



**CITY OF NORWICH**  
CONNECTICUT

**AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH**  
**March 7, 2016**  
**7:30 PM**

**PRAYER**

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF MINUTES:** February 1 and 16, 2016

**PETITIONS AND COMMUNICATIONS**

1. Letter of resignation of Anthony Black from the Personnel and Pension Board.
2. Relative to a report from the Commission on the City Plan regarding an ordinance amending the zoning map of the city of Norwich accompanying the zoning ordinance of the city of Norwich by changing a tract(s) or parcel(s) of land on 27 & 51 Norwich Ave from general commercial (GC)/multi-family (MF) to general commercial (GC)
3. Procedures regarding appointments and reappointments.
4. Presentation by Kaye Eyberse regarding the Juvenile Justice Program.

**CITY MANAGER’S REPORT**

**CITIZENS COMMENT ON RESOLUTIONS**

**NEW BUSINESS-RESOLUTIONS**

1. Relative to supporting the project know as Major Safety and Operational Improvements – Route 82 Corridor (West Main Street).
2. Relative to establish a committee of the Council to consider policies and procedures with respect to reviewing offers of public monuments to the city.
3. Relative to recommending funding in the 2016-17 Capital Account regarding the Community Center Exploration Committee for a market analysis and pro forma to be completed by SLAM Collaborative.

4. Relative to a reappointment to the Community Development Advisory Committee.
5. Relative to a reappointment to the Personal and Pension Board.
6. Relative to an appointment to the Historic District Commission.
7. Relative to an appointment to the Board of Public Utilities Commissioners and Sewer Authority.
8. Relative to a proposed agreement between Norwich and Franklin regarding roadway reconstruction.

### **NEW ORDINANCE**

1. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH ACCOMPANYING THE ZONING ORDINANCE OF THE CITY OF NORWICH BY CHANGING A TRACT(S) OR PARCEL(S) OF LAND ON THE WESTERLY SIDE OF BOSWELL AVENUE BEING NO. 646 BOSWELL AVENUE BY MOVING THE ZONE LINE WESTERLY SO THAT THE ENTIRE PARCEL WILL BECOME FROM GENERAL COMMERCIAL (GC)/MULTI-FAMILY (MF) TO GENERAL COMMERCIAL (GC)

### **EXECUTIVE SESSION**-collective bargaining/negotiations

City Clerk



**CITY OF NORWICH**  
**Commission on the City Plan**  
**23 Union Street, Norwich, CT 06360**  
**Telephone: (860) 823-3739, Fax: (860) 823-3741**

**Ralph Page, Chairman**

February 25<sup>th</sup>, 2016

**TO: THE HONORABLE MAYOR AND ALDERPERSONS OF THE COUNCIL OF  
THE CITY OF NORWICH**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH  
ACCOMPANYING THE ZONING ORDINANCE OF THE CITY OF NORWICH BY  
CHANGING A TRACT(S) OR PARCEL(S) OF LAND ON 27 & 51 NORWICH  
AVENUE FROM GENERAL COMMERCIAL (GC)/MULTI-FAMILY (MF) TO  
GENERAL COMMERCIAL (GC).**

At the meeting of the Council of the City of Norwich (Council) held **February 16<sup>th</sup>, 2016**, the ordinance described above was introduced and referred to the Commission on the City Plan (CCP) for a report pursuant to Chapter XV, Section 4 of the City Charter.

The Commission on the City Plan, at its **February 24<sup>th</sup>, 2016** special meeting reviewed the above-referenced referral.

Seated were Chairman Ralph Page, Art Sharron and Les King.

After careful consideration, the Commission voted unanimously to forward a **FAVORABLE** recommendation to the Council.

In reaching the favorable recommendation, the Commission determined that the proposed map amendment was consistent with the Plan of Conservation and Development. This change advances the City's economic development goals of increasing the grand list and creating growth opportunities.

