

TOWN OF NORFOLK  
PLANNING & ZONING COMMISSION

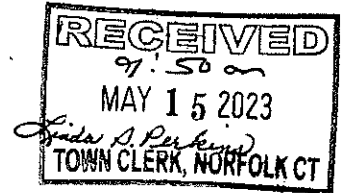
This is to give notice to all concerned that a Public Hearing will be held on Tuesday, June 13, 2023, beginning at 6:35 PM upstairs in the Town Hall.

To consider an application, #23-012 from Marc Tonan and Mari Consolini, for property located at 290 Bruey Road, Parcels 5-04/12 and 5-04/16/3. This application is to consider an approval for an Accessory Dwelling Unit in accordance with the provisions of Section 3.05D.

At this hearing, interested parties may appear and be heard and written communication will be received. A copy of the proposed application will be available in the Town Clerks Office for review.

Dated this 15<sup>th</sup> day of May, 2023 at Norfolk, CT.  
Michael J. Halloran, ZEO

Town of Norfolk  
Planning and Zoning Commission  
Norfolk Town Hall  
P.O. Box #552, 19 Maple Ave., 2nd Floor  
Norfolk, CT 06058-0552  
(860) 542-6804 mhalloran@norfolkct.org



May 15, 2023

Marc Tonan  
Mari Consolini  
290 Bruey Road  
Norfolk, CT 06058

RE: Notice of Public Hearing  
23-012 Accessory Dwelling Unit  
Section 3.05D  
290 Bruey Road  
Parcels 5-04/12 and 5-04/16/3

Dear Marc and Mari,


Please be advised that a Public Hearing will be held on Tuesday June 13, 2023, at 6:35 PM. Upstairs at the Town Hall to consider the above application.

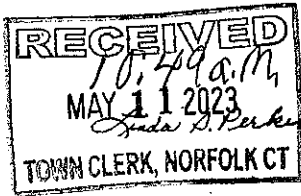
Enclosed please find the legal notice pertaining to this hearing.

You are required to mail a copy of the legal notice to all abutting property owners within 100' at least 10 days prior to this hearing, by certificate of mailing, return receipt requested. Copies of the mailing receipts and any return receipts received must be presented at the start of the hearing.

Please feel free to contact me with any questions.

Sincerely,

  
Michael V. Halloran  
Land Use Office



TOWN OF NORFOLK  
 19 Maple Avenue, P.O. Box 552  
 Norfolk, CT 06058-0552  
 Phone: 860-542-6804 Fax: 860-542-5876  
 email: mhalloran@norfolkct.org

Permit # 23-042  
 Fee Paid: \$ 410<sup>00</sup>  
 State of CT Fee: \$ 60<sup>00</sup>  
 Check #: 10708  
 Date Paid: 4/24/23

APPLICATION FOR SPECIAL PERMIT

Proposed Use: ACCESSORY DWELLING UNIT

Zoning Regulation: 3-OSD Zone: RU

Property Location: 290 BRUEY RD / 15 PINE LEDGE WAY

Assessor's MBLU: Map No. 5-04 Lot No. 12 Vol. \_\_\_\_\_ Page \_\_\_\_\_  
5-04 16-3

Acreage of lot: 18.734 acre(s) = 816,035 sq.ft.

Total sq. footage of all structures: 9166 = % of lot coverage 1.01%

Record Owners) of Property: MARC TONAN AND MARI CONSOLINI

Mailing Address: 290 BRUEY RD, NORFOLK, CT 06058

Telephone No. (860) 307-7504 email: marctonan@aol.com

Name of Applicant: \_\_\_\_\_  
 (if different than record owner)

Mailing Address: \_\_\_\_\_  
 (if different than record owner)

Telephone No. (\_\_\_\_) \_\_\_\_\_ email: \_\_\_\_\_

Has application been submitted to Inland Wetlands Commission (if applicable)? N/A

Is there any claim of a "grandfathered" or non-conforming use prior to August 1973 being made pertaining to this application? NO

Is any earth excavation proposed in conjunction with this application other than as permitted with an authorized and permitted use or development of a property? NO  
 If yes to above, please specify on attachment.

