

NORFOLK PLANNING & ZONING COMMISSION

Regular Meeting

Conducted Via Zoom

February 9, 2021 @ 6:30 p.m.

Draft Minutes

Present: Tom Fahsbender-Chair, Lawrence Freedman, Paul Madore, Christopher Schaut, Melissa Renkert, Edward Barron, West Lowe (alternate), Marion Felton at 6:37 p.m.

Also Present: ZEO Michael Halloran

1. **Call to Order-** 6:30 pm
2. **Roll Call** – Alternate West Lowe sat for Marion Felton until 6:37 p.m.
3. **Agenda Review-**Tom asked to add an email he sent everyone about an affordable housing steering committee from Northwest Hills Council of Government (NHCOG). A motion to add this item to Bills and Correspondence was made by West Lowe, seconded by Paul Madore, and approved unanimously.
4. **Approval of Minutes-**A motion to approve the minutes as amended for the January 12, 2021 meeting was made by Paul Madore, seconded by Melissa Renkert, and approved unanimously.
5. **Public Comment-**Susan MacEachron announced that she was on the zoom call for Norfolk Now.
6. **New Business-**None
7. **Old Business-**
 - A. The Commission worked on verbiage for some of their regulations. Discussed were the differences with sizes and definition of roadside stand, farm stand, greenhouses and nurseries. Various changes were discussed, and the Commission came to a consensus. Lawrence Freedman moved to accept changes made by the Commission. Christopher Schaut seconded, and the changes were approved unanimously.

B. The motion to have a public hearing scheduled for April 13th at 6:45 p.m. to adopt changes to the regulations, was made by Christopher Schaut, seconded by Paul Madore, and approved unanimously.

8. Bills & Correspondence-

- A. Christopher Schaut made a motion to pay Planimetrics invoice #1744 for \$500.00, Marion Felton seconded, and it was approved unanimously.
- B. Michael Halloran sent everyone the Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter.
- C. Tom Fahsbender discussed the email he forwarded to everyone regarding the invitation from NHCOCG which is putting together a steering committee to discuss affordable housing in Norfolk. If anyone is interested in attending let Tom know as he will be going as well.
- D. Michael Halloran sent everyone a newsletter from NHCOCG for the schedule of 5th Thursdays.

9. ZEO Monthly report-

- A. Michael Halloran provided the Commission a preliminary report from Glenn Chalder, Planimetrics and an opinion letter from Attorney Dave Cusick responding to the questions the Commission had regarding whether or not the proposal for the text amendment changes from the Foundation for Norfolk Living, should be considered a re-subdivision. Kate Johnson, President of FNL, also sent an email stating that FNL would be submitting an application for a re-subdivision of land. She also stated that she would ask for an extension to the opening of the scheduled March 9, 2021 Public Hearing for the text amendment. It was suggested that she withdraw her current application and resubmit both new applications at the same time.
- B. A discussion was held about uses at 118 Laurel Way. It was decided that no decisions would be made until a specific use was requested.

10. Action Items-

- A. Michael Halloran will send a letter to NHCOCG for regulation changes.
- B. Michael Halloran will have Glenn Chalder print out language for the changes to the regulations and will send them to everyone before the next meeting.
- C. Michael Halloran will ask Glenn Chalder whether the applications referred to in 9A. should be acted upon by the Commission in a particular order.

11. **Adjournment**-A motion to adjourn was made at 8:32 by Paul Madore, seconded by Christopher Schaut, and approved unanimously.

Respectfully submitted,

Marinell Crippen, Secretary