



**TOWN OF NORFOLK PLANNING & ZONING COMMISSION
AMENDED SPECIAL MEETING AGENDA
TUESDAY, APRIL 8, 2025 - 6:30 PM**

BOTELLE ELEMENTARY SCHOOL – CAFETERIA- 128 GREENWOODS ROAD EAST

COMMISSION MEMBERS:

Chris Schaut, Chairman
Edward Barron, Vice Chairman
Marion Felton
Steven Landes

Jonathan Sanoff
Jordan Stern
Wiley Wood

Sandra Anasoulis, Alt.
ALTERNATE VACANCY
ALTERNATE VACANCY

STAFF:

Stacey M. Sefcik, ZEO

Marinell Crippen, Recording Secretary

1. **CALL TO ORDER & ROLL CALL.**
2. **AGENDA REVIEW**
3. **CONTINUED PUBLIC HEARINGS:**
 - A. Application #24-029 Special Permit per Section 3.03.F.2 for Accessory Structure (17' x 12' A-Frame) in the Rural Residential Zone at Assessor's Map #6-14-10 Loon Meadow Drive. Applicant: Tyler Mathers for AEB Realty, Inc.
 - B. Application #24-030 Special Permit per Section 3.03.F.2 for Accessory Structure (17' x 12' A-Frame) in the Rural Residential Zone at Assessor's Map #6-14-9/1 Loon Meadow Drive. Applicant: Tyler Mathers for AEB Realty, Inc.
5. **OLD BUSINESS:**
 - A. Application #24-027 Modification of Existing Special Permit & Associated Site Plan Originally Granted January 9, 1996 for a Country Inn at 69 Maple Avenue in the Village Residential Zone. Applicant/Owner: Three Stewards Real Estate, LLC (Rachel Roth, Principal)
 - B. Application #24-029 Special Permit per Section 3.03.F.2 for Accessory Structure (17' x 12' A-Frame) in the Rural Residential Zone at Assessor's Map #6-14-10 Loon Meadow Drive. Applicant: Tyler Mathers for AEB Realty, Inc.
 - C. Application #24-030 Special Permit per Section 3.03.F.2 for Accessory Structure (17' x 12' A-Frame) in the Rural Residential Zone at Assessor's Map #6-14-9/1 Loon Meadow Drive. Applicant: Tyler Mathers for AEB Realty, Inc.
 - D. Informal Discussion Regarding *Submission of Technical Information Concerning a Proposal to Construct a Wireless Telecommunications Facility at 78 Goshen East Street, Norfolk, CT* dated January 2, 2025.
 - E. Discussion & Possible Action Regarding Alternate Member Commission Vacancies.
6. **NEW BUSINESS:**

None.
7. **APPROVAL OF MINUTES**
 - A. Special Site Walk Meeting Minutes February 11, 2025.
 - B. Special Meeting Minutes February 11, 2025.

- C. Special Meeting Minutes March 11, 2025.
- D. Special Meeting Minutes March 25, 2025.
- E. Special Meeting Minutes March 26, 2025.

- 8. **BILLS & CORRESPONDENCE**
- 9. **ZEO REPORT**
- 10. **ACTION ITEMS & RESPONSIBILITIES.**
- 11. **ADJOURNMENT.**

Respectfully submitted,

Stacey M. Sefcik, CZEO
Land Use Administrator