The following must accompany this application:

- Two (2) copies of the project's Site Plan at an appropriate scale (such as 1" = 40') prepared and signed by a Connecticut licensed land surveyor and stamped with an embossed seal showing, as applicable:

A key map showing:

- the location of the property in relation to surrounding areas
  - the location of the lot in relation to public and/or private streets and access-ways
  - the zoning district in which the lot is located
- A Class A-2 boundary survey including the names of abutting property owners
- A Site Development plan showing, if applicable:
- Existing and proposed buildings and other structures on the site
  - Existing and proposed driveway, parking and loading areas
  - Existing and proposed grading with contours at two-foot intervals
  - The location of any wetlands and/or watercourses or areas of special flood hazard
  - The location of any proposed signs
  - Proposed site lighting including the location, size, height, intensity and hours of operation of all lighting fixtures
- A utility plan showing:
- The location and design of sewage treatment and water supply
  - The location and design of storm drainage facilities in compliance with the 2004 Connecticut Stormwater Quality Manual, as amended
  - The location and design of refuse disposal facilities
- A landscaping plan showing existing vegetation and proposed planting showing the Latin and common name of species used, quantity of each plant species and the size and height of the plants at the time of planting
- Architectural plans and elevations
- Construction notes and details
- A zoning informational table showing the existing use, proposed use, zone, size of the property in square feet and acres, gross floor area of existing and proposed structures, proposed ground coverage, proposed building height in stories and feet, number of parking and loading spaces (if any) required and provided (including handicapped)
- Ten (10) 11x17 photocopies in conformity with Section 8.09 of Norfolk's Zoning Regulations
- A business plan or written statement describing the proposed use (if applicable)
- Approval by Torrington Area Health District (if applicable) of the proposed water supply system and on site sewage disposal facilities
- Erosion and Sedimentation Control Plan (if applicable)
- Application Fee (payable to Town of Norfolk)
- A list of names and addresses of all adjacent property owners within 100' of property (including across the street)
- Written proof documenting any claim of non-conforming use or variances (if applicable)
- Other: \_\_\_\_\_

Please also refer to Articles 3 and/or 4 for additional information that may be required specific to this application.

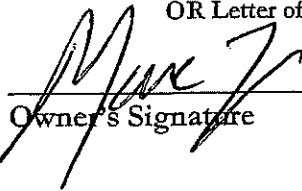
This application is for Special Permit purposes only and does not relieve the applicant of the responsibility of securing, without limitation, all necessary zoning, building, health and fire permits prior to the commencement of any construction or this use.

Upon approval of this application, a Special Permit Certification of Approval will be issued. The applicant will be responsible for filing said certification in the Norfolk Land Records, along with payment of filing fees to the Town Clerk, in order to be valid.

I do hereby declare under penalty of law that the above information is complete and accurate to the best of my knowledge and belief.

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Original Signature(s) required  
OR Letter of authorization from the owner(s) with an original signature to a designated agent

	MARC TOWAN	APRIL 25 <sup>th</sup> 2023
Owner's Signature	Print Name	Date
<hr/>		
Applicant's Signature (if different)	Print Name	Date

May 2019

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**OFFICIAL USE ONLY**

Date Application Received: 4/26/23 by: MJH

Date of Public Hearing: 6/13/23

Legal Notice/Application filed with Town Clerk: \_\_\_\_\_

Dates of Publication: \_\_\_\_\_ Sent to newspaper: \_\_\_\_\_

Public Hearing to be closed no later than: \_\_\_\_\_

Public Hearing continued to: \_\_\_\_\_ Public Hearing closed: \_\_\_\_\_

Decision to be made no later than: \_\_\_\_\_

Notice of Decision to: Town Clerk \_\_\_\_\_ Newspaper \_\_\_\_\_ Applicant \_\_\_\_\_

Special Permit Issued: \_\_\_\_\_ Filed by Applicant: \_\_\_\_\_

List of abutting property owners within 100'

Of Parcels 5-04/12, and 5-04/16-3 Tonan/Consolini properties

5-04/20 Tim Martin

PO Box 226

Lakeville, CT 06039

5-04/21 David Bain

15 Guinea Road

Sharon, CT 06069

5-04/22 ST Florio and R LoBrutto

293 Bruey Road

Norfolk, CT 06058

5-04/11 Virginia Miller

300 Bruey Road

Norfolk, CT 06058

5-04/13 Adam and Courtney Hendricson

69 Pleasant Street

Cheshire, CT 06410

5-04/16-2 Joseph Rubin

253 Long Hill Road

Short Hills, NJ 07078

5-04/16-1 Norfolk Land Trust inc.

