

## NORFOLK PLANNING & ZONING COMMISSION

Regular Meeting  
Norfolk Town Hall  
April 12, 2022  
**Approved Minutes**

**Present:** Chris Schaut- sat as chairman, Paul Madore, Melissa Renkert, Marion Felton, Kevin Gundlach, Steve Landes (alternate), Edward Barron (alternate), and Wiley Wood (alternate).

**Also Present:** ZEO Michael Halloran

1. **Call to Order**-6:31 pm
2. **Roll Call** -Steve Landes sat for Tom Fashbender and Edward Barron sat for Jonathan Sanoff.
3. **Agenda Review**- Nothing was added.
4. **Approval of Minutes**- A motion to approve the March 8, 2022 minutes as amended was made by Melissa Renkert, seconded by Marion Felton, and approved unanimously.
5. **Public Comment**- There was no public comment.
6. **New Business**-
  - A. An application #22-008 from the Ellen Battell Stoeckel Trust, 48 Mountain Road was presented and discussed. Ken Hrica from Hrica Associates presented the Special Permit application which includes student housing at the Eldridge Barn and the expansion of an educational building, the Music Shed (3.02-1F2). Mr. Hrica briefly described the plans which include the expansion of two existing building. Ned Barron asked that Michael Halloran review any records to verify there are no easements or special pre-existing conditions related to these building in the land records at Town Hall.  
Mr. Hrica asked the Commission for two waivers required by the Special Permit application. The first waiver was for a Class A-2 boundary survey. The Land Use Office has two surveys of the property, and the structures are already existing. Mr. Hrica noted that the closest property line to either structure was 140'. Ned Barron made a motion, seconded by Steve Landes that the Commission waive the need for an A2 boundary survey. The motion to approve was unanimous.  
Mr. Hrica then asked for a waiver of a submission of a landscape plan, as required by the permit application. He noted that the Eldridge Barn will only be adding an exterior stairwell addition to the existing building and the existing landscape at the Music Shed will remain as is. Steve Landes made a motion, seconded by Paul Madore that the Commission waive the need of a Landscape plan. The motion to approve was unanimous.  
There being no further discussion, Ned Barron made a motion, seconded by Marion Felton to accept the application #22-008 and to schedule a Public Hearing for Tuesday May 10, 2022 at 6:45 pm at the Town Hall. The motion to approve was unanimous.

- B. An application #22-009 from the Ellen Battell Stoeckel Trust, 48 Mountain Road, was also presented by Ken Hrica. This application is for a Site Plan approval (8.03) as required to determine that a proposed building is consistent with the requirements of the zoning regulations. Melissa Renkert made a motion, seconded by Paul Madore, to accept the Site Plan application and have it run concurrently with the special permit (#22-008). The motion to approve was unanimous.
- C. An application #22-010 from the Foundation for Norfolk Living for Haystack Woods on Old Colony Road was presented. Mr. Hrica presented this application for a modification of a Site Plan approval (8.03G3). The Site Plan had originally been approved in September, 2021 and Mr. Hrica described why the modification was requested. His site plan modification narrative dated 03/28/22 discusses changes triggered by review of the Army Corp of Engineers and the Connecticut Department of Energy and Environmental Protection. Michael Halloran noted that the Wetlands Agency had also reviewed the changes and approved the Wetlands application on April 4, 2022. After some questions from the Commission, Paul Madore made a motion, seconded by Steve Landes, to approve the minor modifications to the site plan dated 03/25/2022, which include changes to Maps C3, C4, C5, and C8, and that no Public Hearing is required. The motion to approve was unanimous.
- D. An informational discussion of a proposed Solar Array at the Town Farm property at 599 Greenwoods Road East, was presented and discussed next. Kirt Mayland, appearing as a consultant for the Town, presented a brief introduction as to what is being planned at the Transfer Station and the old Town Farm site. This would include clearing a site of at least five acres of maturing forest. A solar company, Lodestar the only apparent bidder on the job, represented by three members of their team, Dan Watson, Jeff Macel, and Jaime Smith, presented their plan and answered questions. All of the presenters were making it clear that the Connecticut Siting Council and not the Town Boards and Commissions were involved in the decision making process. Michael Halloran stated that the Planning Commission does though have the opportunity to weigh in with a letter to the Selectman whether or not they feel it is the best use of the town owned land. The Lodestar team, along with Mr. Mayland have agreed to present their plans to the Conservation Commission as well as the Wetlands Agency, and then come back to the Planning Commission with an official proposal.

## 7. **Old Business-**

Michael Halloran reported that Glenn Chalder of Planimetrics had not yet completed the draft regulation updates he has been working on. Glenn would like to schedule a special meeting so that the only discussion would be on the regulation changes. We will wait to hear from him.

## 8. **ZEO report-** See attached

Michael Halloran gave a brief report on the current use of properties at 299-301 Ashpohtag Road. The properties were purchased by a private company and are operating as group

homes. The Commission agreed that Michael Halloran contact Attorney Zizka and receive an opinion regarding uses.

9. **Action Items and responsibilities-** none.

10. **Adjournment-**A motion to adjourn was made at 8:59 by Paul Madore, seconded by Steve Landes, and approved unanimously.

Respectfully submitted,

Michael J. Halloran  
For the Secretary