

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, following the previous hearings, upstairs in the Town Hall.

To consider an application, #23-015 from Kate Briggs Johnson, President, Foundation for Norfolk Living Inc, for property located at Haystack Woods Development, Parcel 7-2/97-1. This application is to consider a Special Permit for blasting in accordance with the provisions of Section 6.04 C3.

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 16th 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 16, 2023

Kate Briggs Johnson
The Foundation for Norfolk Living Inc.
281 North St. PO Box 565
Norfolk, CT 06058

RE: Notice of Public Hearing
23-015 Earth Excavation
Section 6.04C3 Blasting
Haystack Woods
Parcel 7-2/97-1

Dear Kate

Please be advised that a Public Hearing will be held on Tuesday June 13, 2023, following the previous hearings, 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 J. Halloran
Land Use Office

List of abutting property owners within 100'
Of Parcel 7-12/97-1, Haystack Woods

Haystack Mountain State Park	Public Works
State of Connecticut DEEP	Town of Norfolk
79 Elm St.	PO Box 592
Hartford, CT 06106	Norfolk, CT 06058
Foundation for Norfolk Living	Melissa and Christopher Renkert
PO Box 2	59 Old Colony Road
Norfolk, CT 06058	Norfolk, CT 06058
New England Ball Acquisition	Emory and Leyla Pittman
163 Greenwoods Road West	105 Partition St.
Norfolk, CT 06058	Saugerties, NY 12477
Gardenmaker LLC	Ronald Zanobi
PO Box 81	PO Box 326
Norfolk, CT 06058	Norfolk, CT 06058
Vision Enterprises LLC	Norfolk Center Cemetery Association
PO Box 165	c/o Richard Byrne
Norfolk, CT 06058	PO Box 729
	Norfolk, CT 06058

Andrew Castro and Courtney Stenman
59 Old Colony Road
Norfolk, CT 06058

Ian Andrew Bardot
183 Greenwoods Road West
Norfolk, CT 06058

Randi Peery and John Hanlon
142 Greenwoods Road West
Norfolk, CT 06058

Adam Vernali
25 College Hill
North Canaan, CT 06018

Christopher Cole
230 Greenwoods Road West
Norfolk, CT 06058

Staci Latham
364 NE Elm Terrace
Jenson Beach, FL 34957

Ryan M Yarde
173 Greenwoods Road West
Norfolk, CT 06058

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 # 23-015
Fee Paid: \$ 410⁰⁰
State of CT Fee: \$ 60⁰⁰
Check #: 123
Date Paid: 5/2/23

APPLICATION FOR SPECIAL PERMIT

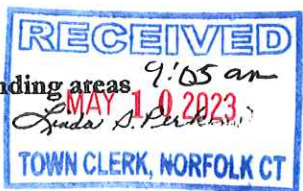
Proposed Use: Earth Excavation - Rock Removal in conjunction with a bona-fide construction project
Zoning Regulation: 6.04 C-3 Modification (msh) Blasting Zone: HWDD
Property Location: Haystack Woods Road
Assessor's MBLU: Map No. 7-2 Lot No. 97-1 Vol. 128 Page 672
Acreage of lot: 15.84 acre(s) = _____ sq.ft.
Total sq. footage of all structures: N/A = % of lot coverage _____
Record Owners of Property: The Foundation For Norfolk Living, Inc.
Mailing Address: 281 North Street, P.O. Box 565, Norfolk, CT 06058
Telephone No. (860) 307-2693 email: norfolkliving@gmail.com
Name of Applicant: Kate Briggs Johnson, President, The Foundation for Norfolk Living, Inc.
(if different than record owner) same as owner
Mailing Address: _____
(if different than record owner) _____
Telephone No. () email: _____

Has application been submitted to Inland Wetlands Commission (if applicable)? no regulated activities
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



wetlands needs to determine

- 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 planning 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.

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

The Foundation for Norfolk Living, Inc 5/1/2023
Owner's Signature Print Name Date
Kate Bryson Kate Bryson, President 5/1/2023
Applicant's Signature (if different) Print Name Date

OFFICIAL USE ONLY

Date Application Received: 5/2/23 accepted by: MJH
Date of Public Hearing: 5/13/23
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: _____

May, 2019