Respectfully submitted,

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Ralph Page, Chairman

RP/dd

Pc: City Clerk, City Manager, ZEO

# Memorandum

**To:** Public  
**CC:** Mayor Deberey Hinchey  
**From:** Peter Nystrom, Stacy Gould and H. Tucker Braddock  
**Date:** March 1, 2016  
**Re:** Appointments & Reappointments to City Boards, Commissions & Committees

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Persons interested in applying for a new appointment or a reappointment to any board, commission or agency to which members are appointed by the City Council following review and recommendation by a subcommittee of the Council will be required to complete an application through the City's website. Upon receipt of the application, interviews will be scheduled through the Mayor's office.

Applicants for an appointment or reappointment must be electors and be up-to-date in payment of their property taxes. This procedure gives all applicants a fair and equitable opportunity to serve the City of Norwich.

This new procedure provides the City with updated contact information for all citizens who have generously agreed to volunteer their time.



## Conditions Regarding Appointments and Reappointments to Boards, Commissions and Agencies

Individuals appointed to any board of the City of Norwich:

- Must be an elector of the City of Norwich
- Must be up-to-date in payment of property taxes
- Since certain appointments have restrictions or qualifications imposed by the Charter, by state statutes, or by ordinance, individuals applying for such an appointment or reappointment must meet and comply with such restrictions or qualifications to be considered.
- All applicants including those requesting reappointments must complete an application through the City's website. After the application has been received, interviews will be scheduled through the Mayor's office.

## RESOLUTION #1

**WHEREAS**, the State of Connecticut Department of Transportation has published a display ad and mailed a news release to a number of officials and agencies, announcing a concept stage public informational meeting on the prospective Transportation project known as Major Safety and Operational Improvements — Route 82 Corridor (West Main Street); and

**WHEREAS**, a concept stage public informational meeting was held on September 16, 2015, at the Norwich City Hall from 7 pm to 9 pm, at which meeting residents had an opportunity to voice their concerns; and

**WHEREAS**, the Southeastern Connecticut Council of Governments has identified this project as a top regional priority; and

**WHEREAS**, representatives of the State of Connecticut Department of Transportation attended and presented a City Council Public Informational Meeting/Workshop on December 14, 2015; and

**WHEREAS**, the City Council of the City of Norwich has considered the concerns of the residents from the public informational meeting and finds that the proposed Major Safety and Operational Improvements on the Route 82 Corridor (West Main Street) from New London Turnpike to Asylum/Mechanic Streets is in the best interest of the City of Norwich, and will promote the health, safety and general welfare of its residents and provide for convenience and safety of the motoring and pedestrian public;

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Norwich, based on the above information, and by virtue of this resolution, hereby fully supports the proposed improvements.

City Manager John Salomone

## RESOLUTION #2

**WHEREAS**, Connecticut General Statute §7-148(c)(3)(A) permits any Connecticut municipality to acquire by gift, purchase, grant, bequest or devise real or personal property and to hold and manage such real and personal property or any interest therein as the purposes of the municipality or any public use or purpose require, which power and purpose includes the erection and maintenance of statues and monuments; and

**WHEREAS**, municipalities have long used statues and monuments to convey some thought or to instill some feeling in those who view the same as a form of expression by the municipality; and

**WHEREAS**, municipalities may commission and finance monuments or accept privately financed and donated monuments to be located or displayed to the public on municipal property; and

**WHEREAS**, such municipal property, including parks and similar sites, can accommodate only a limited number of permanent monuments; and

**WHEREAS**, the Council of the City of Norwich, as the legislative body of the city of Norwich, has oversight of the city's monuments and determines what permanent monuments to erect, accept, maintain and display on municipal property; and

**WHEREAS**, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to establish a subcommittee of the Council to consider and recommend policies and procedures with respect to the location, placement, maintenance and ownership of monuments, memorials, tablets, plaques and markers placed or to be placed on municipal property, including privately financed and donated items, as well as policies and procedures to be used for reviewing offers to donate such to the city.

**NOW THEREFORE BE IT RESOLVED** by the Council of the City of Norwich, that a subcommittee to consist of three members of the Council as follows:

William Nash  
Stacy Gould  
H. Tucker Braddock

be and hereby is established to consider and recommend policies and procedures to be followed by the City of Norwich as described herein, said committee authorized to request such assistance as it may require from the City Manager, Corporation Counsel, Treasurer, Director of Public Works, and the Building, Planning and Finance Departments, to receive information from other sources, and to report to the Council its recommendations in writing by the second meeting of the Council for the month of 2016

**AND BE IT FURTHER RESOLVED** by the Council of the City of Norwich that said subcommittee shall receive and review all requests, applications or offers to establish, fabricate, install, donate, alter or modify any monuments, memorials, tablets, plaques, or markers presently existing on or to be placed on municipal property, excepting family cemetery monuments and markers, and to make a recommendation regarding the same to the full council for its consideration and action.

