

CONDITIONS & TRENDS

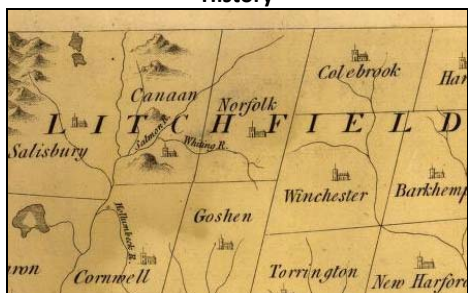
Overview

This booklet provides a general overview of conditions and trends affecting Norfolk in 2018. It has been prepared to provide a foundation for discussion of strategies for the future conservation and development of Norfolk as part of the process of formulating the 2019 Plan of Conservation and Development.

“If we could first know where we are, and whither we are tending, we could then better judge what to do, and how to do it ...”

Abraham Lincoln
American President

History



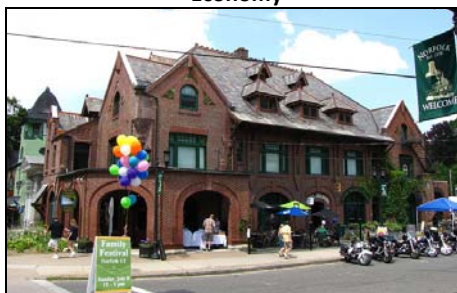
People



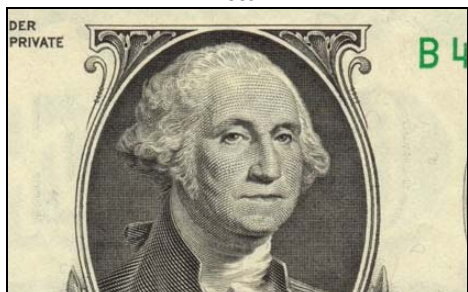
Housing



Economy



Fiscal



Land Use / Zoning



Music In Norfolk

Music in Norfolk has a rich history.

In the late 1800s, residents Ellen Battell and her husband Carl Stoeckel (son of the Yale School of Music's first professor) began hosting music and choral concerts at their property in Norfolk. Music festivals have been held in the renowned Music Shed on that property each summer since 1906.

Now, the facilities are held in trust for Yale University's Summer School of Music and the Norfolk Chamber Music Festival. Each year, musicians, singers, conductors and composers come to Norfolk to spend the summer participating in education and performance programs. Many Norfolk residents board these participants in their homes during the summer.

In addition, Norfolk is home to Infinity Hall. The building was privately built around 1900 as a multi-purpose / performance space for the community. Although there was a period when the building was not fully used, it was renovated as a seasonal theater around 1999 and then later renovated into a year-round music hall. Now, Infinity Hall hosts scores of musical shows each year bringing artists and audiences from far and wide to Norfolk.

History

The area known as Norfolk has experienced at least five major historical eras.

Pre-Historic Era - The first era was the time before written history in this area. The landscape of the area we now know as Norfolk evolved over millions of years as a result of massive geologic forces. Native Americans are believed to have inhabited this general area for about the last 10,000 years.

Early Settlement Era - The "settlement era" (from 1744 to about 1800) was the next major phase in Norfolk's history. While settlement of Connecticut began around 1633 along the Connecticut River, settlement had not progressed to this remote location due to challenges associated with transportation and fear of Native Americans. As population grew in other areas, there was interest in settling in new areas. To facilitate this, the Colony of Connecticut "claimed" the land and it was auctioned to early settlers who were willing to build homesteads here. The primary economic activities were subsistence agriculture with some basic mills (sawmill, grist mill, fulling mill, etc.). The Town of Norfolk was established in 1758.

Industrial Era – From about 1800 to about 1870, entrepreneurs took advantage of water power available along the Blackberry River and Norfolk became a bit of an industrial center with mills and businesses established along the river. At one time, it is estimated that there were over 40 industrial operations established in this area. After about 1870, Norfolk's locational advantages for industry decreased as cheaper labor and other sources of power (steam, electric, etc.) became more available in other areas.

