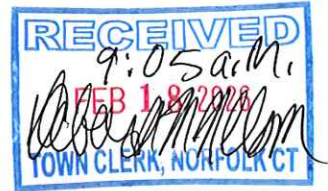


**TOWN OF NORFOLK PLANNING & ZONING COMMISSION
REGULAR DRAFT MEETING MINUTES
NORFOLK TOWN HALL – 2nd FLOOR MEETING ROOM
FEBRUARY 10, 2026 6:30 pm**



1. **CALL TO ORDER & ROLL CALL. 6:30pm.** Chris Schaut, Edward Barron, Marion Felton, Jonathan Sanoff, Jordan Stern, Wiley Wood, Sandra Anasoulis, Alt., Stacey Sefcik, ZEO, Marinell Crippen, Recording Secretary

2. **AGENDA REVIEW.** None

3. **PUBLIC HEARINGS:**
 - A. Application #25-022 Modification of Site Plan Associated with Special Permit #22-002 originally approved March 8, 2022 and previously amended on October 10, 2023 to Construct Additional 50' x 80' Storage Building at 330 Greenwoods Road East in the Commercial/Industrial Zone. Applicant: Michael Halloran for George Auclair.
This is a continuation from the January meeting. Michael Halloran spoke. He had given revised plans to the Commission. Mr. Halloran read into the minutes the revised plans (attached).
Stacey Sefcik said that the Certificate of Variance was filed on the land records. Discussion ensued.
Will Sweeney spoke as well and said there is only emergency lighting when someone pulls up at night.
Jordan Stern made a motion to close the public hearing, seconded by Jonathan Sanoff and approved unanimously.
There was no one else in the audience other than the applicant.
A few conditions would be necessary:
No servicing of vehicles other than the fleet of vehicles stored on the property.
Along the property line the owner maintains a screen of trees from the buildings to Route 44.

Chris Schaut read into the motion Stacey Sefcik's "Town of Norfolk Planning and Zoning Commission Final Decision in the matter of application #25-022."

Jonathan made a motion to approve the application per the draft motion that was read, Edward Barron seconded and it was approved unanimously.

4. **OLD BUSINESS:**
 - A. Application #25-022 Modification of Site Plan Associated with Special Permit #22-002 originally approved March 8, 2022 and previously amended on October 10, 2023 to Construct Additional 50' x 80' Storage Building at 330 Greenwoods Road East in the Commercial/Industrial Zone. Applicant: Michael Halloran for George Auclair.
 - B. Discussion Regarding Family Compounds/Camps in the Zoning Regulations. Postponed
 - C. Discussion Regarding Junk & Unregistered Vehicles in the Zoning Regulations. Postponed
 - D. Discussion Regarding Possible Amendments to Accessory Dwelling Unit Regulations. Postponed

5. **NEW BUSINESS:** None

6. **OPPORTUNITY FOR PUBLIC COMMENT FOR ITEMS NOT OTHERWISE LISTED.**
At this time, the Commission invites public comment. Each speaker should provide their full name and address, and they will be allowed up to three minutes. The Chair may need to limit the amount of time allocated for any one topic. Please note that the Commission may refrain from immediate decision so as to research, discuss, and respond if appropriate at a future time.

- None
7. **APPROVAL OF MINUTES**
 - A. Edward Barron made a motion to approve the November 18, 2025 Regular Meeting minutes as amended, Wiley Wood seconded and they were approved unanimously.
 - B. Wiley Wood made a motion to approve the December 9th Regular meeting minutes,

Marion Felton seconded and they were approved unanimously.

C. Jordan Stern made a motion to approve the January 13, 2026 Special Meeting minutes, seconded by Jonathan Sanoff and they were approved unanimously.

D. Jonathan Sanoff made a motion to approve the January 13, 2026 Regular Meeting minutes as amended, Wiley Wood seconded and they were approved unanimously.

8. **BILLS & CORRESPONDENCE**-The Commission reviewed and approved the budget with #103 to be merged with #108 and with a question for payment to the recording secretary as well as a question about legal fees for Manor House.
9. **ZEO REPORT**-Stacey Sefcik explained her report.
10. **POSSIBLE EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION &/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. Tabled.
 - B. *Joseph Kelly, Clare Timoney, Donald Currier, Kim Currier, et. al. vs. Town of Norfolk Planning & Zoning Commission et al* dated May 27, 2025. Moved from May to June 18th. Tabled
11. **ACTION ITEMS & RESPONSIBILITIES.**

Ms. Sefcik will provide various text amendments that the commission should read.
Ms. Sefcik will relay budget information and check on the status of Herma to see if they are covering the cost of the appeal.
12. **ADJOURNMENT.** Jonathan Sanoff made a motion to adjourn at 8:25 pm, seconded by Marion Felton and it was approved unanimously.

Respectfully submitted,

Marinell Crippen
Recording Secretary