



**TOWN OF NORFOLK PLANNING & ZONING COMMISSION  
SPECIAL MEETING AGENDA**

**TUESDAY, MARCH 25, 2025 - 6:30 PM**

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

**COMMISSION MEMBERS:**

Chris Schaut, Chairman	Jonathan Sanoff	Sandy Anasoulis, Alt.
Edward Barron, Vice Chairman	Jordan Stern	ALTERNATE VACANCY
Marion Felton	Wiley Wood	ALTERNATE VACANCY
Steven Landes		

**STAFF:**

Stacey M. Sefcik, ZEO	Marinell Crippen, Recording Secretary
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1. **CALL TO ORDER & ROLL CALL** 6:30 pm Jordan Stern, Chris Schaut, Chairman, Jonathan Sanoff, Steve Landes, Wiley Wood and Edward Barron Counsel Daniel Casagrande, CZEO Stacey Sefcik and Recording Secretary Marinell Crippen

2. **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)

Andrea Gomes, attorney for the applicant, introduced herself and Bob Gilcrest, lead designer/project manager with Allied Engineering, George Johannesen, Civil Engineer from Allied Engineering, Rachel Roth and Richard Ristevic principal applicants and Nathon Roth. Mrs. Gomes addressed questions the Commission had from the previous meeting. She spoke of the hours of operations, meal service, staff, number of large events per year, music, lighting, screening, setbacks etc.

The Commission had a few questions that she answered then the floor was open to the public.

Cheryl Heller spoke in Support

Jennifer Almquist spoke in Support

Clare Timoney, also speaking for Jill Chase, Bill Ticineto and husband Joe Kelly, spoke Against.

Paul Kennedy spoke Against

Joe Kelly handed the Commission a document titled "Comprehensive Textual Review of Plan of Conservation and Development." It was noted that the Commission had requested at the March 11, 2025 meeting that any further information that the applicant and the public wished to submit with respect to this applicant be submitted in advance of tonight's meeting so that the Commission would have time to review it prior to the meeting.

Keith Byrne spoke in Support

Attorney Patrick Powers spoke representing Clare Timoney, Joe Kelly and other neighbors against the Manor House application.

Jeremy Koch spoke Against

Andrea Gomes gave closing remarks, addressing remaining questions and outlining the application's compliance with the Zoning Regulations and Plan of Conservation and Development.

Steve Landes made a motion to close the public hearing at 9:19 pm,

seconded by Jonathan Sanoff and approved unanimously.  
Counsel Casagrande made a suggestion that the Commission should decide if they are going to go forward with the application and give the reasons why. Casagrande suggested a straw poll meeting first. Everyone took a break at 9:24 pm for 6 minutes. The Meeting started again at 9:30 pm.  
Chairman Schaut said the Commission should begin deliberations at the April 8<sup>th</sup>, 2025 regularly scheduled meeting.  
Jonathan Sanoff made a motion to adjourn deliberations until April 8<sup>th</sup>, 2025 at the regularly scheduled meeting, seconded by Wiley Wood and approved unanimously.

**3. OLD BUSINESS:**

- 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)  
Deliberations are scheduled for April 8, 2025

**4. ADJOURNMENT.**

Jonathan Sanoff made a motion to adjourn at 9:32 pm, seconded by Jordan Stern and approved unanimously.

Respectfully submitted,



Marinell Crippen  
Recording Secretary