

**Town of Norfolk
Inland Wetlands Agency
Town Hall
September 9, 2024
Regular Meeting
@ 7:00 p.m.
Draft Minutes**



Present: Hartley Mead-Chair, Myron Kwast, Jill Chase, Bill Millard, Phil Lovett alt,
Marinell Crippen, Recording Secretary

1. **Call to Order**-7:00 pm
2. **Roll Call**-Stacey Sefcik was welcomed as the new IWO.
3. **Agenda Review**-New business 6A is withdrawn as per the applicants' request. 6C has been withdrawn as well as it was determined that there were no Wetlands within 100' of the property. 6E will take 6A's place. Hartley Mead made a motion to accept agenda review, seconded by Myron Kwast and approved unanimously.
4. **Approval of Minutes**-Minutes of the Regular meeting of July 1, 2024 were approved by Myron Kwast, seconded by Jill Chase and approved unanimously.
5. **Public Comment**-none
6. **New Business**-
 - E. Hartley Mead made a motion to accept Stacey Sefcik as Inland Wetlands Officer, seconded by Jill Chase and approved unanimously. Stacey wondered if she could do agent determination. The Agency said that they would like her to do agent determination and to use her best judgement.
 - A. **24-006 application for Lot 409 care of Spaulding Pond, LLC for a permit to conduct Regulated activity in connection with limited work to repair and stabilize the dam located on the western outlet of Spaulding Pond, located off Litchfield Road.** Postponed to the October 7, 2024 Wetlands meeting.
 - B. **24-008 application for construction of a single-family home at 315 Ashpohtag Rd. The applicant is owner Dominick Pietrzak.**
Ron Wolf, professional engineer from Woodbury, spoke. He said the property is 5.61 acres with frontage on both Ashpohtag and Bald Mountain Road. Roy Cheny did a survey and a topography survey as well. Wetlands were delineated by Tom Stansfield, professional soil scientist. The applicant is proposing a driveway to be constructed off Bald Mountain Road to provide access to a two-bedroom house. Septic system and well have both been approved by TAHD and there is no activity within 100' of Wetlands. There

was a drainage ditch in question which they will leave. It was decided that a Wetlands permit is not necessary.

C. 24-009 application for rebuild of a garage on existing foundation at 38 Windrow Rd. Applicant is Bronwen Childs. Withdrawn.

D. Request for a declaratory ruling, ie Beaver Deceiver

Caroline Andrus has a pond on Bald Mountain Road that has a culvert going into Jeff Tarrant's pond and eventually into North Norfolk Brook in which there is now beaver activity. Ms. Andrus said that she must frequently clean out clogged culverts and now wants to try something new and doesn't want to kill the beavers. Ms. Andrus said they guarantee that this will work. Stacey Sefcik said that most towns consider this as a permitted use as of right and Ms. Sefcik said that it fits under wildlife conservation, drainage and would fit under 4.1F and 160-11 non regulated uses. Myron Kwast made a motion that Caroline Andrus working in her pond on Bald Mountain in regards to controlling beavers is approved as a permitted use as of right, seconded by Bill Millard and approved unanimously.

7. Old Business-

Ms. Stefcik recommends that Spaulding Pond withdraws their application if they are not ready by October 7th because they are beyond their 65 days and in their continuance time and then they can reapply when they are approved.

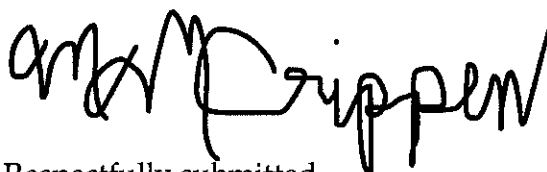
8. WEO Report-

Ms. Stefcik said that she spoke to Russell Russ and she had a tour of what they are doing in Great Mountain Forest. She also stated that she had a complaint about work on a pond and it might affect the property below on 48 Litchfield Road.

9. Communications and Bills-

Ms. Stefcik will reach out to the Spaulding Pond applicants

10. Adjournment-Myron Kwast made a motion to adjourn at 7:38 pm, seconded by Bill Millard and approved unanimously.



Respectfully submitted,
Marinell Crippen, Secretary

NORFOLK PLANNING & ZONING COMMISSION Regular Meeting

Town Hall

August 13, 2024 @ 6:30 p.m.

Draft Minutes

Present: Tom Fahsbender (Chair), Chris Schaut, Jonathan Sanoff, Jordan Stern, Edward Barron, Lise Read, alternate

Also Present: Acting ZEO Troy Lamere

Call to Order-6:34 p.m.

