



**TOWN OF NORFOLK
PLANNING & ZONING COMMISSION**

Notice is hereby given that following a Public Hearing that was closed on February 20, 2024 and deliberation and vote on March 12, 2024, an application 23-036 Buildings, Uses, and Facilities of the Town of Norfolk, new firehouse at 20 Shepard Road was APPROVED WITH CONDITIONS. The application was submitted by Town of Norfolk

A full copy of the decision and conditions is on file in the Town Clerk's Office.

Dated this 13th day of March, 2024 at Norfolk, CT.

Karl Nilsen, ZEO

TOWN OF NORFOLK
Planning and Zoning Commission
19 Maple Ave., P.O. Box #552
Norfolk, CT 06058-0552
(860) 542-6804 email: zeo@norfolkct.org
Karl Nilsen ZEO



March 13, 2024

Town of Norfolk
PO Box 592
Norfolk, Ct 06058

RE: Buildings, Uses, and Facilities of the Town of Norfolk

Dear Town of Norfolk,

Your application #23-036 from The Town of Norfolk, Fire Department for property at 20 Shepard Road following a Public Hearing that was closed on February 20, 2024 and a deliberation and vote on March 12, 2024 at a Regular Meeting was APPROVED WITH CONDITIONS.

Following the statutory 14 day appeal period, a Certificate of Special Permit will be issued which must then be filed on the Norfolk land records, at your expense, in order for it to become effective.

Please let me know if you have any questions.

Sincerely,

Karl Nilsen
Zoning Enforcement Officer

Motion to approve Application 23-036 Buildings, Uses, and Facilities of the Town of Norfolk, new firehouse at 20 Shepard Road, with the following conditions:

1. The lights on the sign be angled down toward the sign.
2. The generator and transformers be located on the firehouse lot toward the rear or behind the firehouse.
3. The testing cycle of the generator shall occur during daytime hours, not before 8:00 AM and not after 5:00 PM.
4. The generator and transformers should be screened from view and for sound as appropriate.
5. Except in emergencies, the parking area located along Shepard Road to the northwest of the new firehouse building shall be reserved for users of City Meadow.
6. The public shall be assured unfettered access to the Shepard Road parking lot, the walkway, and City Meadow itself during the park's hours of operation, barring extraordinary circumstances.
7. The three trees on the eastern boundary shall be removed and replaced with new ones during construction.
8. Air Conditioning condenser units shall be located back from the road and as far from residences as possible.
9. A final set of corrected plans with all changes required by the Commission be submitted to the Commission for approval.
10. The ZEO and Planning and Zoning Commission must receive in a timely manner a copy of the following reports: sequence of construction, erosion and sedimentation controls, erosion and sedimentation measures maintenance schedule, and site inspections schedule. These reports must be reviewed for approval and signed by the Engineer of Record.
11. The light temperature in Kelvin for all lights on Drawing C-5.0 shall not exceed 4,000 K.
12. The number of lights labeled "B" on the new boardwalk area shall be reduced by half and spaced accordingly.
13. Within six months of completion of construction, the Norfolk Volunteer Fire Department shall implement a lighting program that minimizes excess lighting while ensuring the safety of its members. The Norfolk Volunteer Fire Department shall work with abutting property owners and the Norfolk Planning and Zoning Commission (and its authorized agent) to address any comments or concerns regarding the new firehouse lighting program and adjust as necessary, subject to the approval of the Planning and Zoning Commission.