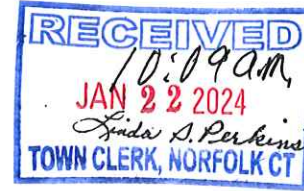


TOWN OF NORFOLK
PLANNING & ZONING COMMISSION



This is to give notice to all concerned that a Public Hearing will be held on Tuesday,
February 13, 2024, at 6:45 PM, upstairs in the Town Hall.

To consider an application, #23-045 from the Town of Norfolk, Parcel 7-12/152, City
Meadow. This application is to consider a modification to a previously approved
Special Permit in accordance with the provisions of the Norfolk Zoning Regulations,
Section 8.04.

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 10th day of January, 2024 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**

January 10, 2024

Town of Norfolk
Matt Riiska
PO Box 592
Norfolk, CT 06058

RE: Notice of Public Hearing
23-045 Modification to Special Permit approval for City Meadow
Parcel 7-12/152

Dear Matt,


Please be advised that a Public Hearing will be opened on Tuesday February 13, 2024, at 6:45 PM to consider the above application.

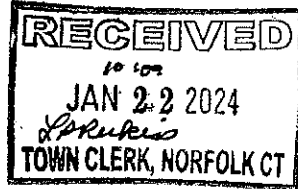
Enclosed please find the legal notice pertaining to this hearing.

You are required to mail a copy of this notice to all abutting property owners within 100' including across the street, 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



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 # 23-045
Fee Paid: \$
State of CT Fee: \$
Check #:
Date Paid:

APPLICATION FOR SPECIAL PERMIT

Proposed Use: NEW FIREHOUSE - MODIFICATION & SPECIAL PERMIT
Zoning Regulation: LOT-LINE REVISION Zone: VILLAGE BUSINESS
Property Location: 20 SHEPARD ROAD
Assessor's MBLU: Map No. 7-12 Lot No. 151 Vol. Page
Acreage of lot: 1.25 acre(s) = 54450 sq.ft.
Total sq. footage of all structures: = % of lot coverage
Record Owners of Property: TOWN OF NORFOLK
Mailing Address: PO BOX 592
Telephone No. (860) 542-5829 email: MRIISKA@NORFOLKCT.ORG
Name of Applicant: TOWN OF NORFOLK
(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)? YES

Is there any claim of a "grandfathered" or non-conforming use prior to August 1973 being made pertaining to this application?

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? EARTH EXCAVATION PERMIT
If yes to above, please specify on attachment. FILED W/ ZEO

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

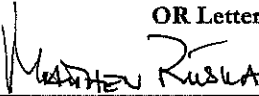
- the location of the lot in relation to public and/or private streets and access-ways
 - the zoning district in which the lot is located
- A Class A-2 boundary survey including the names of abutting property owners
- A Site Development plan showing, if applicable:
 - Existing and proposed buildings 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 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.

<hr/>		
Original Signature(s) required		
OR Letter of authorization from the owner(s) with an original signature to a designated agent		
	MATTHEW T. RUSLA FIRST SELECTMAN	18-DEC-23
Owner's Signature	Print Name	Date

<hr/>	<hr/>	<hr/>
Applicant's Signature (if different)	Print Name	Date

OFFICIAL USE ONLY

Date Application Received: _____ by: _____

Date of Public Hearing: _____

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

TOWN of NORFOLK



OFFICE OF SELECTMEN
NORFOLK, CONNECTICUT 06058

December 18, 2023

Norfolk Planning & Zoning Commission

Re: Notice of Public Hearing
23-036 Facilities of Town
Lot-Line Adjustment

Please be advised that a Public Hearing will be opened on Tuesday, January 9, 2024 to consider the above application.

Enclosed please find the legal notice pertaining to this hearing.

The Town of Norfolk is seeking a Lot-Line Adjustment for Lot #7-12/151 and Lot #7-12/152. Both parcels are owned by the Town of Norfolk.

