

## NORFOLK PLANNING & ZONING COMMISSION

Regular Meeting  
Norfolk Town Hall

January 11, 2022 @ 6:30 p.m.

### Approved Minutes

**Present:** Christopher Schaut-Chair, Kevin Gundlach, Paul Madore, Melissa Renkert, Jonathan Sanoff, Edward Barron (alternate), Wiley Wood (alternate)

**Also Present:** ZEO Michael Halloran

1. **Call to Order**-6:33 pm
2. **Roll Call** -Wiley Wood was seated for Tom Fahsbender. Edward Barron was seated for Marion Felton.
3. **Agenda Review**-None.
4. **Approval of Minutes**- A motion to approve the minutes as amended for the December 14<sup>th</sup>, 2021 regular meeting was made by Paul Madore, seconded by Jonathan Sanoff, and approved unanimously.
5. **Public Comment**-None
6. **Old Business**-
  - A. Continuation of Public Hearing #21-030 amended application for 599 Greenwoods Rd. East, Building, Uses, and Facilities for the Town of Norfolk. Section 4.03-1F1 processing and storage of earth materials.  
Matt Riiska, First Selectman, said he had nothing more to say. Michael Halloran stated that the Wetlands Agency approved the Wetlands application with conditions. He also noted that last month's Zoning waivers were approved. Discussed proposed conditions of approval. Michael Halloran read into the minutes a letter he wrote to Matt Riiska stating that the Wetlands approval was granted with the twelve standard conditions of approval along with nine additional conditions. These conditions were forwarded to the Zoning Commission. The public had no questions or comments. Jonathan Sanoff moved to close public hearing, Melissa Renkert seconded, and the motion was approved unanimously.  
Christopher Schaut then opened the Commission's discussion. The Commission reviewed a draft of conditions of approval of the Town Farm 2022 and made several changes. Conditions of approval now reads:

Conditions of approval Town Farm 2022

1. House of operations for private contractors: Monday-Friday 7:00 am-5:00 pm and no holidays.
2. No retail sales.
3. Municipal public works related projects only, including water, sewer and utilities.
4. Signage at the fueling pad. Signage is no larger than two square feet.
5. Approval subject to Inland Wetlands condition of approvals.

Melissa Renkert made a motion to approve Application #21-030 with the amended conditions, Edward Barron seconded, and the application was approved unanimously.

- B. Discussion of text amendments changes, including ground mounted solar collectors, PA 21-29, and a meeting with Glenn Chalder from Planimetrics. It was decided that Michael Halloran would call Glenn Chalder and have him review PA 21-29 and meet with the Commission in February to discuss any needed changes.

7. **New Business-** Possible Election of alternate member.

It was decided to wait until Phyllis Bernard could attend the meeting next month so she could be asked questions by the Commission.

8. **Bills & Correspondence-** None

9. **ZEO Monthly report-** nothing new.

10. **Action items and responsibilities**

Michael Halloran to contact Glenn Chalder and Phyllis Bernard.

11. **Adjournment-**A motion to adjourn was made at 7:39 by Jonathan Sanoff, seconded by Paul Madore, and approved unanimously.

Respectfully submitted,

Marinell Crippen, Secretary