PO Box 363

Norfolk, CT 06058

5-04/16-4 Charles and Tara Yard

37 Pine Ledge Way

Norfolk, CT 06058

5-04/16 Pine Ledge Homeowners Association

C/O Tara Yard

37 Pine Ledge Way

Norfolk, CT 06058

Marc Tonan and Mari Consolini - 4/26/23

Special Use Permit #1 Establishing one combined lot with one Accessory Dwelling Unit

My wife Mari and I purchased the abutting property formerly known as the Thompson's property at 15 Pine Ledge Way. We would like to combine the two lots, 290 Bruey Rd and 15 Pine Ledge Way.

We would make the main house the two-story dwelling on Pine ledge which is 3000 sq ft. We are asking that the house on Bruey Rd, 1154 sq ft, be made into an Accessory Dwelling Unit. We are asking for waivers for the site development plan, utility plan, landscaping plan, Architectural plan, construction notes, the zoning information table, and Erosion plan as all structures and utilities are existing, without any changes.

**qPublic.net™** Town of Norfolk, CT

**Summary**

Account Number 001055  
 Parcel ID 124  
 Property Address 15 PINE LEDGE WAY  
 Use Class/Description 1-1 RESIDENTIAL LOT  
 Map/Block/Block Cut 5-04/16/3/  
 Zoning RU  
 Acres 12.39



[View Map](#)

**Owner**

CONSOLINI MARIALISA AND  
 TONAN MARC  
 290 BRUEY ROAD  
 NORFOLK, CT 06058

**Valuation**

Assessed Year	2022	2021
Appraised Building Value	\$313,150.00	\$313,150.00
Appraised XF/OB Value	\$57,910.00	\$57,910.00
Appraised Land Value	\$106,560.00	\$106,560.00
Appraised Total Value	\$477,620.00	\$477,620.00
Assessed Building Value	\$219,210.00	\$219,210.00
Assessed XF/OB Value	\$40,540.00	\$40,540.00
Assessed Land Value	\$74,590.00	\$74,590.00
Assessed Total Value	\$334,340.00	\$334,340.00

**Land**

Building Number 1  
 Land Use 1-1 - RESIDENTIAL LOT

Land Units 2 AC  
 Value 65,000

Building Number 1  
 Land Use 1-2 - EXCESS LAND

Land Units 10.39 AC  
 Value 41,560

**Building Information**

Building #	1	Notes	2013 ADDED GENERATOR
Style	Dutch Colonial	Fireplaces	
Occupancy	1	Roof Cover	Asphalt
Actual Year Built	1985	Roof Structure	Gambrel
Effective Year Built	2002	Floor Type	Hardwood
Living Area	3,078	Heat Type	Hot Water
Stories	2	Fuel Type	Oil
Grade	07 B+	AC	None
Condition	A	Bdrms/Full Bth/Hlf Bth/Ttl Rm	03/2/1/7
Exterior Wall	Clapboard	Basement Finished Area	392
Interior Wall	Drywall/Sheet	Basement Sq. Ft.	1,008

Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	1,224	1,224	1,224
FBM	Basement, Finished	0	392	149
FGR	Garage, Framed	0	600	210
FUS	Upper Story, Finished	1,854	1,854	1,669
UBM	Basement, Unfinished	0	616	123
WDK	Deck, Wood	0	497	60
<b>Totals</b>		<b>3,078</b>	<b>5,183</b>	<b>3,435</b>



