

NORFOLK PLANNING & ZONING COMMISSION

Regular Meeting

Norfolk Town Hall

August 8th, 2023@ 6:30 p.m.

Draft Minutes

Present: Tom Fahsbender-Chair, Christopher Schaut, Paul Madore, Melissa Renkert, Jonathan Sanoff, Marion Felton, Edward Barron-alternate, Wiley Wood-alternate, Steven Landes-alternate

Also Present: ZEO Michael Halloran

1. **Call to Order**-6:30pm
2. **Roll Call** –Edward Barron will sit for Kevin Gundlach.
3. **Agenda Review**-None
4. **Public Comment**-none
5. **Approval of minutes**-
Christopher Schaut moved to defer approval of minutes to the next meeting for the July 11th, 2023 regular meeting minutes since there was a page missing, seconded by Edward Barron and approved unanimously.
6. **New Business- Discussion of more changes to blasting at Haystack Woods**
Melissa Renkert recused herself and Steve Landes will sit for her.
Kate Johnson, President of Foundation for Norfolk Living, said that last month at the public hearing they knew they had a big portion of the hillside to remove and that they were given permission to remove it, from the Commission and they had asked for permission for a greater volume than they thought they needed so they did not have to come back. The Foundation had previously explained that there was a probable ledge in the island but they had not quantified that yet. Since they have the blasting services on site and there is a ledge in the island where houses will go and the Department of Housing will fund the blasting for the housing site and so it makes it prudent to go ahead and blast in the island. Bob Rossi, project manager, of Guerrara Construction and Ken Hrica, engineer, were at the meeting as well. Ms. Johnson stated that what they were all here for is a small amount of additional blasting that they would like to do. They were also planning on stockpiling on the center island so they need to do the blasting now before they put more on the site. And she said that completion is important to get it ready for the winter so time is of the essence. Ken Hrica spoke and showed maps of the site and explained the further blasting. 9500 cubic yards were

proposed to be removed last month, and 12,000 were allotted. They are asking to take out 79 cubic yards of additional material. Bob Rossi said that because they are only taking out 79 cubic yards it doesn't change anything very much. Mr. Rossi said that when you probe and find ledge then you blast. He said that if you check ahead the wholes are compromised, so it's not good to probe around. They all agreed that they felt comfortable with the 12,000 cubic yard threshold. Edward Barron stated that the new blasting map shows the green area of blasting bigger than they are asking for and Mr. Hrica said he thinks that is a drafting error.

Jonathan Sanoff made a motion that a public hearing was not required, Steve Landes seconded and it was approved unanimously.

Steve Landes made a motion that we approve request for additional blasting subject to the same conditions as P&Z granted originally as long as they stay within the 12,000 cubic yards and the same time frame, seconded by Jonathan Sanoff and approved unanimously.

Melissa Reckert came back and Steve Landes is no longer sitting.

7. Old Business-

P&Z added one line to Special Permit application for Natural Diversity database area, "the following must accompany this application, compliance for section 8.09J-notification of water company and section 8.09K-notification to DEEP if necessary". Jonathan Sanoff added that they might add "and provide proof of whether compliance is required". Michael Halloran will guide an applicant through the process and the site on P&Z will be updated for DEEP's address.

8. Bills and Correspondence

Minutes of the regular meeting of Wetlands July 10, 2023 were passed out to the Commission.

9. ZEO report

A-GB Green is building a house on Doolittle.

B-A porch is being added on a house.

Two items came in today. An August 7th email about "construction material depot" at the Firehouse property. Michael Halloran read the email. The concern in the email was if the town was in compliance with the P&Z zoning regulations. The material is concerning the gravel that has been stored at the Firehouse for the last several years. For the first year or so it was material that the sewer company was using and now there are huge piles of material for Maple Avenue. They come every morning and deliver two loads and dump them and then take to Maple Avenue, the job is not being done at the Firehouse it is being done on Maple Avenue and technically it is the City Meadow property. This has nothing to do with the gas spill it is about redoing Maple Avenue. It is close to the brook so it involves Wetlands.

It was decided that Michael Halloran will talk to Matt Riiska about moving it to the dump or getting a Special Permit.

C.- Mr. Halloran received an email about the rights to grow marijuana on one's property. Bill Cummings at 14 Sunset Ridge Road is growing pot in 3 hoop houses and fans are going 24 hours a day. What became effective on July 1st, 2023 is that one individual can grow 3 mature and 3 non budding plants, but a household can only grow a maximum of 12 plants. There appeared to be many more than twelve on the property.

Michael Halloran will send the property owner a letter telling them that it is illegal from both the P&Z standpoint and the State of Connecticut, and the plants must be removed and the fans are a nuisance.

D. Melissa Renkert's last meeting is this evening, she is moving out of town. The Committee thanks her for her service and will miss her. Thank you Melissa.

E. Michael Halloran will give a full copy of the minutes to the committee for the next meeting from the last meeting so they may be reviewed and voted on at the next meeting.

10. Adjournment-

Melissa Renkert made a motion to adjourn at 8:45pm, seconded by Marion Felton and approved unanimously.

Respectfully submitted,

A handwritten signature in black ink that reads "Marinell Crippen". The signature is written in a cursive, flowing style.

Marinell Crippen, Secretary