

**Town of Norfolk**  
**Zoning Board of Appeals**

Town Hall, 19 Maple Ave.  
Monday September 20, 2021  
Special Meeting Minutes

1. **Call to Order** – 5:58 Co-Chair Reeve asked if anyone needs to recuse themselves from tonight’s meeting. No response.
2. **Roll Call** – Reeve (Co-Chair,) Green (Co-Chair,) Robinson (Secretary,) Bruso, Peterson(alt – seated for W. Couch), Halloran (ZEO)

Public Meeting Minutes  
6:00pm

3a. **#001-21 10 River Place**. Legal notice read into record. Matt Geanapoulos appeared for CT State Department of Transportation (DOT) to describe the process of State of Connecticut uses to seek variances for non-conforming lots in conjunction with replacement of the River Place Bridge. Design is complete with proposed widening of road surface. Project construction is scheduled to begin in April 2022 and continue to midsummer 2023 with alternating one-way traffic providing access to residents. For 10 River Place DOT must obtain a lot area variance.

3b. **#002-21 187 Greenwoods Road West**. Legal notice read into record. DOT must obtain a lot area and a setback variance.

3c. **#003-21 5 River Place** Legal notice read into record. Property owner Margaret Burnett asked about removal of trees, Geanapoulos spoke to her privately. DOT must obtain a lot area variance. Reeve moved to close the public hearing at 6:31.

Special Meeting Minutes

4. Discussion and deliberation. All lots are already non-conforming. Square footage of land condemned is small, on steep river bank and on river bed. Bridge needs replacement, design complete as is funding. Reeve moved to overturn ZEO denial of **#001-21 10 River Place** – Approved. Reeve moved to overturn ZEO denial of **#002-21 187 Greenwoods Road West** – Approved. Reeve moved to overturn ZEO denial of **#003-21 5 River Place** – Approved.
5. Adjournment – Bruso moved for adjournment at 6:36 pm.

Respectfully submitted,

Melissa Robinson