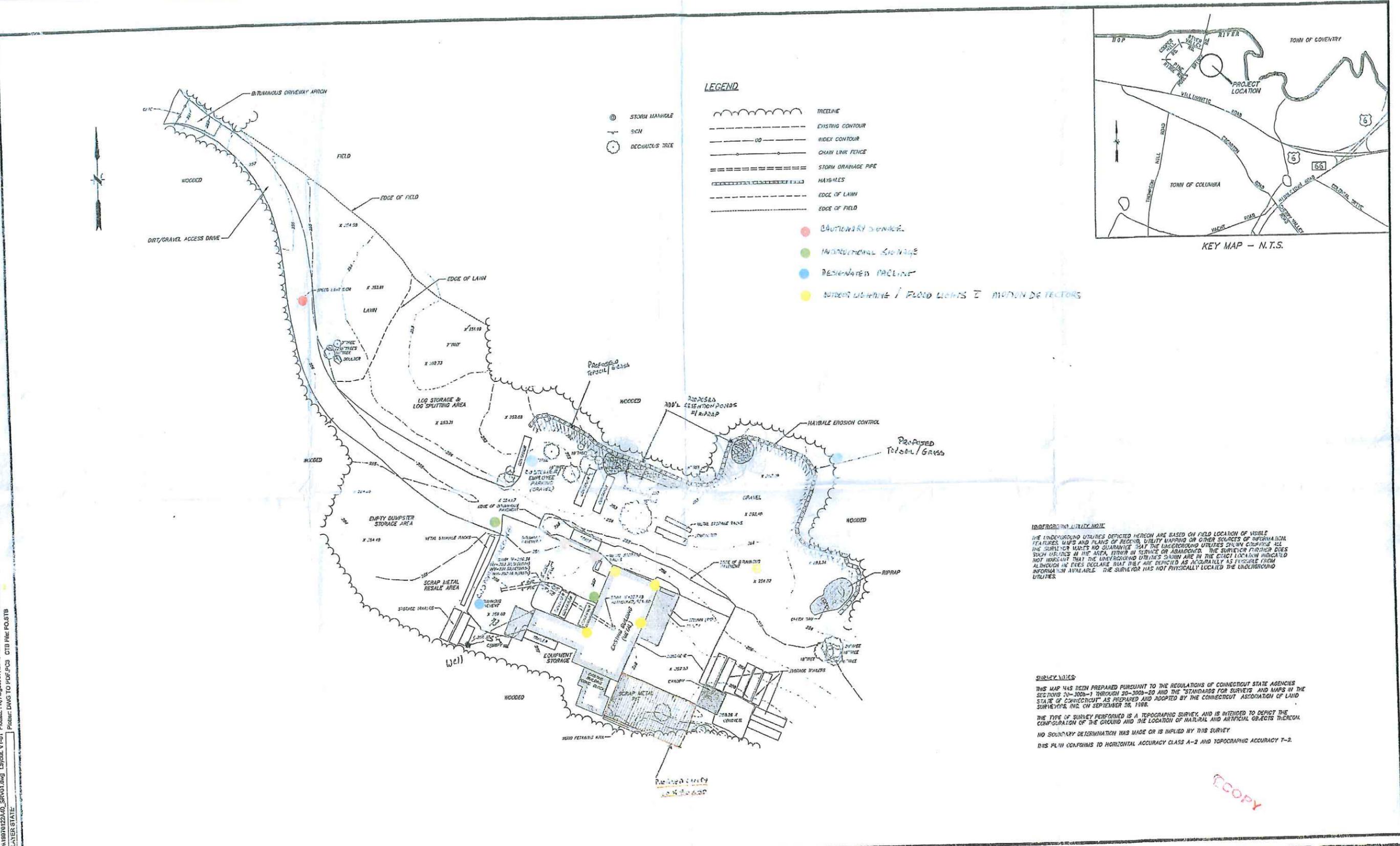
SCALE:
 HORIZ: 1" = 30'
 VERT: " "
 DATUM:
 HORIZ: NAD 83
 VERT: NAVD 83

40 20 0 20 40
 GRAPHIC SCALE



TOPOGRAPHIC SURVEY PREPARED FOR
 JOHN JAMIESON
 JOHN'S SCRAP METAL YARD
 5 ROSES BRIDGE ROAD COLUMBIA, CONNECTICUT

PROJ. No. 19722-40
 DATE 03/06/2018
VT-01



UNDERGROUND UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE FEATURES, MAPS AND PLANS OF RECORD, UTILITY MAPPING OR OTHER SOURCES OF INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES DECLARE THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEY NOTES
 THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-100b-1 THROUGH 20-100b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1988.
 THE TYPE OF SURVEY PERFORMED IS A TOPOGRAPHIC SURVEY, AND IS INTENDED TO DEPICT THE CONFIGURATION OF THE GROUND AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON. NO BOUNDARY DETERMINATION WAS MADE OR IS IMPLIED BY THIS SURVEY.
 THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-2.

COPY