



TOWN OF NORFOLK PLANNING & ZONING COMMISSION
SPECIAL MEETING AGENDA

TUESDAY, FEBRUARY 11, 2025 - 6:30 PM

BOTELLE ELEMENTARY SCHOOL – HALL OF FLAGS - 128 GREENWOODS ROAD EAST

COMMISSION MEMBERS:		
Chris Schaut, Chairman	Jonathan Sanoff	Steven Landes, Alternate
Edward Barron, Vice Chairman	Jordan Stern	ALTERNATE VACANCY
Marion Felton	Wiley Wood	ALTERNATE VACANCY
	REGULAR VACANCY	
STAFF:		
Stacey M. Sefcik, ZEO	Marinell Crippen, Recording Secretary	

1. CALL TO ORDER & ROLL CALL.

2. AGENDA REVIEW

3. CONTINUED PUBLIC HEARING:

- A. 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)

******PLEASE NOTE******

The Commission has received a great deal of written testimony regarding this application, and in an effort to provide adequate time for all parties to review these materials, the applicant has granted the Commission a continuance of the public hearing to March 11, 2025 at 6:30PM in the Hall of Flags at Botelle Elementary School, 128 Greenwood Road East.

Because of this, at tonight’s meeting, the Commission will only be reading into the record all written communications received by the Land Use Office as of February 11, 2025 at 3PM. No oral testimony will be taken at this meeting.

All members of the public are most welcome to attend in order to hear the written communications received, but they are asked to plan on deferring any oral testimony they wish to give to the March 11, 2025 continued public hearing. The Commission and its Staff assure the public that they will have ample opportunity for oral testimony at the March 11, 2025 continued hearing.

4. **NEW PUBLIC HEARINGS:**
 - A. Application #24-029 Special Permit per Section 3.03.F.2 for Accessory Structure (17' x 12' A-Frame) in the Rural Residential Zone at Assessor's Map #6-14-10 Loon Meadow Drive. Applicant: Tyler Mathers for AEB Realty, Inc.
 - B. Application #24-030 Special Permit per Section 3.03.F.2 for Accessory Structure (17' x 12' A-Frame) in the Rural Residential Zone at Assessor's Map #6-14-9/1 Loon Meadow Drive. Applicant: Tyler Mathers for AEB Realty, Inc.

5. **OLD BUSINESS:**
 - A. Application #24-029 Special Permit per Section 3.03.F.2 for Accessory Structure (17' x 12' A-Frame) in the Rural Residential Zone at Assessor's Map #6-14-10 Loon Meadow Drive. Applicant: Tyler Mathers for AEB Realty, Inc.
 - B. Application #24-030 Special Permit per Section 3.03.F.2 for Accessory Structure (17' x 12' A-Frame) in the Rural Residential Zone at Assessor's Map #6-14-9/1 Loon Meadow Drive. Applicant: Tyler Mathers for AEB Realty, Inc.
 - C. 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)

6. **NEW BUSINESS:**
 - A. Informal Discussion Regarding *Submission of Technical Information Concerning a Proposal to Construct a Wireless Telecommunications Facility at 78 Goshen East Street, Norfolk, CT* dated January 2, 2025.
 - B. Discussion & Possible Action Regarding Regular and Alternate Member Commission Vacancies.

7. **APPROVAL OF MINUTES**
 - A. Special Meeting Minutes January 14, 2025.

8. **BILLS & CORRESPONDENCE**

9. **ZEO REPORT**

10. **ACTION ITEMS & RESPONSIBILITIES.**

11. **ADJOURNMENT.**

Respectfully submitted,

Stacey M. Sefcik, CZEO
Land Use Administrator