

Town of Norfolk
Zoning Board of Appeals
Town Hall, 19 Maple Ave.
Thursday December 5, 2024
Regular Meeting Minutes



1. **Call to Order** at 5:02. **Roll Call** – Reeve (Co-Chair,) Green (Co-Chair,) Robinson (Secretary,) Colwell, Peterson, Godlewski (alt), Carr-Harris (alt), CZEO Sefcik
2. **Annual Meeting & Election of Officers** – Reeve nominated Robinson as Secretary, Colwell seconded. Reeve nominated Green as Co-Chair, Colwell seconded. Green nominated Reeve as Co-Chair, Peterson seconded. Approved unanimously.
3. **Public Hearing**
 - A. **Application #24-023** Request for 25-foot Front Yard and 11-foot Side Yard Variances from Section 4.05.C of the Town of Norfolk Zoning Regulations for construction of a 16'x24' pergola in the Commercial Zone
Applicant Owner: Jaime & Melinda Santiesteban
4. **Old Business** – None
5. **New Business**
 - A. **Application #24-023** Request for 25-foot Front Yard and 11-foot Side Yard Variances from Section 4.05.C of the Town of Norfolk Zoning Regulations for construction of a 16'x24' pergola in the Commercial Zone
Applicant Owner: Jaime & Melinda Santiesteban
The legal notice was read into the minutes and the public hearing commenced. The applicant was present and described construction which was halted when requested by ZEO. The entire area planned for construction is within the required front setback. After reviewing photographs and maps plus hearing the Applicant's description of the project and how the family plans to use the area, the discussion focused on whether any alternate locations were possible on the sloping, ledge-y property. An upland pond plus seasonal watercourses further restrict alternate sites. However, the applicant must be able to show no alternate sites are possible to claim a hardship that necessitates the current location.
Public Hearing closed at 6:00 pm.
Discussion was followed by Reeve's motion to deny the application. Seconded by Colwell. Motion passed with four (4) yes, one (1) no votes.
 - B. **Adoption of 2025 Regular Meeting Schedule.** Robinson moved, Colwell seconded. Approved unanimously.
6. **Approval of Minutes** December 7, 2023. Godlewski moved, Reeve seconded. Approved unanimously.
7. **Bills and Correspondence** – None
8. **ZEO Report**– Those interested in the CT Bar Association Land Use Virtual Training in March 2025 should email ZEO.
9. **Adjournment** at 6:13.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Melissa Robinson". The signature is fluid and cursive.

Melissa Robinson