



**NORFOLK PLANNING & ZONING COMMISSION**  
Regular Meeting  
Norfolk Town Hall – Second Floor Meeting Room  
March 10, 2026 @ 6:30 p.m.  
Approved Minutes

**Present:** Christopher Schaut (Chair), Edward Barron (arrived at 6:50 pm), Marion Felton, Jonathan Sanoff, Jordan Stern, and Wiley Wood.

**Excused:** Steven Landes

**Also Present:** Stacey M. Sefcik, CZEO

1. **Call to Order – 6:30 p.m. & Roll Call**
2. **Agenda Review** – no items to add to, or edit within, the agenda.
3. **Public hearings** – none.
4. **Old Business**
  - A. **Discussion Regarding Family Compounds/Camps in the Zoning Regulations.**

The Commission reviewed and discussed a draft amendment to the zoning regulations that would address family compounds/camps. No decisions were made and no votes were taken. Commission members should send any suggested edits to Stacey Sefcik to incorporate into the draft amendment for further discussion at a future meeting.
  - B. **Discussion Regarding Junk & Unregistered Vehicles in the Zoning Regulations.**

The Commission reviewed and discussed a draft amendment to the zoning regulations that would address junk and unregistered vehicles. The draft amendment also included the addition of several definitions of terms not currently provided in the regulations. No decisions were made and no votes were taken. Commission members should send any suggested edits to Stacey Sefcik to incorporate into the draft amendment for further discussion at a future meeting.
  - C. **Discussion Regarding Possible Amendments to Accessory Dwelling Unit Regulations.**

The Commission reviewed and discussed a draft amendment to the zoning regulations that would remove the cap on the size of accessory dwelling units by special permit in certain circumstances where an existing interior space would be converted into an accessory dwelling unit. No decisions were made and no votes taken. Jordan Stern to revise the draft text amendment for further discussion at a future meeting.
5. **New Business**
  - A. **Begin Discussion Regarding Zoning Text Amendments Required by Public Act 25-1**

Stacey Sefcik provided an overview of Public Act 25-1. Commission discussion ensued. Halloran and Sage and Tyche Planning and Policy Group will be holding a free virtual workshop on the new legislation on March 11, 2026. Commission members should attend, if available.
6. **Opportunity for Public Comment for Items not Otherwise Listed**

Susan MacEachron noted a couple of items for the Commission to consider with the draft text amendments currently under review.

**7. Approval of Minutes**

Members noted a few corrections to the discussion of approval conditions for the 330 Greenwoods Road East application. S. Sefcik to amend the minutes to reflect the precise language used on the final adopted approval motion.

Jonathan Sanoff made a motion to approve the minutes of the February 10, 2026 regular meeting, as amended. Seconded by Wiley Wood and approved unanimously.

**8. Bills and Correspondence**

None.

**9. ZEO Report**

Stacey Sefcik reviewed what was new on the ZEO report since the February meeting. Commission discussion followed.

**10. Possible Executive Sessions to Discuss Pending Litigation and/or Claims in the Following Matters:**

A. *Assessment by Default & Judgment by Norfolk Citation Hearing Officer dated April 4, 2023, and filed at Volume 129 Page 194 of the Town of Norfolk Land Records.*

No executive session was held on this matter.

B. *Joseph Kelly, Clare Timoney, Donald Currier, Kim Currier, et. al. vs. Town of Norfolk Planning & Zoning Commission et al dated May 27, 2025.*

No executive session was held on this matter.


**11. Action Items and Responsibilities**

Commission members are to review Public Act 25-1. Stacey Sefcik will revise the draft text amendments based on the Commission discussion. Jordan Stern will revise the draft accessory dwelling unit text amendment based on the Commission discussion.

**12. Adjournment**

Jordan Stern made a motion to adjourn at 10:01 pm. Seconded by Jonathan Sanoff and approved unanimously.

Respectfully submitted,

  
Christopher Schaut, Chair