Parcel #7-12/151 is known as the Fire House Site and #7-12/152 is known as City Meadow. We would be moving the westerly boundary line of parcel #7-12/151 forty-five feet in a westerly direction. This section of the parcel would be approximately 45' X 280', .289 acres. Increasing the fire house parcel to 1.25 acres. This would decrease the parcel size for City Meadow from 3.94 acres to 3.65 acres, an approximate 7.5% decrease.

The Town of Norfolk is requesting this adjustment to accommodate the construction of the new fire house.

John J Curtiss Road		
161	7-12/161//	33 JOHN CURTISS RD
162		13 EMERSON ST
163		20 John J Curtiss RD
164		12 John J Curtiss RD
165		6 John J Curtiss RD
166		
FRANCINE ALEXANDRA OKEEFE, 33 JOHN CURTISS RD, NORFOLK, CT 06058		
MARY P. COFFEY, PO BOX 397, NORFOLK, CT 06058-0397		
SUSAN BURKE, 20 JOHN CURTISS RD, Norfolk CT 06058		
NATIONAL IRON BANK, PO BOX 505, NORFOLK, CT 06058-0505		
UNITED STATES POSTAL SERVICE, 115 EAST 34TH ST - FRNT 1, NEW YORK, NY 10016		

Station Place		
	7-12/167//	2 Station Place
	7-12/160//	3 Station Place
	7-12/168//	6 Station Place
	7-12/167//	8 Station Place
	7-12/166//	10 Station Place
NORFOLK HUB LLC, C/O KIM ERDELY CREM, PO BOX 248, SOUTHINGTON, CT 06489		
ROYAL ARCANUM LLC, C/O KIM ERDELY CREM, PO BOX 248, SOUTHINGTON, CT 06489		
ESP LLC, C/O KIM ERDELY CREM, PO BOX 248, SOUTHINGTON, CT 06489		
IRVING J STANNARD, 17 VILLAGE GREEN, NORFOLK, CT 06058		
TEN STATION PLACE LLC, PO BOX 344, NORFOLK, CT 06058-0344		

Greenwoods Road West		
18	7-12/159//	18 GREENWOODS RD W
20	7-12/158//	20 GREENWOODS RD W
24	7-12/157//	24 GREENWOODS RD W
32	7-12/156//	32 GREENWOODS RD W
ELLEN BATTLE STOCKEL ESTATE, C/O ROBERT KING CPA, 170 HOLABIRD AVE, WINSTED, CT 06098		
GEORGE J AND JUDITH SZEGSEI, PO BOX 707, NORFOLK, CT 06058-0707		
20 GREENWOODS ROAD WEST PROPERTY LLC, 880 ROWLAND ROAD, FAIRFIELD, CT 06824		
LOVE SIMPLY LLC, PO BOX 450, NORFOLK, CT 06058 0450		
LOVE SIMPLY LLC, PO BOX 450, NORFOLK, CT 06058 0450		