Resort Era – The years from about 1870 to about 1830 were a grand time in Norfolk. The introduction of rail service (Hartford to Millerton, NY) made Norfolk more accessible and the bucolic character and crisp air attracted visitors from afar. Several hotels were established and Norfolk became a music, cultural and recreational center. Water, sewer, electric, and telephone services were established. The depression of the 1930s brought a close to the resort era in Norfolk and it was not resurrected after World War II due, in part, to changing consumer preferences, the decline of passenger rail service, and the proliferation of the automobile.

Rural Era - The current era reflects the automobile-oriented culture of the last 80 years or so. While this allowed people to live in Norfolk and work in other communities, it also meant that Norfolk residents could shop in other areas as well. The net effect is that Norfolk became more of a residential / recreation / retirement community with a less robust downtown area. Norfolk's reputation as a cultural focal point has continued.

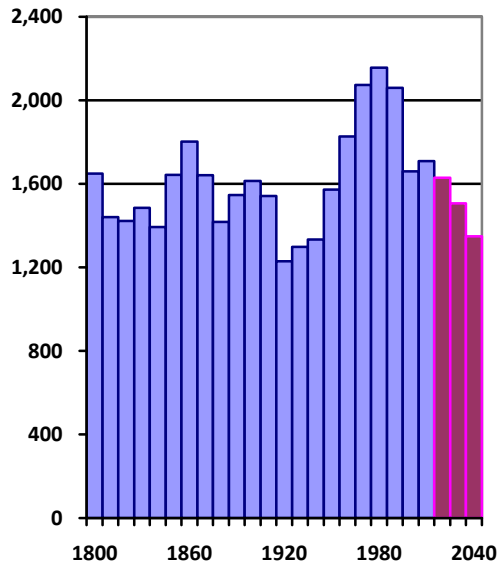
People

According to the Census, Norfolk had 1,709 residents in the year 2010. Recent estimates by the American Community Survey (ACS) suggest the population may have decreased to 1,550 residents by 2015.

Over the past 200 years, Norfolk's population has fluctuated between about 1,400 people and 2,150 people. Although population jumped between 1960 and 1990, much of this reflects the Deerspring Bruderhof (a Christian religious community) of about 350 people which moved from Norfolk in the late 1990s.

While underlying population growth had been growing slowly but steadily since about 1920, State population projections anticipate a decrease in Norfolk's population in the future due to the aging demographics.

Population Growth (1750 - 2030)

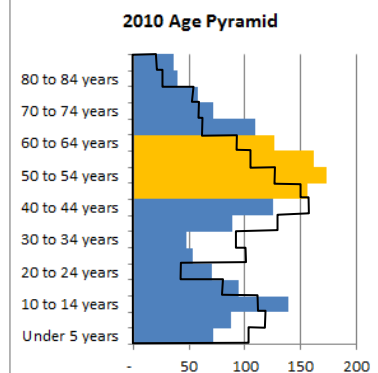
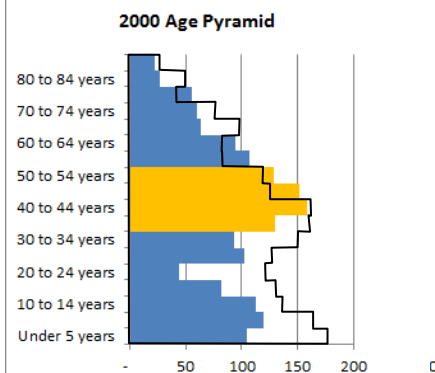
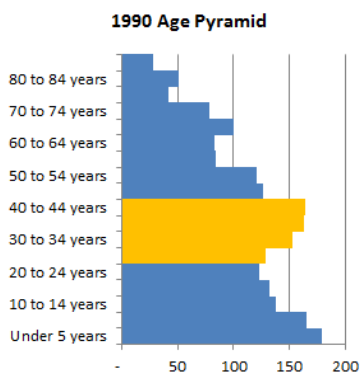


Population Over Time

Year	Population
1800	1,649
1810	1,441
1820	1,422
1830	1,485
1840	1,393
1850	1,643
1860	1,803
1870	1,641
1880	1,418
1890	1,546
1900	1,614
1910	1,541
1920	1,229
1930	1,298
1940	1,333
1950	1,572
1960	1,827
1970	2,073
1980	2,156
1990	2,060
2000	1,660
2010	1,709
2020	1,629
2030	1,506
2040	1,348

