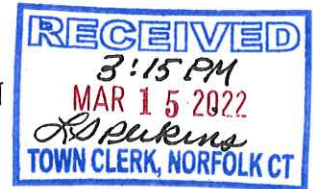


NORFOLK PLANNING & ZONING COMMISSION
Regular Meeting
Norfolk Town Hall
March 8, 2022 @ 6:30 p.m.
Draft Minutes



Present: Tom Fahsbender-Chair, Jonathan Sanoff, Paul Madore, Chris Schaut, Melissa Renkert, Marion Felton (6:38), Steve Landes (alternate), Wiley Wood (alternate), Edward Barron (alternate)

Also Present: ZEO Michael Halloran

1. **Call to Order**-6:31 pm
2. **Roll Call** -Wiley Wood sat for Kevin Gundlach and Edward Barron sat for Marion Felton
3. **Agenda Review**-Michael Halloran asked to add two invoices to 8. Bills and Correspondence. Chris Schaut made a motion to move two invoices to 8. Bills and Correspondence, Melissa Renkert seconded, and it was approved unanimously.
4. **Approval of Minutes**- A motion to approve amended minutes of February 8, 2022 was made by Chris Schaut, seconded by Paul Madore and approved unanimously.
5. **Public Comment**-A motion to move to Bills and Correspondence was made by Jonathan Sanoff, seconded by Chris Schaut and approved unanimously. Marion Felton arrived at 6:38.
8. **Bills & Correspondence**-
 - A. Michael Halloran had passed out to the Commission minutes of the Inland Wetlands meeting on February 7, 2022.
 - B. The annual conference for Connecticut Federation of Planning and Zoning Agencies (CFPZA) is Thursday March 24th if anyone wants to attend
 - C. CFPZA invoice for \$110, for the newsletter the Commission receives is due. A motion to pay the invoice to CFPZA for \$110 was made by Paul Madore, seconded by Marion Felton and approved unanimously.
 - D. An invoice from Halloran Sage # 11377580 for \$375. A motion was made to pay the invoice for legal services, it was seconded by Chris Schaut and approved unanimously.

6. Old Business-

A. Public Hearing 6:45 pm. Application #22-002 George Auclair for property on Greenwoods Rd. East, Map 5-10/2. A Special Permit is required for an automotive service establishment in a Commercial Zone, Section 4.03-1B5. Tom Fahsbender asked if anyone felt they needed to recuse themselves, there were none. Tom Fahsbender read the legal notice into the minutes. He then took roll call for the members to be seated -Chris Schaut, Paul Madore, Marion Felton, Wiley Wood, Melissa Renkert, Tom Fahsbender and Jonathan Sanoff.

Michael Halloran stated that he had received copies of the certified mailings sent to the abutting property owners.

Ron Wolff, professional engineer, representing George Auclair, presented the application. He said they had received approval from DOT for the driveway entrance. He also explained the project to the Commission, mentioning that they had added 10 arbor vitae trees to the Route 44 side of the building, as per requested by the Commission. He then took questions from the Commission.

George Auclair, owner of the building, from 50 Loon Meadow spoke and said that lighting would be minimal.

Michael Halloran said he received a letter from the State regarding the driveway approval, and a copy of the deed of additional land.

The hearing was then opened to the public for questions.

Todd Hiller, a resident of Colebrook, wrote a letter that he read in favor of the project.

Eugene Sokolow, an abutter of the proposed building, spoke in favor of the project.

Phylis Bernard stated that she thinks this could now be an area for more accidents on 44.

Commission asked if there were any more questions or comments, there were none.

A motion to close the public hearing at 7:11 was made by Chris Schaut, seconded by Jonathan Sanoff, and approved unanimously. It was noted by the Commission that the application does substantially comply with the Zoning Regulations and the POCD recommendations. A motion was then made to approve the project as presented, by Marion Felton, seconded by Melissa Renkert and approved unanimously.

B. Discussion of text amendment changes, including ground mounted solar collectors, PA 21-29, and cannabis, both retail and agricultural. Michael Halloran asked Attorney Zizka if the Commission should be opting out of temporary housing. Attorney Zizka responded in an email regarding opting out or not.

The Commission had a discussion about regulating cannabis. It was decided to wait for Glenn Chalder next month to discuss this. The discussion was tabled until next month when Glenn Chalder will be in attendance.

7. **New Business**-there was none.

9. **ZEO report**-

Michael Halloran said there was 1 permit last month and anticipates several more permits this month. He also discussed checking in with Jim Clarke regarding 24-32 Greenwoods Road West for any issued permits or violations. Halloran also stated that he will contact Ben Schiff the owner of the property. A real estate agent called about the possibility of "Glamping" on a property a client was interested in buying on Winchester Road. The Commission stated that they needed more information to give an informed answer. Michael said he would get back to her.

Michael said that the fire department has been working on plans for a new firehouse. They have not submitted an application yet.

10. **Action Items and responsibilities**=The Commission is to think about the cannabis issue. Michael Halloran said he will send them information about it when he receives from Glenn Chalder.

11. **Adjournment**-A motion to adjourn was made at 8:21 by Paul Madore, seconded by Christopher Schaut, and approved unanimously.

Respectfully submitted,

Marinell Crippen, Secretary