Battle-Stockel Estate

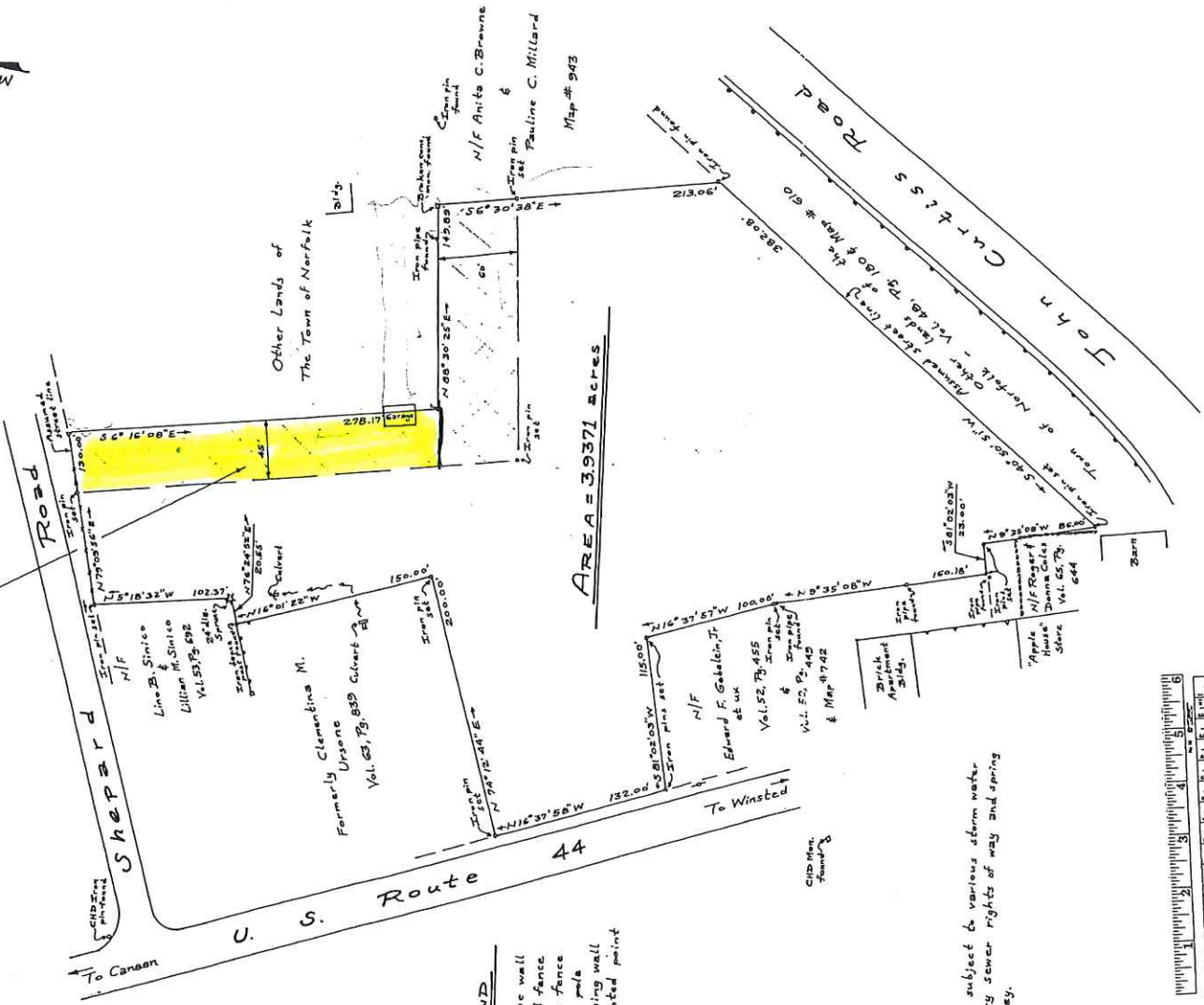
Shepard Road		
2	7-12/154//	2-4 SHEPARD RD
6	7-12/153//	6 SHEPARD RD
13	7-12/117//	13 SHEPARD RD
15	7-12/118	15 SHEPARD RD
21	7-12/119//	21 SHEPARD RD
24	7-12/150//	24 SHEPARD RD
25	7-12/120//	25 SHEPARD RD
29	7-12/121//	29 SHEPARD RD
30	7-12/161//	30 SHEPARD RD
FOUNDATION FOR NORFOLK LIVING INC, C/O CONNECTICUT REAL ESTATE MGMT, PO BOX 248, SOUTHINGTON, CT 06489		
ROLF SCHNEIDER, PO BOX 734, NORFOLK, CT 06058-0734		
EDWARD M BARRON, PO BOX 15, NORFOLK, CT 06058-0015		
FOLKSTEAD LLC, PO BOX 15, NORFOLK, CT 06058-0015		
GEORGE J ALBERT & JULIAN M, 21 SHEPARD RD, NORFOLK, CT 06058		
RICHARD E ZIONCE, PO BOX 451, NORFOLK, CT 06058-0451		
MARY BETH WHALEN, P O BOX 543, NORFOLK, CT 06058-0543		
REGINA C CARLSON, PO BOX 278, NORFOLK, CT 06058-0278		
SUSAN S HOOKER, PO BOX 683, NORFOLK, CT 06058-0683		

