

## NORFOLK PLANNING & ZONING COMMISSION

Regular Meeting  
Norfolk Town Hall  
May 10, 2022 @ 6:30 p.m.  
**Approved Minutes**

**Present:** Tom Fahsbender-Chair, Paul Madore, Christopher Schaut, Melissa Renkert, Marion Felton, Jonathan Sanoff, Kevin Gundlach, Wiley Wood (alternate),

**Also Present:** ZEO Michael Halloran

1. **Call to Order**-6:30 pm
2. **Roll Call**
3. **Agenda Review**- A motion to add discussion of Village Business District to New Business number 7, was made by Christopher Schaut, seconded by Melissa Renkert, and approved unanimously. A motion to add invoice #1881 to number 8, Bills and Correspondence was made by Christopher Schaut, seconded by Marion Felton, and approved unanimously.
4. **Approval of Minutes**-A motion to approve the April 12, 2022 minutes was made by Christopher Schaut, seconded by Jonathan Sanoff, and approved unanimously.
5. **Public Comment**- There was no public comment.
6. **Old Business**-  
The Public Hearing was to be opened at 6:45 but since it was only 6:30, a motion was made by to move 6C-discussion of proposed Solar Array at Town Farm, to 6A by Christopher Schaut, seconded by Jonathan Sanoff, and approved unanimously.  
**Discussion of proposed Solar Array at Town Farm.** The Commission reviewed and discussed a letter from the Selectman's office asking the Planning Commission to provide a recommendation for a proposed improvement to 599 Greenwoods Road East. The Selectmen and the Norfolk Energy Committee would like to enter into an agreement with Lodestar Energy to install a Solar Array at the Town Transfer Station and another section of land at the old Town Farm property.  
The Planning Commission's responsibility, if they choose, would be to write a letter to the Selectman stating that they approve or disapprove of the proposal as the best use of the town owned property. If they choose to write a letter, it must

be received by the Selectmen within 35 days of the Commissions receipt of the Selectmans letter.

After discussion a motion was made by Jonathan Sanoff, seconded by Marion Felton, that the Commission agreed the proposed solar array would be the highest and best use of the town land and resources, and a letter to recommend approval and such letter to be drafted by such members as the chairman may select. The motion to approve was unanimous.

**Public Hearing-6:54 pm. 22-008 Ellen Battell Stoeckel Trust, 48 Mountain Road Map 7-12, Lot 232; Special Permit application for Student Housing (Eldridge Barn) and Expansion of Educational Building (Music Shed). 3.02-1F2.**

Tom Fahsbender asked if anyone felt they should recuse themselves. Christopher Schaut recused himself. Wiley Wood sat for Christopher Schaut. Tom Fahsbender then took roll call. Legal notices were sent as well as certified mailings to abutters.

**22-009 Ellen Battell Stoeckel Trust Site Plan application 8.03**

It was determined by the Chairman that both applications would be heard at the same time, with separate decisions.

Ken Hrica, engineer, introduced himself on behalf of the Ellen Battell Stoeckel Trust and Yale School of Music. He showed drawings of the project and introduced architect John Martin and Director of Operations John R. (Jack) Beecher.

Matt Riiska, Selectman, emphasized the need for an emergency management plan for the site and said he would work with Jack on this.

Susan MacEachron, an abutting property owner, said she was happy that the trust is making the investment in the buildings but sad that they were taking away housing of students in local dwellings.

Michael Halloran checked land records and said that there were no covenants or easements on the property. Michael Halloran then stated that he had received a letter from Ruth Ann Olsen regarding the project which was read into the minutes.

After much discussion and all questions and concerns addressed, and with no further information asked for, a motion to close the Public Hearing was made by Melissa Renkert, seconded by Jonathan Sanoff, and approved unanimously.

The Commission needed to vote on 1) Special Permit for student housing and the music shed, and 2) Site Plan approval for student housing and the music shed.

A motion for The Commission's approval of Special Permit application at 48 Mountain Road based on presentation that these improvements will have marginal effect on the current character and size of buildings at the estate and

great positive effect on Norfolk's cultural institutions was made by Jonathan Sanoff, seconded by Wiley Wood, and approved unanimously.

A motion to approve 22-009 Ellen Battell Stoeckel Trust Site Plan application 8.03 as has been presented was made by Jonathan Sanoff, seconded by Melissa Renkert, and approved unanimously.

7. **New Business-** Discussion of oversight of village business district. Members of the Commission noticed trees being removed for future work in the business district of Norfolk. The Commission had not been consulted. CGS 8-2j states that the Commission has a responsibility to review all work in the village business district. The Commission was unanimous in agreeing that the proposed work by the Town would need to be reviewed. Tom Fahsbender said that he would speak with Matt Riiska to discuss further as an email discussion has already been initiated.
8. **Bills & Correspondence-** The Commission received the Inland Wetlands minutes from April 4, 2022 and May 2, 2022. Michael Halloran received an invoice from Glenn Chalder, Planimetrics, for the 1<sup>st</sup> quarter of 2022 for \$1,000.00 regarding zoning updates. A motion was made to pay the Planimetrics invoice of \$1,000.00 from Christopher Schaut, seconded by Marion Felton, and approved unanimously.
9. **ZEO Monthly report-** Michael Halloran stated that he received and approved one permit in April. He had one enforcement regarding signage that became compliant. A letter Attorney Mike Zizka wrote concerning the Ashpohtag Road "sober house" and sent to their lawyer was distributed to the Commission. Mike Zizka said he received an email from Attorney Mazzucco, owner of the property that he will get an answer to Attorney Zizka by the end of the week.
10. **Action Items-**Wiley Wood and Tom Fahsbender will write a letter concerning the proposed Solar Array at Town Farm.  
Tom Fahsbender will send an email to Matt Riiska pertaining to the review of village business district.
11. **Adjournment-**A motion to adjourn was made at 8:24 by Christopher Schaut, seconded by Jonathan Sanoff, and approved unanimously.

Respectfully submitted,  
Marinell Crippen, Secretary