Historic - 1900 - 2010 Census.
Projections - www.ctsdc.uconn.edu

The main demographic consideration for Norfolk is that the age composition of the community will continue to change in the future. Due to improvements in healthcare, people are living longer and the age composition of Norfolk (and many other communities) reflects an increase in the number of older residents. This can have implications for municipal services, volunteerism, philanthropy, and other considerations. In the following age charts, each bar represents a five-year age group and the length of the bar reflects the number of people. Orange bars reflect "baby boomers", people born between about 1945 and about 1964. The black outline shows the age composition in the prior decade.



Median Population Age

Town	Median Age
Cornwall	52
Goshen	52
Norfolk	52
Canaan	51
Colebrook	48
Winchester	47
North Canaan	45
STATE	40

CERC, 2017

Median House Sales Price

Town	Sales Price
Cornwall	\$424,600
Goshen	\$382,600
Norfolk	\$297,800
Colebrook	\$289,200
Canaan	\$273,400
STATE	\$270,500
North Canaan	\$217,900
Winchester	\$180,300

CERC, 2017

Jobs In Community

Town	Jobs
Winchester	3,388
North Canaan	1,932
Canaan	930
Cornwall	405
Goshen	380
Norfolk	353
Colebrook	NA

CERC, 2017

Median Household Income

Town	Income
Goshen	\$92,361
Colebrook	\$81,172
Cornwall	\$75,833
Norfolk	\$72,875
Canaan	\$72,231
STATE	\$70,331
North Canaan	\$69,231
Winchester	\$52,757

CERC, 2017

Housing

According to the Connecticut Economic Resource Center (CERC), Norfolk had 940 housing units in 2015. Census data indicates that about 20 percent of all housing units in Norfolk in 2010 were kept for recreational or occasional use by persons living elsewhere. If all these housing units were occupied year-round, Norfolk might have a total population of over 2,200 residents.

Most housing units in Norfolk (89 percent) are single-family dwellings. Census data shows that 67 percent of all occupied housing units in the year 2010 were occupied by one or two people.

According to CERC, the median sale price of a house in Norfolk in 2015 was \$297,800. This is higher than the county median of \$254,600 and the state median of \$270,500.

Economy

According to CERC, Norfolk had 900 residents in the labor force (people willing and able to work) in 2015. Since CERC reports that there were 353 jobs in Norfolk, it can be seen that about 550 Norfolk residents rely on other communities in the region for employment. Employment locations for Norfolk residents have become more dispersed over the past 10 years or so.

Not surprisingly for a rural community, there are many Norfolk residents who report that they work at home.

According to CERC, the median household income in 2015 was \$72,875. This is higher than the county median (\$72,061) and the state median (\$70,331).

Norfolk House



Infinity Hall



Fiscal Overview

Key fiscal indicators which reflect the circumstances affecting Norfolk and surrounding communities are presented below.

Compared to nearby communities, Norfolk has:

- the second highest tax base on a per capita basis.
- the third lowest equalized mill rate (taxes as a percent of market value) among nearby communities.
- the second highest tax levy on a per capita basis.

$$\boxed{\text{Per Capita Equalized Net Grand List}} \times \boxed{\text{Equalized Mill Rate}} = \boxed{\text{Per Capita Tax Levy}}$$

	Per Capita Equalized Net Grand List (2015)	Equalized Mill Rate	Per Capita Tax Levy (2015)
Cornwall	\$366,718	21.83	\$4,277
Norfolk	\$255,673	15.68	\$4,009
Goshen	\$254,798	13.53	\$3,448
Canaan	\$186,325	17.56	\$3,272
Colebrook	\$166,322	11.66	\$3,632
North Canaan	\$126,135	21.30	\$2,686
Winchester	\$88,289	23.08	\$2,038

CERC, 2018

Equalized Net Grand List

Equalized net grand lists are the estimated full market value of all taxable property in a municipality and are developed by the Connecticut Office of Policy and Management from assessment / sales ratio information.

