

COMMISSION ON THE CITY PLAN
Tuesday, May 18, 2021 - 7:00 P.M.

**** VIRTUAL / REMOTE MEETING****

NORWICH, CT
MEETING AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/83097501130?pwd=MFVIZWV5NFZoM0FHRzFWcEtYSINDZz09>

Meeting ID: 830 9750 1130

Passcode: 935276

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- **CALL TO ORDER**
- **ROLL CALL AND SEATING OF ALTERNATES**
- **APPROVAL OF MINUTES:** April 20, 2021 Meeting
- **COMMUNICATIONS:**
 - Award Letters – Length of Service – Connecticut Federation of Planning & Zoning Agencies
- **NEW BUSINESS:**

1. PUBLIC HEARING AND POTENTIAL ACTION ON THE FOLLOWING APPLICATION:

SP#18-08A: 140 Yantic Road. Modification to a Special Permit (previously known as #18-08 & #18-08M) to convert an existing mill building to a hotel, with associated improvements and amenities, within a designated Special Flood Hazard Area. Proposed modifications are in response to comments from the State Historic Preservation Office and National Park Service and include the following: reduction in the number of rooms from 151 to 146; boiler building use change from restaurant to recreational/pool amenity; elimination of an addition to the boiler building, reduction in size of connection from boiler building to hotel; Porte Cochere eliminated and replaced with canopy; rear entrance plaza reduced and landscaping increased. Application and property of Mill Development CT, LLC. Assessor's Map 49, Block 1, Lot 45, Zone PMR (Mill Re-Use Overlay Zone)

- 2. SDP#1042A: 140 Yantic Road.** Modification to a Site Plan (previously known as SDP #1042) to convert an existing mill building to a hotel. Proposed modifications are in response to comments from the State Historic Preservation Office and National Park Service and include the following: reduction in the number of rooms from 151 to 146; boiler building use change from restaurant to recreational/pool amenity; elimination of an addition to the boiler building, reduction in size of connection from boiler building to hotel; Porte Cochere eliminated and replaced with canopy; rear entrance plaza reduced and landscaping increased. Application and property of Mill Development CT, LLC. Assessor's Map 49, Block 1, Lot 45, Zone PMR (Mill Re-Use Overlay Zone)

3. Referral from Zoning Board of Appeals in accordance with ZR Section 7.10.2.5: ZBA#21-07: Myrtle Drive. Request for a use variance to allow multifamily residential development on properties located within the Business Park (BP) Zone. Application of Alexander Gebbie, member of Ever Real Properties, LLC. Property of Estate of Margaret C. Stanley c/o Michael Lahan Esq. Assessor's Map 41, Block 1, Lots 5 and RD, Zone BP

- **OLD BUSINESS:**

- **612 West Thames Street** – Plan for Tree Cutting in the Conservation Easement
- **Referral from the City Council:** AN ORDINANCE PROVIDING FOR THE ABATEMENT OF REAL ESTATE TAXES ON REAL PROPERTY IMPROVEMENTS AND THE WAIVER OF BUILDING PERMIT FEES FOR THE HISTORIC REDEVELOPMENT AND/OR REUSE OF THE PONEMAH MILL BUILDING #2, ALSO KNOWN AS 555 & 575 NORWICH AVENUE – **TABLED At the Request of the Applicant.**

- **EXTENSION REQUESTS:** None.

- **BOND REDUCTION/RELEASE REQUESTS:** None.

- **OTHER BUSINESS:**

- DRAFT – Open Space Fee Language – Subdivision Regulations
- DRAFT – Building Square Footage to trigger CCP Review Language – Zoning Regulations:
Referred to City Attorney

- **POCD PIC MEETING REMINDER:** Reminder – 07/14/2021 Meeting

- **STAFF REPORT:**

- June 21 Presentation in Council Chambers – Draft Short-Term Rental Ordinance
- Complete Streets – Draft Ordinance

- **ADJOURNMENT**