

NORFOLK PLANNING & ZONING COMMISSION

Regular Meeting
Norfolk Town Hall

Tuesday, October 12, 2021 @ 6:30 p.m.

Approved Minutes

Present: Tom Fahsbender-Chair, Lawrence Freedman, Paul Madore, Melissa Renkert, Edward Barron, Marion Felton, West Lowe (alternate), Jonathan Sanoff (alternate)

Also Present: ZEO Michael Halloran

1. **Call to Order**-6:33 pm
2. **Roll Call** -Jonathan Sanoff was seated for Christopher Schaut.
3. **Agenda Review**- Michael Halloran asked to add corrected minutes from the September 14, 2021 regular meeting to Approval of Minutes
4. **Approval of Minutes**- A motion to approve the minutes as amended for the September 14, 2021 regular meeting was made by Paul Madore, seconded by Melissa Renkert, and approved unanimously.
A motion to approve minutes as amended for the Special Meeting from October 1, 2021 was made by Melissa Renkert, seconded by Edward Barron, and approved unanimously.
5. **Public Comment**- No public comment
6. **New Business**-
 - A. 6:40 pm. Tom Fahsbender read into minutes the continuation of Public Hearing #21-025 for ground mounted solar panels Section 6.10 Litchfield Hills Solar for Ginger Creek Nursery, 764 North St.
Marion Felton stated that she saw the video of the September 14th meeting. Ray Furse, from Litchfield Hills Solar, commented that solar creates clean renewable energy and that this project was reviewed and approved from the USDA as well as Eversource.
A discussion ensued with questions to Mr. Furse and Nash Pradhan, owner of Ginger Creek Nursery.
Eli Hattem, a neighbor of Mr. Pradhan, was asked if he still objected to the project. He said he has some reservations. He is also concerned about the future of maintaining the solar panels as the town had granted a special

permit for Mr. Pradhan in the past to have greenhouses and they have not been maintained.

Jonathan Sanoff made a motion to close public hearing for deliberation and Marion Felton seconded.

It was decided to withhold discussion for solar panels and come back to it later in the evening and to proceed to Foundation for Norfolk Living due to the cost of keeping attorneys for that discussion.

- B. and C** 7:05 Deliberation and possible vote #21-008 Petition from Foundation for Norfolk Living (FNL) for text amendment to the Norfolk Zoning Regulations, Section 5.04 Haystack Woods Overlay Zone, for creation of a town road to property located at Old Colony Road in conjunction with deliberation and possible vote #21-009 from FNL for a resubdivision of property at Haystack Woods, Old Colony Rd. including proposal for new Town Road.

Melissa Renkert recused herself and West Lowe was seated.

Marion Felton said she had reviewed videos of meetings and materials.

Michael Halloran passed out an email from P & Z attorney Michael Zizka.

Attorney Zizka said these were changes made to September 14, 2021 draft.

Attorney Zizka said that they were only minor changes.

Glenn Chalder, consultant to P&Z from Planimetrics, explained the order that the Commission approach the approvals and voting.

Michael Zizka pointed out that the effective date of the text amendment has to be after the notice of adoption.

Tom Fahsbender then mentioned that he would like to clarify that the first thing to do was to approve the text amendment and approve the effective date. The notice of adoption must be published within 15 days of the decision.

Michael Halloran then clarified that they have 65 days to deliberate.

Tom Fahsbender then opened the text amendment discussion.

If there is anything else on the overlay zone text Tom Fahsbender said they will go over it again.

Next are waivers. The Commission will need to approve each waiver separately.

Glenn Chalder said for the record that Ken Hrica in August submitted justification for each waiver.

Lawrence Freedman suggested a Special Meeting to go through the documents with the changes that will be made. It was decided to have a Special Meeting on October 26, 2021.

Michael Zizka then went over the changes the Commission had made to his documents to make sure they were accurate.

Melissa Renkert then returned from her recusal.

- C. The Commission returned to deliberations and discussion of the continuation of Public Hearing #21-025 for ground mounted solar panels Section 6.10 Litchfield Hills Solar for Ginger Creek Nursery, 764 North St.

It was decided to approve this application with the following conditions:

- 1- A minimum of 20 arborvitae trees, no less than 4' in height, shall be planted according to site plan submitted October 12, 2021.
- 2- The Arborvitae shall be planted concurrently or prior to the installation of the solar array.
- 3- Ongoing maintenance and replacement of dead or damaged Arborvitae shall be replaced as soon as possible with the same type of tree and shall be no less than 4' in height when planted.

Marion Felton made a motion to approve the application #21-025 for ground mounted solar panels Section 6.10 Litchfield Hills Solar for Ginger Creek Nursery, 764 North St. with conditions, Melissa Renkert seconded, and it was approved unanimously.

7. Bills & Correspondence-

- A. Minutes for the regular meeting of Inland Wetlands Agency September 13, 2021 were distributed.
- B. A preliminary draft for the Town of Norfolk Housing Plan was distributed. Tom Fahsbender stated that he requested the Commission look over and give feedback at the next meeting.

8. **ZEO Monthly report-** Michael Halloran said that two zoning permits were approved and that he is filling out a Wetlands permit and P&Z Special Permit for the Town Farm. Tom Fahsbender thinks that this will help move this forward.

9. **Adjournment-**A motion to adjourn was made at 10:30 by Jonathan Sanoff, seconded by Paul Madore, and approved unanimously.

Respectfully submitted,
Marinell Crippen, Secretary