

Town of Norfolk
AMENDED
Zoning Board of Appeals
Norfolk Town Hall, 2nd Floor
19 Maple Ave
Norfolk, CT 06058

Thursday, October 27, 2016

SITE WALK

3:15 at 41 Loon Meadow Drive

Members arrived at property (in the snow!) and were able to orient themselves with propose additions staked, septic tank and setback from road located, and with owner present to answer appropriate orientation questions. Mark Burke, a neighbor, was also present. Owner gave co-chair a letter from another neighbor to be read into the minutes. After orientation, members left to go to Town Hall for vote.

SPECIAL MEETING

Minutes

1. The meeting came to order at 3:45 pm at the Town Hall
2. **ROLL CALL:** Dan Green (Co-Chairman), Mary Reeve (Co-Chairman), Melissa Robinson (Secretary), Sarah Bruso, Bill Couch, Chris Peterson (alt.), ZEO Michael Halloran
3. **Continuance of PUBLIC HEARING:** #16-001 41 Loon Meadow Drive for Angela Grano requesting front set-back requirements for two additions to residence. Co-chair read letter from neighbors, the Velings, into the record. Because other neighbor Mark Burke was unable to come to Town Hall, member Couch paraphrased his support of granting variance for the recording of public meeting. New information (regarding distances of footings from septic tank from TAHD Tom Stansfield) was also added by ZEO.
4. **Approval of Minutes SPECIAL MEETING October 20, 2016:** Bruso moved to accept minutes with the following correction (bolded) in the last sentence of Item 3 – “She handed out instructions for decision-making and voting, also pointing out that current CT Supreme Court ruled on specific cases where ZBAs have **not** approved more non-conforming space to an existing non-conforming structure.” Peterson seconded. Approved unanimously.
5. **DISCUSSION, DELIBERATION**
Discussion followed regarding determination of a hardship, whether all other available options have been investigated and whether this variance should be considered a unique circumstance. Adding more non-conforming space to an already non-conforming structure was discussed in context of all these factors. Bruso moved to close discussion. Reeve seconded. Approved unanimously. Reeve then moved to approve the request for the front setback variance, Couch seconded. The motion was denied unanimously as no hardship was found and that a non-conforming structure may not be made more non-conforming.
5. **ADJOURNMENT** It was moved to adjourn at 4:20 pm

Respectfully submitted,

Melissa Robinson, Secretary