**Out Buildings\Extra Features**

Description	FIREPLACE B	Year Built	2002
Sub Description		Value	\$2,940
Area	1 UNITS		
Description	BARN AVER	Year Built	0
Sub Description		Value	\$13,500
Area	1800 S.F.		
Description	GAR AVER	Year Built	0
Sub Description		Value	\$8,630
Area	460 S.F.		
Description	BARN W/HALF STORY	Year Built	0
Sub Description		Value	\$24,480
Area	960 S.F.		
Description	GENERATOR	Year Built	2012
Sub Description		Value	\$5,000
Area	1 UNITS		
Description	SHED AVER	Year Built	0
Sub Description		Value	\$3,360
Area	448 S.F.		

**Sales History**

Sales Date	Instrument Type	Grantor	Grantee	Book/Page
12/31/2019	Unqualified Sale - Nonspecific	THOMSON SCHUYLER W & HEATHER N	CONSOLINI MARIALISA AND TONAN MARC	0124-0405
5/20/1986			THOMSON SCHUYLER W & HEATHER N	0065-0761

**Recent Sales in Area**

Sale date range:

From:

05/02/2013

To:

05/02/2023

Sales by Neighborhood

1500

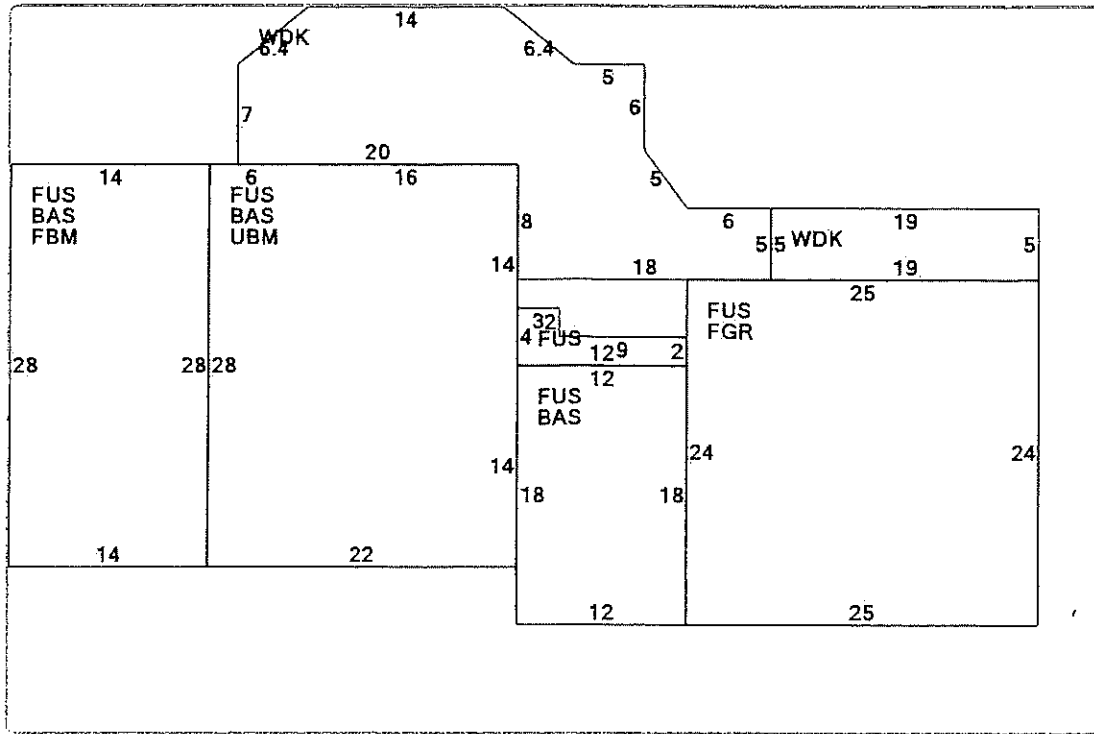
Feet

Sales by Distance

**Permit Information**

Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
19-027P	04-09-2019	HVAC	Heat/Air-Co	\$11,000		100		NEW BOILER
294-2	09-28-2012	EL	Electric	\$9,844		100		GENERATOR
7362-B	04-09-2000	AD	living over gar	\$39,000		100		with bath

