



NORFOLK PLANNING & ZONING COMMISSION

Regular Meeting
Norfolk Town Hall

February 8, 2022 @ 6:30 p.m.

Approved Minutes

Present: Tom Fahsbender-Chair, Chris Schaut, Melissa Renkert, Kevin Gundlach, Paul Madore, Jonathan Sanoff, Marion Felton, Edward Barron (alternate)

Also Present: ZEO Michael Halloran

1. **Call to Order**-6:30 pm
2. **Roll Call**
3. **Agenda Review**- Tom Fahsbender asked to move the approval of minutes to after 7-New Business. Mike Halloran asked to add to 8C-Letter to Attorney Mike Zizka and 8D-Invoice from Attorney Zizka. A motion to move approval of minutes to 7, Letter to Attorney Zizka to 8C and Invoice from Attorney Zizka to 8D was made by Chris Schaut, seconded by Paul Madore, and approved unanimously.
4. **Public Comment**- None
5. **Old Business**-
 - A. Application #22-002 George Auclair for property on Greenwoods Rd. East, Section 4.03-1B5 Automotive service establishment in a Commercial Zone. Special permit required.
Ron Wolff, professional engineer from Woodbury, showed the Commission the plans for the building of the automotive service establishment. The plans show a 50'x100' garage for trucks. The Zoning Board of Appeals had previously approved a variance for a front property line setback with three conditions.
A motion was made to accept the application and schedule a public hearing for the March 8th meeting at 6:45 pm by Chris Schaut, seconded by Melissa Renkert, and approved unanimously.
 - B. Discussion of text amendments changes, including ground mounted solar collectors, PA 21-29, with Glenn Chalder from Planimetrics. Mike Halloran had included in the Commission's packet a memo from Glenn giving an overview of the 2022 zoning updates. Glenn suggested the Commission ask Attorney Zizka if the Commission would be required to opt again from

Temporary Healthcare Structures, which they had previously opted out of. Glenn then explained the 13 sections that may be topics, the 3 with opt out options were the ones to focus on. Glenn said he will give an overview of these items and then go into more detail at a later meeting. He also discussed possible changes to ground mounted solar arrays as well as "Cannabis Establishments." Glenn ended with saying that he will do more research and then get back to the Commission.

6. **New Business-**The possible election of an alternate member. Phylis Bernard, a candidate, introduced herself and gave a brief history of herself. She then proceeded to answer questions from the Commission.
A motion to proceed to a vote was made by Jonathan Sanoff, seconded by Melissa Renkert and approved unanimously.
A vote was then taken between Phyllis Bernard and Steve Landes, who had been introduced at a January meeting. Kevin Gundlach and Marion Felton voted for Phyllis Bernard and Chris Schaut, Paul Madore, Melissa Renkert, Jonathan Sanoff and Tom Fahsbender voted for Steve Landes. Steve Landes will be the new alternate.
7. Next was the approval of minutes from January 11, 2022. A motion to approve the amended minutes was made by Chris Schaut, seconded by Jonathan Sanoff and approved unanimously
8. **Bills & Correspondence-**
 - A. Michael Halloran distributed the minutes from the January 3, 2022 Inland Wetlands meeting as well as the Zoning Board of Appeals minutes from January 20, 2022.
 - B. Michael Halloran asked to review an opinion letter from Attorney Zizka regarding the Commission's involvement for the proposed solar installation at the Town Farm. The letter from Attorney Zizka confirmed that the Commission does have a panning role but not a zoning role in determining the decision. The Connecticut Siting Council has all regulatory jurisdictional oversight.
 - C. Michael Halloran also asked to be added to Bills and Correspondence invoice #11375245 for \$350.00 from Attorney Zizka pertaining to the Town Farm question. A motion to pay invoice #11375245 was made by Marion Felton, seconded by Chris Schaut, and approved unanimously.
9. **ZEO Monthly report-** Michael Halloran reported that he has already processed six land use permits this year, between Wetlands, P&Z, and ZBA, along with several action items which were discussed.

10. **Action Items**-The Commission was asked to review all information given them regarding possible text amendments.

11. **Adjournment**-A motion to adjourn was made at 8:53 pm by Christopher Schaut, seconded by Jonathan Sanoff and approved unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Marinell Crippen". The signature is written in a cursive style with a large, stylized initial "M".

Marinell Crippen, Secretary