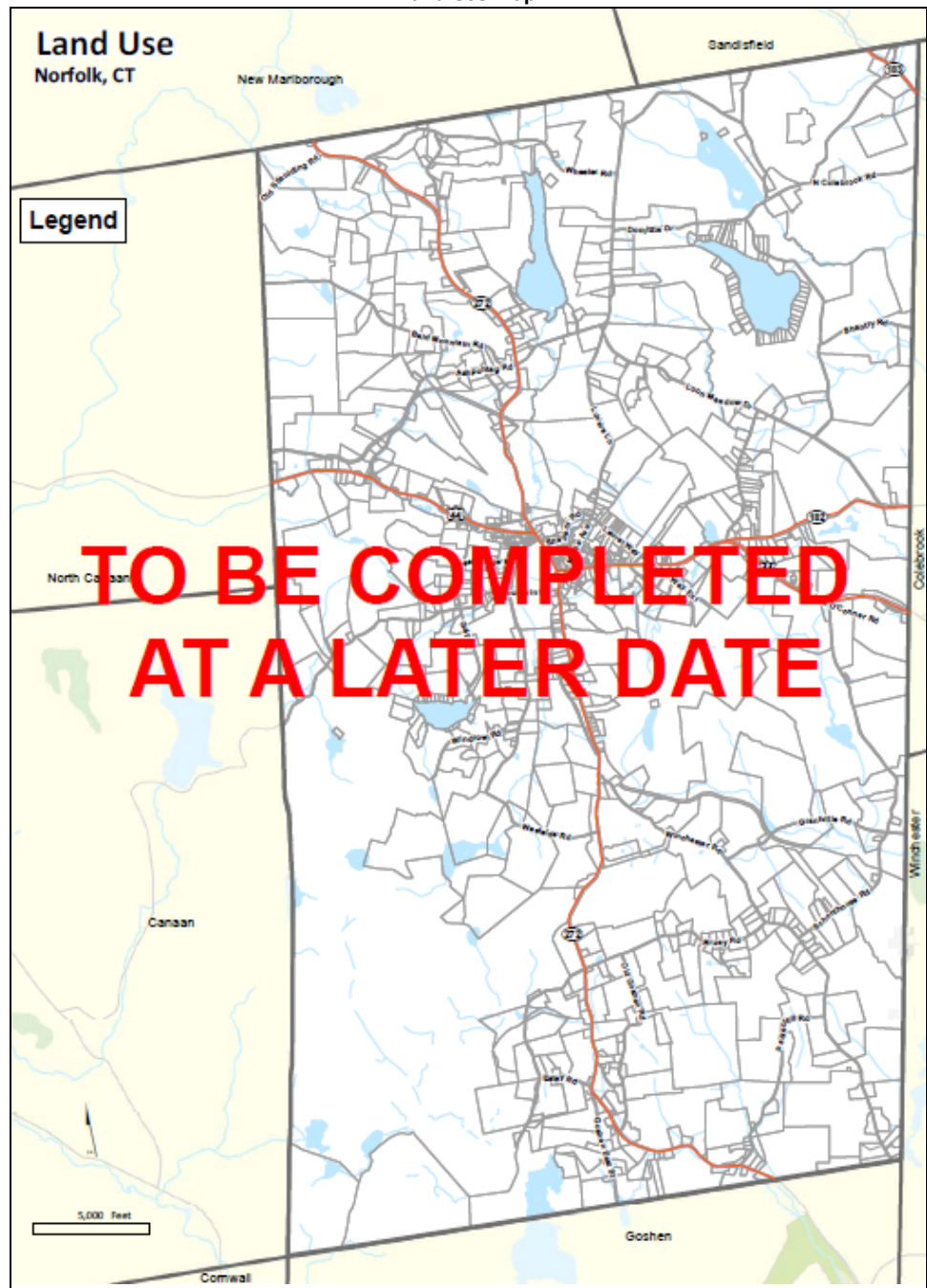
To calculate the assessment / sales ratio, actual sales prices are compared to assessed values. For example, a home that has an assessed value of \$100,000 and sells for \$200,000 has an assessment / sales ratio of 50%.

