

NORFOLK PLANNING & ZONING COMMISSION

Special Meeting
Conducted Via Zoom
May 11, 2021 @ 6:00 p.m.

Approved Minutes

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

Also Present: ZEO Michael Halloran

Call to Order-6:10 pm.

Approval of Minutes-

A motion to approve the minutes as amended for the March 9, 2021 regular meeting was made by Paul Madore, seconded by Christopher Schaut, and approved unanimously.

A motion to approve the minutes for the April 13, 2021 meeting was made by Melissa Renkert, seconded by Marion Felton, and approved unanimously.

Old Business-

A. Public Hearing for application #21-012 from Bartosz Toczykowski representing Coleen Hellerman, owner of the property at 139 Mountain Rd., was opened to consider construction of a five bay equipment garage. Tom Fahsbender read the legal notice into the record and conducted a roll call of seven voting members. Michael Halloran verified that five certified mailings had been sent and all came back signed.

Mr. Toczykowski shared his screen and described the proposed site development. Article 3.03-1B3 states that any garage larger than four bays or larger than the principal structure, requires a Special Permit approval. The proposed garage is both five bays and 400 square feet larger than the existing house.

It was noted that Inland Wetlands had reviewed and approved the project. The Commission raised several questions which were answered thoroughly by Mr. Toczykowski. Christopher Schaut noted that the project fit with the Zoning excavation regulations.

Felix Graham-Jones, abutting neighbor of the project, was concerned with light trespass. There was much discussion regarding the lighting of the Garage. With no further questions, a motion to close the public hearing was made by Paul Madore, seconded by Christopher Schaut, and approved unanimously.

A motion was made by Melissa Renkert and seconded by Paul Madore to approve the application #21-012. Discussion among the Commission included two conditions of approval; The sole purpose of the building will be for residential use by the owner and family, and to restrict the use of exterior lighting over the garage doors when not in use.

The motion to approve with conditions was unanimous.

- B.** The Public Hearing to consider proposed changes to the Zoning Regulations, initiated by the Town of Norfolk Planning and Zoning Commission, was opened at 7:11 pm. Tom Fahsbender read the legal notice into the minutes and conducted a roll call of the seven voting members. Michael Halloran read into the minutes the referral response letter from the Northwest Hills Council of Governments.

Glenn Chalder, from Planimetrics, was in attendance and presented a brief power point presentation of the proposed changes. The proposed amendments included "farm stand" and "roadside stand" as definitions and addressed them as accessory uses in residential zones. There were also changes regarding keeping of farm animals. Regulations regarding signs in residential zones were updated also. The proposed amendments also introduced a pre-application process.

There being no further discussion, a motion was made to close the public hearing by Lawrence Freedman, seconded by Marion Felton, and approved unanimously.

Lawrence Freedman made a motion seconded by Paul Madore, to approve the changes to regulations. Christopher Schaut amended the approval to have an effective date of May 30, 2021. The motion to approve was unanimous.

- C. And D.** The Public Hearings, #21-008 Petition from Foundation for Norfolk Living 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 Rd. and #21-009 from the Foundation for Norfolk Living for a re-subdivision of property at Haystack woods, off Old colony Rd., were heard concurrently. The Hearing opened at 7:25 pm.

Melissa Renkert recused herself from discussion. West Lowe, alternate, was seated for her.

Edward "Ned" Barron gave a very well thought out and researched presentation on his decision not to recuse himself from the proceedings.

Tom Fahsbender read the legal notices into the record and Michael Halloran verified that all Certified Mailings were sent and all but one returned.

Kate Johnson, President of the Foundation for Norfolk Living, gave a brief presentation on changes to the applications. Johnson had not yet had the

opportunity to respond to questions that had been sent to her from Glenn Chalder, consultant to the commission. Chalder had issued a report on May 4, 2021 for the Commission, which was forwarded to FNL regarding the revised development plan and the re-subdivision of land at Haystack Woods. Kate Johnson asked for a continuance of the Hearing to review the report.

Christopher Schaut made a motion to continue Public Hearing until June 22, 2021 at 6:45 pm, seconded by West Lowe, and approved unanimously.

Bills & Correspondence-

All received the newsletter from the Connecticut Federation of Planning and Zoning Agencies.

ZEO Monthly report- It was a busy April. Tobey pond structure has started.

Adjournment-A motion to adjourn was made at 8:15 by Lawrence Freedman, seconded by Christopher Schaut, and approved unanimously.

Respectfully submitted,

Marinell Crippen, Secretary