**Sketch**



Photos



The Town of Norfolk Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 5/1/2023, 10:21:09 PM

Developed by  
**Schneider**  
GEOSPATIAL

Version 3.1.6

**qPublic.net™** Town of Norfolk, CT

**Summary**

Account Number 001063  
 Parcel ID 117  
 Property Address 290 BRUEY RD  
 Use Class/Description 1-1 RESIDENTIAL LOT  
 Map/Block/Block Cut 5-04/12//  
 Zoning RU  
 Acres 6.33



[View Map](#)

**Owner**

TONAN MARC A  
 290 BRUEY RD  
 NORFOLK, CT 06058

**Valuation**

Assessed Year	2022	2021
Appraised Building Value	\$114,500.00	\$114,500.00
Appraised XF/OB Value	\$18,210.00	\$18,210.00
Appraised Land Value	\$82,320.00	\$82,320.00
<b>Appraised Total Value</b>	<b>\$215,030.00</b>	<b>\$215,030.00</b>
Assessed Building Value	\$80,150.00	\$80,150.00
Assessed XF/OB Value	\$12,750.00	\$12,750.00
Assessed Land Value	\$57,620.00	\$57,620.00
<b>Assessed Total Value</b>	<b>\$150,520.00</b>	<b>\$150,520.00</b>

**Land**

Building Number 1	Land Units 2 AC
Land Use 1-1 - RESIDENTIAL LOT	Value 65,000
Building Number 1	Land Units 4.33 AC
Land Use 1-2 - EXCESS LAND	Value 17,320

**Building Information**

Building # 1	Notes	2012 21X19 ADDN TO BARN
Style Ranch	Fireplaces	
Occupancy 1	Roof Cover	Asphalt
Actual Year Built 1960	Roof Structure	Gable/Hip
Effective Year Built 2000	Floor Type	Hardwood
Living Area 1,196	Heat Type	Hot Water
Stories 1	Fuel Type	Oil
Grade 03 C	AC	None
Condition G	Bdrms/Full Bth/Hlf Bth/Tld Rm	03/1/1/5
Exterior Wall Wood Shingle	Basement Finished Area	
Interior Wall Drywall/Sheet	Basement Sq. Ft.	1,196

Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	1,196	1,196	1,196
URB	Basement, Unfinished, Raised	0	1,196	263
WDK	Deck, Wood	0	345	41
<b>Totals</b>		<b>1,196</b>	<b>2,737</b>	<b>1,500</b>

**Out Buildings\Extra Features**

Description	BASEMENT GAR	Year Built	2000
Sub Description		Value	\$1,640
Area	1 UNITS		

Description FIREPLACE C  
 Sub Description  
 Area 2 UNITS  
 Year Built 2000  
 Value \$4,100

Description POLE BARN  
 Sub Description  
 Area 864 S.F.  
 Year Built 0  
 Value \$6,480

Description POLE BARN  
 Sub Description  
 Area 399 S.F.  
 Year Built 2012  
 Value \$5,990

**Sales History**

Sales Date	Instrument Type	Grantor	Grantee	Book/Page
12/16/1998			TONAN MARCA	0086-0301

**Recent Sales In Area**

Sale date range:

From:

05/02/2013

To:

05/02/2023

Sales by Neighborhood

1500

Feet

Sales by Distance

**Permit Information**

Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
229-B	07-25-2012	AD	Addition	\$2,600		100		STORAGE AREA USING POST AND BEAM DESIGN WITH 20" x 10" RAFTERS 12" ANCHORED TO EXISTING BUILDINGS
147-M	02-16-2012	PL	Plumbing	\$300		100		MOVING OF TANKS
9845-E	05-21-2011	EL	Electric	\$5,000		100		WIRING
7942-B	04-25-2005	RE	Remodel	\$6,000	4/30/2005 12:00:00 AM	100		RESIDING, ADDING INSULATION, PLYWOOD & TY
7429-B	11-03-2003	RF	Roofing	\$3,000		100		

**Sketch**

