

NORFOLK PLANNING & ZONING COMMISSION

Regular Meeting

November 13, 2018 @ 6:30 p.m.

Minutes

Present: Michele Sloane – Chair, Schuyler Thomson, Tom Fahsbender, Larry Freedman, Paul Madore, Marion Felton (alternate) and West Lowe (alternate)

Also Present: Lou Barbagallo, Kate Johnson. 2 students from Regional 7 School

1. Call to Order - 6:30 pm

2. Roll Call - West to sit for Betsy Little. Marion to sit for Byron Tucker.

3. Agenda Review -

Michele Sloane asked to add the following agenda item under #8, Bills and Correspondence:

- Report on the Agritourism meeting sponsored by NWHCOG. Motion by Marion Felton, second by Schuyler Thomson was approved unanimously.

4. Approval of Minutes - Motion to approve the minutes for the October 9 regular meeting as prepared was made by West Lowe seconded by Marion Felton and approved unanimously.

5. Public Comment - Two students from Regional 7 school stated they were attending tonight's Planning and Zoning meeting as a requirement for a science class.

6. Old Business - none

7. New Business -

Foundation for Norfolk Living

Lou Barbagallo and Kate Johnson attended to inform the Commission of their next project. They are planning to “revive” an old plan to create affordable housing units on land located on Old Colony Road. Their current plan is to build 6-10 1,2, or 3 bedroom houses that would be built to Net-Zero specifications (each house would produce as much energy as it consumes). A fast-approaching March 19 deadline for State grant funding is pushing their need to inform the Commission as soon as possible of the project. They are looking at 3 possible approaches to petitioning zoning to obtain approval for their plans including:

- A. Cluster Development requirements defined in Section 5.02 of the current regulations
- B. Design District requirements defined in Section 5.03 of the current regulations
- C. Section 830.g (friendly) of CT State regulations for Affordable Housing

It is unclear at this early stage of their project which section of regulations would best fit their needs given the state of their current plans, the looming deadline, and the potential need to hold multiple public hearings to obtain approval.

8. Bills & Correspondence

- A. CT Federation of Planning and Zoning Agencies Newsletter was included in the agenda and minutes mailed by Mike Halloran.
- B. A report on the October 17 Agritourism session at the NWHCOG was given by Michele Sloane, Larry Freedman, Mike Halloran, Marion Felton and Tom Fahsbender.
- C. Betsy Little's resignation letter. Betsy asked that the letter be filed with the meeting minutes. A discussion was held to review the concerns she raised in the letter.

9. ZEO Monthly report - included in mailing from Mike Halloran. Larry Freedman asked Mike to follow-up on the letter sent to Karbelnikoff at 290 Ashpohtag Rd,

10. Action Items -

- 1. Michele waiting on approval from Selectman's Office to hire a part-time secretary.

2. Special Meeting to review the POCD will be on November 29. Commission members should review the report prepared by the consultants for the Town charette before this meeting.
3. Michele asked members to think about possible candidates to fill vacancies on the Commission.

11. Adjournment - Motion to adjourn made by Schuyler Thomson at 7:52pm, seconded by Marion Felton was approved unanimously.

Respectfully submitted,

Paul L. Madore, acting Secretary