Roll Call- Stacey Sefcik was introduced as the new ZEO. Lise Read sat for Wiley Wood.

Agenda Review-Jordan Stern made a motion to move Old Business, #7, to before New Business, #6, seconded by Jonathan Sanoff and approved unanimously.

Public Comment-None

Approval of Minutes-Chris Schaut made a motion to approve the minutes of the July 9, 2024 regular meeting, seconded by Jonathan Sanoff and approved by Jonathan Sanoff, Chris Schaut, Edward Barron, Jordan Stern and Tom Fahsbender. Lise Read abstained as she was not present at the meeting.

Old Business-

Jordan Stern talked to Jocelyn Ayer about the continuing education component she teaches which focuses on affordable housing issues. This is viable for the Commission's 4-hour annual credit. She would give a one-hour credit free of charge. It was decided to propose her visit for the next meeting on September 10th. Stern will contact her to confirm.

New Business –

Public Hearing 6:45 pm; 24-004 Application for subdivision of land at 59 Sandisfield Road. Applicant is William W. Gridley, Trustee of Trust u/a William G. Gridley, Jr.

Tom Fahsbender asked for recusals. There were none. He then read the legal notice.

Applicant supplied certified mail receipts. Tom read the role call.

Michael Sconyers, representing Bill Gridley, presented a map showing the subdivision and then introduced Pat Hackett, the engineer, who then proceeded to explain the project. There are 14 acres total, one lot is 10 acres,

the other one is 4 acres, and the map shows the open space. The existing house is on the 4-acre lot and there is about 1 acre of open space. The 10-acre lot is a buildable lot. There are no plans for a house at this moment.

There were no questions from the public.

Lise Read read-Norfolk Zoning regulation 8.09.M: "Beneficiaries of a Trust" and asked that the required "sworn statement disclosing the name(s) of the equitable owner(s) of such real property or the beneficiary(ies) of the trust" be submitted.

Chris Schaut made a motion to close the public hearing at 6:58 pm, Jonathan Sanoff seconded, and it was approved unanimously.

Chris Schaut made a motion to approve 24-004 application for subdivision of land at 59 Sandisfield Road, applicant William W. Gridley, Trustee of Trust u/a William G. Gridley, Jr., subject to the applicant supplying the document required by 8.09.M: "Beneficiaries of a Trust", seconded by Jonathan Sanoff and approved unanimously in compliance with subdivision regulations.

Public Hearing 24-009 Application for petition for text amendment to the zoning regulations. Applicant is the Friends of Norfolk Community Dog Park, Inc.

Tom Fahsbender read the legal notice. Chris Schaut recused himself. All present except for Chris Schaut. Attorney Timothy W. Furey for the Dog Park spoke. This is a request to amend the regulations to change the number of acres for a dog park from 20 acres to 2 acres. Furey clarified that there is no identified site currently under consideration.

Discussion ensued with the Commission.

Then discussion was open to the public. Joel Howard spoke in favor of the dog park. Jill Vantine spoke in favor of the dog park.

Tom Fahsbender read letters that had been emailed. They were all in favor of the dog park and they were from Ann Coleen Hellerman, Alyson Thomson, Katie Thomson, Barbara Spiegel, Tom Hodgken, Kathy Robb, Julianna Hellerman, Eric and Tina Olsen, Cheryl Heller PhD, Doreen Kelly and Barry Roseman.

Edward Barron made a motion to close Public Hearing 24-009 Application for petition for text amendment to the zoning regulations. Applicant is the Friends of Norfolk Community Dog Park, Inc. at 8:23 pm, seconded by Lise Read and approved unanimously.

Discussion ensued amongst the Commission members.

Lise Read made a motion that Commission members send thoughts about the proposed text amendments to Stacey Sefcik, the new ZEO, and she will in return send any legal questions to the town attorney Mike Zizka, seconded by Jonathan Sanoff and approved unanimously.

Chris Schaut unrecused himself and rejoined the meeting.

8 Bills and Correspondence-Minutes of the Norfolk Inland Wetlands Agency July 1, 2024 regular meeting.

ZEO report-Troy Lamere, acting ZEO, provided an update to the Commission on

pending zoning matters.

10 Action Items and responsibilities-Edward Barron will submit a bio for an

applicant for the vacant alternate seat and have them come to the next meeting.

Jordan Stern will contact Jocelyn Ayer about her presenting information at the September 10th P&Z meeting.

11 Adjournment

Jonathan Sanoff made a motion to adjourn at 9:11 p.m., seconded by Lise Read and approved unanimously.

Respectfully submitted,

Marinell Crippen, Secretary