

NORFOLK PLANNING & ZONING COMMISSION

Special Meeting

August 29, 2016 @ 6:35 p.m.

**Minutes - Approved**

Present: Michele Sloane – Chair, Schuyler Thomson, Tom Fahsbender, Byron Tucker, Paul Madore, Betsy Little, Marion Felton (alternate) and West Lowe (alternate).

Also Present: Mike Halloran ZEO

**1. Call to Order**

**2. Roll Call**

A. West Lowe sitting for Larry Freedman.

**3. Agenda Review:** none

**4. Approval of Minutes:**

A motion made by Schuyler Thomson, seconded by Tom Fahsbender, to approve the August 9, 2016 minutes as written was approved unanimously.

**5. Public Hearing:**

A. Public Hearing at 6:45 p.m. for modification of the Special Permit for Village District Review as per Section 4.02 of the Regulations as submitted by Four Wind Endeavors, applicant for the Norfolk Foundation - #6 Station Place.

1. Michele Sloane asked Schuyler Thomson to chair the Public Hearing.
2. Schuyler Thomson read the legal notice into the record.
3. Commission members seated for the hearing: Schuyler Thomson, Michele Sloane, Tom Fahsbender, Byron Tucker, Betsy Little, Paul Madore, West Lowe. Also present: Mike Halloran, ZEO.
4. Mike Halloran noted that 8 receipts had been returned of the 10 certified mailings sent out.
5. Molly Ackerly described a proposed modification to the application submitted on August 8, 2016. This modification would lower the vent exhaust chimney just enough so the top would not be higher than the roofline and thus not visible from Joe Stannard's land or the library. Molly thanked Joe Stannard for contributing to the process of finding the best design solutions.
6. Samuel A. "Pete" Anderson, president of the Norfolk Foundation which is the owner of #6 Station Place, thanked Joe Stannard for helping the Foundation find what he believes to be the best possible solution to the location of the

exhaust fan. Pete presented a series of photos he took from various locations around Station Place showing how hidden the vent chimney will be by the numerous trees especially in summer but also in winter when numerous branches will mask the ventilator chimney. He said that there are more efficient places to put the chimney, but this is the best place overall.

7. 11 Exhibits were entered into the record.
  - a. 9 page revised Site Plan dated August 29, 2016
  - b. 2 page letter from Attorney McDermott
  - c. 1 page Village District Review report from Glenn Chalder of Planimetrics
  - d. 1 page letter from Michael Halloran
  - e. 7 emails in support of the application were read into the record.
8. Schuyler Thomson asked for comments from the public.
9. Anne Garrels, speaking for herself and for her recently deceased husband Vint Lawrence, said that Pete Anderson has found a masterful way of integrating the chimney vent and it is time to approve the application because a lively town center is vital to Norfolk.
10. Michael Sconyers stated that Pete Anderson has done an excellent job and we need to get this application approved. As chair of the Finance Committee, Mike said we need to get this done because a dead downtown is not a good thing for the town's finances.
11. Alan Trousdale said it is his opinion as an architect that the chimney should be faced with stone.
12. Sue Frisch said that she believes the most recent solution is reasonable and should be approved.
13. Tom Hodgkin said that the necessary utility and the related aesthetics are well balanced in the modified plan.
14. Bill Couch said that he is in favor of any plan that will get a store downtown. He asked those in the audience for a show of hands in support of the application and there were many.
15. Carlene Laughlin asked what the status of the lawsuit is. Molly Ackerly, a board member of the Norfolk Foundation but not acting as their attorney, said she has been in communication with Attorney McDermott who has written a letter stating that with the approval of the relocation of the chimney as pictured in the August 25, 2016 application

modification plan there would be no further purpose in pursuing the pending appeal to the Superior Court.

A motion made by Tom Fahsbender, seconded by Paul Madore, to close the Public Hearing was approved unanimously.

## **6. Deliberations:**

A. Schuyler Thomson turned the chairmanship of the meeting back over to Michele Sloane.

A motion was made by Betsy Little, seconded by Byron Tucker, to approve the August 9, 2016 application as modified by the 9 page revised site plan dated August 29, 2016.

1. Michele Sloane noted that the Commission already unanimously approved the 6 Station Place Application and Site Plan and the appeal being discussed was brought on not by the Commission, but by Joe Stannard, an adjoining property owner. Michele Sloane then referred the commission to Glenn Chalder's Village District Report.
2. Tom Fahsbender said that the architectural appropriateness of the exhaust vent deserves consideration.
3. Paul Madore said that the south roof of #6 Station Place is the first thing that is seen when walking down the hill via the library walkway into town. Joe Stannard is the only person who sees the south roof while everyone will see the north roof.
4. Schuyler Thomson said he would like to go ahead and approve this application.
5. West Lowe stated that he agrees with Mike Halloran's letter in which Mike says that typically a chimney of this mass (4' x 4') would exit through the peak of a building as seen in many 18<sup>th</sup> century houses in New England. West said design guidelines in the Village District say that modifications to existing buildings shall be harmoniously related to their surroundings and screened from public view and thus he thinks the stack should be on the back and he would deny this application.
6. Tom Fahsbender said that the vent will be seen anywhere it exits the roof.
7. Michele Sloane read Design Guidelines in a Village District, Section 809.N of the Regulations, into the record.
8. Betsy Little said that the Foundation and Pete Anderson have worked long and hard to come up with a sensitive design that is compatible with the surroundings.

9. Michele Sloane called for each commission member to vote. The motion carried with 4 in favor (Betsy Little, Byron Tucker, Tom Fahsbender and Schuyler Thomson) and 2 against (West Lowe and Paul Madore).

**7. Adjournment:**

A motion made by Byron Tucker, seconded by Schuyler Thomson, to adjourn the meeting at 7:40 p.m. was approved unanimously.

Respectfully submitted,

A handwritten signature in black ink that reads "Betsy Little". The signature is written in a cursive style with a large initial "B".

Betsy K. Little  
Secretary