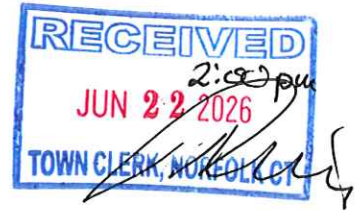


TOWN OF NORFOLK PLANNING & ZONING COMMISSION
REVISED SPECIAL MEETING DRAFT MINUTES
NORFOLK TOWN HALL – 2nd FLOOR MEETING ROOM
TUESDAY, JUNE 16, 2026 - 6:30



1. **CALL TO ORDER & ROLL CALL.** 6:53 pm. Chris Schaut, Chairman, Steven Landes, Edward Barron, Stacey Sefcik, ZEO, Marinell Crippen, Recording Secretary, Wiley Wood arrived at 6:53 pm which made a quorum.
2. **AGENDA REVIEW.** Chris Schaut made a motion to move 5A to before #4-Old Business, seconded by Steven Landes and approved unanimously.
3. **PUBLIC HEARINGS:**
 - A. Application #26-007 Special Permit per Section 3.03-1.A.7 for Farmstand Larger than 64 Square Feet at Assessor's Map #06-06-14 Bruey Road in the Rural Residential Zone. Applicants: Barton Wenrich & Bonnie Simmons.
Chris Schaut read the public notice at 6:56 pm.
Marinell Crippen, the only abutting neighbor, stated that she received notice of Application #25-007.
Bonnie Simmons spoke about the farming aspect of the property. Bart Wenrich stated that the pre-constructed stand would be 12x16 with 4x4 pressure treated skids and there would be an area for parking in front of the stand for 2-3 cars. Questions from the Commission followed. There will be no utilities and it would be an honor system.
Steven Landes made a motion to close the public hearing at 7:07 pm, seconded by Edward Barron and approved unanimously.
Steven Landes made a motion to approve Application #26-007 Special Permit per Section 3.03-1.A.7 for Farmstand Larger than 64 Square Feet at Assessor's Map #06-06-14 Bruey Road in the Rural Residential Zone, seconded by Wiley Wood and approved unanimously.
Chris Schaut stated that it met the plan for conservation and development according to section 3.6 A1 in the P&Z regulations.
5. **NEW BUSINESS:**
 - A. Application #26-009 Special Permit per Section 3.03-1.B.4 for Detached Accessory Apartment at 132 Mountain Road in the Rural Residential Zone. Applicants: William & Deb Couch.
Deb Couch said that they want to build a room above their garage for their family. The soil testing from Torrington Area Health was received by the Commission. The Commission asked the applicants for a picture of the house and the garage.
Chris Schaut made a motion to schedule a public hearing at the next P&Z meeting on July 14th, 2026 for Application #26-009 Special Permit per Section 3.03-1.B.4 for Detached Accessory Apartment at 132 Mountain Road in the Rural Residential Zone, seconded by Steven Landes and approved unanimously.
4. **OLD BUSINESS:**
 - A. Application #26-007 Special Permit per Section 3.03-1.A.7 for Farmstand Larger than 64 Square Feet at Assessor's Map #06-06-14 Bruey Road in the Rural Residential Zone. Applicants: Barton Wenrich & Bonnie Simmons. Above
 - B. Request to Modify Special Permit #25-016 Approved October 23, 2025 to Include Replacement of Front Windows at 24 Greenwoods Road West. Applicant: Jack Hollihan for Love Simply, LLC.
Jack Hollihan spoke and explained the project.
Chris Schaut made a motion that the proposed replacement of the ground floor windows is a minor modification to the previously approved special permit #25-016 at 24 Greenwoods Road West therefore they should be approved as a minor modification, seconded by Steven Landes and approved unanimously.
 - C. Discussion Regarding Family Compounds/Camps in the Zoning Regulations.

- D. Tabled
Discussion Regarding Junk & Unregistered Vehicles in the Zoning Regulations.
- E. Tabled
Discussion Regarding Possible Amendments to Accessory Dwelling Unit Regulations.
- F. Tabled
Discussion Regarding Zoning Text Amendments Required by Public Act 25-1.

6. APPROVAL OF MINUTES

- A. May 12, 2026 Special Meeting. Tabled for the July 14th, 2026 meeting.
- B. May 12, 2026 Regular Meeting. Tabled for the July 14th, 2026 meeting.

7. BILLS & CORRESPONDENCE None

8. ZEO REPORT

Stacey Sefcik expressed that she had a lot of new permits.

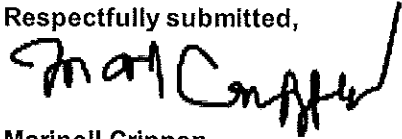
9. ACTION ITEMS & RESPONSIBILITIES.

Ms. Sefcik will look into lighting on the Arcaneum building.
Ms. Sefcik will research text amendments.

10. ADJOURNMENT.

Wiley Wood made a motion to adjourn at 7:39 pm, seconded by Edward Barron and approved unanimously.

Respectfully submitted,



Marinell Crippen
Recording Secretary