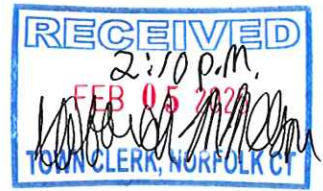


TOWN OF NORFOLK PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
NORFOLK TOWN HALL – 2nd FLOOR MEETING ROOM
TUESDAY, FEBRUARY 10, 2026 - 6:30 PM



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

1. CALL TO ORDER & ROLL CALL.
2. AGENDA REVIEW.
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.
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.
 - C. Discussion Regarding Junk & Unregistered Vehicles in the Zoning Regulations.
 - D. Discussion Regarding Possible Amendments to Accessory Dwelling Unit Regulations.
5. NEW BUSINESS:
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.
7. APPROVAL OF MINUTES
 - A. November 18, 2025 Regular Meeting.
 - B. December 9, 2025 Regular Meeting.
 - C. January 13, 2026 Special Meeting.
 - D. January 13, 2026 Regular Meeting.
8. BILLS & CORRESPONDENCE
9. ZEO 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.
 - B. Joseph Kelly, Clare Timoney, Donald Currier, Kim Currier, et. al. vs. Town of Norfolk Planning & Zoning Commission et al dated May 27, 2025.
11. ACTION ITEMS & RESPONSIBILITIES.
12. ADJOURNMENT.

Respectfully submitted,
Stacey M. Sefcik, CZEO, Land Use Administrator