



February 7, 2025

To: Rachel Roth
From: Rista Malanca, AICP
RE: Manor House, Norfolk

The mission of the Northwest Hills Council of Governments (NHCOCG) is to make Northwest Connecticut a better place to live, do business, and visit by providing a forum for local officials to discuss issues of intermunicipal concern, promote regional cooperation, and direct various regional initiatives to enhance government planning, efficiency and service delivery. Among other things, NHCOCG is involved in planning for housing, economic development, emergency management and natural hazard mitigation.

Recently, NHCOCG led a locally-based, regionally driven economic development planning process that leverages the involvement of the public, private, and non-profit sectors to establish a strategic blueprint for regional collaboration. The end result of this process each five years is a document referred to as the [Comprehensive Economic Development Strategy \(CEDS\)](#), a strategy-driven blueprint that guides economic prosperity and resiliency in the region.

The five core focus areas of the CEDS are:

1. Addressing the housing needs of the region,
2. Encouraging business growth and expansion,
3. Supporting workforce development that aligns with the needs of the regional business sectors,
4. Increasing tourism in the region and
5. Strengthening the creative economy.

It is my understanding that the Manor House Inn at 69 Maple Avenue in Norfolk is planning to modernize and enhance the existing operations of the Inn by relocating two guest rooms from inside the main building, creating two newly constructed Nordic-style cabins onsite. As proposed, this project currently includes removing an existing carport and shed, both of which are unsightly and unsafe in their current condition; constructing a new garage to store property maintenance equipment; reconstructing and expanding a parking area that previously existed on-site; and enriching existing recreational amenities by incorporating hydrothermal and other recreational facilities at the rear of the existing Inn building.

We applaud your efforts to make continued investment into your property and business to meet the ever-changing business and market demands. An enhanced and modern Inn, located near the village center of Norfolk, is perfectly aligned with the goals of the CEDS, as it will create jobs and support tourism in the region. A vibrant business benefits both the local and regional economies through tax payments to municipalities and increased spending at local businesses and attractions.