

**TOWN OF NORFOLK PLANNING & ZONING COMMISSION
HYBRID REGULAR MEETING APPROVED MINUTES
NORFOLK TOWN HALL – 2nd FLOOR MEETING ROOM
TUESDAY, MAY 13, 2025 - 6:30 PM**



1. **CALL TO ORDER & ROLL CALL** 6:31pm. Christopher Schaut, -chair, Jonathan Sanoff, Wiley Wood, Edward Barron, Marion Felton, Steven Landes, Jordan Stern , Stacey Sefcik CZE, Marinell Crippen-recording secretary, Daniel Casagrande, counsel, via zoom
2. **AGENDA REVIEW** none
3. **PUBLIC HEARINGS** none
5. **OLD BUSINESS:**
 - A. Continued Deliberations & Possible Action on Application #24-027 Modification of Existing Special Permit & Associated Site Plan Originally Granted January 9, 1996, for a Country Inn at 69 Maple Avenue in the Village Residential Zone. Applicant/Owner: Three Stewards Real Estate, LLC (Rachel Roth, Principal). Public Hearing Closed
Chris Schaut stated that this evening was the continuation of deliberations and potential decisions. The Commission received a draft resolution from Stacey Sefcik and Daniel Casagrande with possible conditions. A lengthy discussion ensued.
Marion Felton will not be a voting member since she has not been at the last few meetings.
After much deliberation a decision was made. Chris Schaut read the motion to approve in its entirety. The decision is attached and made available at the town clerk's office. The decision was as follows:
Jonathan Sanoff made a motion to approve Application #24-027, with conditions, seconded by Steve Landes and the results of the voting are as follows:
Members in favor: Chris Schaut, Jonathan Sanoff, Jordan Stern and Steve Landes
Members opposed: Wiley Wood and Ned Barron
Abstentions: none.
Jordan thanked all for their input, town staff and neighbors.
 - B. Discussion & Possible Action Regarding Alternate. Member Commission Vacancies.
Chris Schaut made a motion to appoint Sandy Anasoulis to the Nov 2025 alternate seat, Jonathan Sanoff seconded, and it was approved unanimously.
Another member is still needed.
6. **NEW BUSINESS:**

None.
7. **APPROVAL OF MINUTES**
 - A. Edward Barron made a motion to approve the minutes of the April 8,

2025 Special Meeting Minutes, seconded by Jordan Stern and approved unanimously.

8. BILLS & CORRESPONDENCE

none

9. ZEO REPORT-Stacey handed out a copy of her report.

Matt Riiska was present to discuss modifications to the firehouse. The Fire House Building Committee reduced the budget for the project by \$1million dollars with modifications to their original plan. Mr. Riiska said he could put the alterations in a narrative with pictures and send to Ms. Sefcik for her to share with the Commission.

Ned Barron recused himself.

Stacey Sefcik then explained her ZEO report.

10. ACTION ITEMS & RESPONSIBILITIES.

Stacey Sefcik will plan an executive session with Attorney Ebersol about 24 Greenwoods Road.

11. ADJOURNMENT.

Jonathan Sanoff made a motion to adjourn at 8:54 pm, seconded by Steve Landes and approved unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Marinell Crippen", written over a faint, larger signature.

Marinell Crippen
Recording Secretary