Tabulation

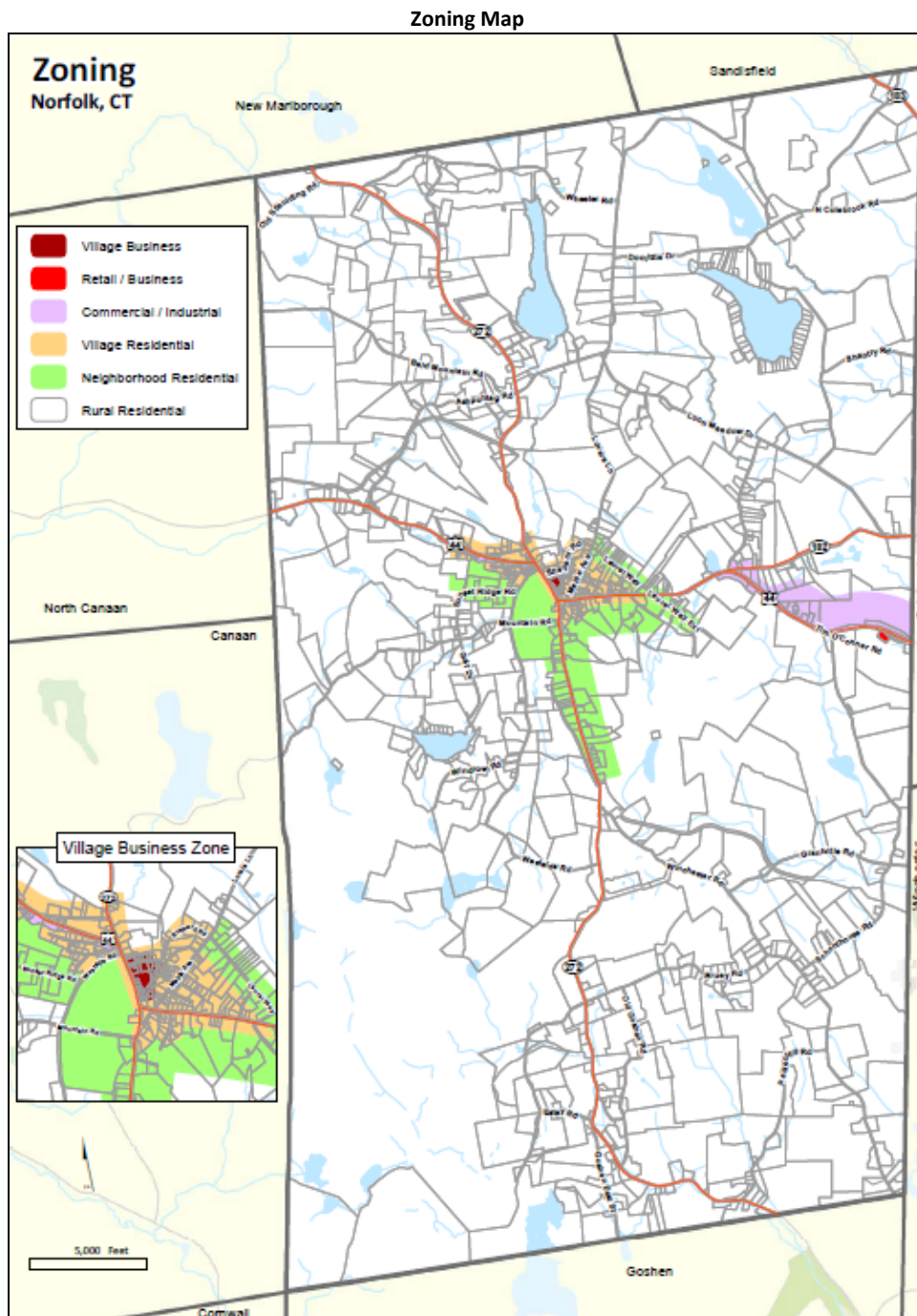
A land use tabulation will be conducted at a later date.

Land Use

Land Use Map



Zoning



Observations

A number of zoning boundaries in Norfolk do not follow property lines.

Section 1.03.7 of the Norfolk Zoning Regulations indicates, in such situations, that a use permitted in one zone may be extended into the other zone for a distance of up to 50 feet.