1040

1040



Land proposed for use by
The Norfolk Volunteer Fire
Department (shown cross-
hatched)



LEGEND

- Stone wall
- Wood fence
- Wire fence
- Utility pole
- Retaining wall
- Unmonumented point

Note:
This parcel is subject to various storm water
drainage & sanitary sewer rights of way and spring
or well rights of way.



MAP OF LAND OF
THE TOWN OF NORFOLK
"City Meadows Parcel"
Vol. 68, Pg. 525-529
Fronting on U.S. Route 44, Shepard Road &
John Curtis Road, Norfolk, Conn.

Note:
This map is identical to one dated 19 Oct.
1987 except that it takes into account the deed
in Vol. 49, Pg. 313-317.

REC'D Feb 3, 1988
AT 12:30 PM
COUNTY CLERK
NORFOLK COUNTY, CONNECTICUT

Prepared by:
DR. GEORGE B. ADORTE
ENGINEER & SURVEYOR
(203) 824-5276

THIS MAP WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE PROFESSION OF SURVEYING IN THE STATE OF CONNECTICUT. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING, STATE OF CONNECTICUT, AND HAS BEEN FOUND TO BE A COMPETENT AND CAPABLE SURVEYOR.

Memorandum

TO: Mike Halloren, Zoning Enforcement Officer
FROM: Will Walter, PE
SUBJECT: Earth Excavation – Norfolk Fire House
DATE: November 21, 2023

The following narrative is being provided as required by Section 6.04.E (Earth Excavation – Special Permit Application Materials) of the zoning regulations.

Site grading, as shown on Sheet C-3.0, is directed by the following:

- Building Placement – In order to maintain the use of the existing building the new fire station needed to be placed on the west side of the property, outside the existing building footprint.
- Finish Floor – The finish floor of the building was set based upon the existing grades along Shepard Road. The grade of the driveway/curb cut at the front of the building had to be set such that the front driveway was not too steep to accommodate the emergency vehicles exiting the building onto Shepard Road.
- Site Grading – The building finish floor elevation is consistent at all door elevations, which sets a flat building pad across the western portion of the site and the existing topographical change across the building location is approximately 4.5-feet. Additionally, the site program required that development extend well into the grass area on the southeastern portion of the site, to a grade that is approximately six (6) feet above the building finish floor. The building and hardscape parking/site circulation areas extend to the limits of the site and these areas require relatively flat topography. To accommodate the required grade change, retaining walls were utilized on the southeast and northwest portions of the development.

A cut/fill analysis was conducted; following are the results:

- On-site earth moving consists of approximately 1,200 cubic yards.
- Approximately 1,300 cubic yards of fill, consisting of concrete, bituminous pavement and aggregate base material, will be imported from off site.
- Approximately 850 cubic yards of existing site material will be removed from the site, consisting of the existing building concrete slab/base material, bituminous pavement/base material, excess topsoil, and existing sub-soil.

Following is further information required by Section 6.04.E:

- The estimated dates are not known as the project requires further funding commitments. However, the approximate length of construction will be 12 months.
- It is anticipated that 1-2 excavators will be utilized to excavate and load material onto departing trucks, as well as move import that is brought onto site by arriving trucks. It is anticipated that, during earth moving operations, several trucks will be running to/from the site.
- During earth moving operations, it is anticipated that up to 6 – 8 trucks will visit the site each day.

- Truck access to/from the site will occur at the northeast corner of the site via a stone construction entrance, as shown on Sheet C-1.0.
- Blasting is not anticipated to be required at the site.
- It is not anticipated that materials will be processed on site.