

**TOWN OF NORFOLK PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
NORFOLK TOWN HALL – 2nd FLOOR MEETING ROOM
JANUARY 13, 2026**



1. **CALL TO ORDER & ROLL CALL. 6:30 pm** Chris Schaut-Chair, Jordan Stern, Wiley Wood, Jonathan Sanoff, Steven Landes, Edward Barron, Marion Felton, Stacey Sefcik, ZEO, Marinell Crippen, Recording Secretary,
2. **AGENDA REVIEW.** Wiley Wood made a motion to move #3 to after #4, seconded by Jordan Stern and approved unanimously.
3. **OPPORTUNITY FOR PUBLIC COMMENT.** Moved to after #4.
4. **PUBLIC HEARINGS:**
 - A. Application #25-022 Modification of Site Plan Associated with Special Permit #22-002 originally approved March 8, 2022 and previously amended on October 10, 2023 to Construct Additional 50' x 80' Storage Building at 330 Greenwoods Road East in the Commercial/Industrial Zone. Applicant: Michael Halloran for George Auclair.
Chris Schaut read the Legal Notice into the record.
Proof of Abutter notice was provided by Michael Halloran.
A variance was approved by ZBA on January 8, 2026.
Michael Halloran introduced himself and shared a brief narrative.
Modification to septic has been approved by Torrington Health.
Will Sweeney, contractor, introduced himself and answered questions.
Discussion ensued.
Chris Schaut asked Mr. Halloran for a narrative that specifies what the proposed uses are, as well as accessory uses.
Michael Halloran asked to clarify that they are still applying for regulation 4.031B5.
Stacey Sefcik said that she will ask counsel what Regulation this falls under.
Chris Schaut opened the Public Hearing to members of the public.
Susan MacEachron spoke for herself not Norfolk Now.
Jordan Stern made a motion to continue the Public Hearing to the February 10th, 2026 regular meeting, seconded by Chris Schaut and approved unanimously.
5. **OLD BUSINESS:**
 - A. Application #25-022 Modification of Site Plan Associated with Special Permit #22-002 originally approved March 8, 2022 and previously amended on October 10, 2023 to Construct Additional 50' x 80' Storage Building at 330 Greenwoods Road East in the Commercial/Industrial Zone. Applicant: Michael Halloran for George Auclair.
 - B. Discussion Regarding Family Compounds/Camps in the Zoning Regulations. Tabled till next meeting.
 - C. Discussion Regarding Junk & Unregistered Vehicles in the Zoning Regulations. Tabled till next meeting.
 - D. Discussion Regarding Possible Amendments to the Accessory Dwelling Unit Regulations. Tabled till next meeting.
3. **OPPORTUNITY FOR PUBLIC COMMENT**-there was none.
6. **NEW BUSINESS:**
 - A. Annual Meeting and Election of Officers.
Jordan Stern nominated Chris Schaut for chair, seconded by Steve Landes and approved unanimously.
Wiley Wood nominated Edward Barron for vice chair seconded by Marion Felton. Jordan Stern nominated Jonathan Sanoff for vice chair, seconded by Steven Landes.
Marion Felton, Wiley Wood, Chris Schaut voted for Edward Barron and opposed were Jordan Stern and Steve Landes. Jonathan Sanoff abstained.
Jordan Stern, Jonathan Sanoff and Steve Landes for Jonathan Sanoff. Wiley Wood and Chris Schaut abstained. Marion Felton opposed. Edward Barron abstained
Edward Barron is vice chair

7. **APPROVAL OF MINUTES**
 - A. November 18, 2025 Regular Meeting. Tabled
 - B. December 9, 2025 Regular Meeting. Tabled

8. **BILLS & CORRESPONDENCE**

Stacey Sefcik explained to the Commission 2 different venues for training.
There are 2 additional FOI complaints for the same initial complaint.
Chris Schaut attended the first FOI hearing and reported on the hearing.

9. **ZEO REPORT**

Stacey Sefcik said that in the month of December she did not do anything in an enforcement manner, but has a few letters going out now.

10. **EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION &/OR CLAIMS IN THE FOLLOWING MATTERS:**
 - A. *Assessment by Default & Judgment by Norfolk Citation Hearing Officer* dated April 4, 2023, and filed at Volume 129 Page 194 of the Town of Norfolk Land Records. Decided not to hold an executive session.
 - B. *Joseph Kelly, Clare Timoney, Donald Currier, Kim Currier, et. al. vs. Town of Norfolk Planning & Zoning Commission et al* dated May 27, 2025. Decided not to hold an executive session.

11. **ACTION ITEMS & RESPONSIBILITIES.**

Stacey Sefcik and Chris Schaut will work on the family compounds and junk vehicles potential regulation changes.
Stacey Sefcik will ask counsel what regulation
All members of the Commission are to review Jordan Stern's proposed zoning text amendment packet.

12. **ADJOURNMENT.** Steve Landes made a motion to adjourn at 8:30pm, seconded by Jordan Stern and approved unanimously.

Respectfully submitted,

Marinell Crippen