Alderman H. Tucker Braddock  
Aldерwoman Stacy Gould  
Alderman William Nash

### **RESOLUTION #3**

**WHEREAS**, the Norwich Community Center Exploration Committee was established by the Council of the City of Norwich by resolution adopted October 6, 2014 to perform a feasibility study to, among other things, review the potential benefits offered by the creation of a community center, identify possible sites owned by the City of Norwich for such a center, explore potential funding sources and recommend a course of action to the Council; and

**WHEREAS**, by resolution adopted November 17, 2014 eleven (11) individuals were appointed to this Committee; and

**WHEREAS**, the Committee has presented reports to the Council, most recently on February 1, 2016, at which time the Committee proposed that the City construct an aquatic center and teen center on city property in the vicinity of Mahan Drive and further recommended that the City commission a professional market research study and a pro forma to determine how much such facilities would cost and the estimated operational costs of the same; and

**WHEREAS**, the Committee reported that it had received a cost estimate for said studies from the S/L/A/M Collaborative which had assisted the Committee during its review, said costs estimate in the amount of \$37,000; and

**WHEREAS**, the Council agrees with the recommendation of the Committee that said studies be done in connection with the proposed projects; and

**WHEREAS**, it is of the opinion of the Council that said studies should be funded in the capital budget for 2016-2017.

**NOW THEREFORE BE IT RESOLVED** by the Council of the City of Norwich, that it recommends that the capital budget for 2016-2017 include funding in the sum of \$37,000 for purposes of retaining the S/L/A/M Collaborative to perform a market research study and develop a pro forma to include construction and operation costs of an aquatic center and teen center as proposed by the Norwich Community Center Exploration Committee.

President Pro-Tempore Peter A. Nystrom  
Councilman H. Tucker Braddock

## RESOLUTION #4

**BE IT RESOLVED** that the below named be reappointed as a **regular member** to the Community Development Advisory Committee for a term to expire on December 31, 2017 or until a successor is appointed;

Les B. King (R)

President Pro-tem Peter Nystrom  
Alderman Stacy Gould  
Alderman H. Tucker Braddock

RESOLUTION #5

**BE IT RESOLVED** that the below named be reappointed as a **regular member** to the Personnel & Pension Board for a term to expire on March 1, 2018 or until a successor is appointed;

Shiela Hayes (D)

President Pro-tem Peter Nystrom  
Alderwoman Stacy Gould  
Alderman H. Tucker Braddock

**RESOLUTION #6**

**BE IT RESOLVED** that the below named be reappointed as a **regular member** to the Historic District Commission with a term to expire on December 31, 2020 or until a successor is appointed:

Judith Hamblen (R)

President Pro Tem Peter Nystrom  
Alderman Stacy Gould  
Alderman H. Tucker Braddock

RESOLUTION #7

**BE IT RESOLVED** that the below named be appointed as a **member** to the Board of Public Utilities Commissioners and Sewer Authority for a term to expire on March 01, 2021 or until a successor is appointed;

Dr. Grace Jones (D)

President Pro-tem Peter Nystrom  
Alderman Stacy Gould  
Alderman H. Tucker Braddock

## RESOLUTION #8

**WHEREAS**, the City of Norwich and the Town of Franklin propose to enter into an agreement to combine and pool resources using their best collective efforts to submit an application to the Local Transportation Capital Improvement Program, administered by the State of Connecticut; and

**WHEREAS**, the application will request funding by way of a LOTCIP grant through the Southeastern Connecticut Council of Governments which, if obtained, will pay 100% of construction costs, to reconstruct Wisconsin Avenue, Winnenden Road, and New Park Avenue, roads located in the City of Norwich and the Town of Franklin; and

**WHEREAS**, the City of Norwich and the Town of Franklin estimate that the total cost of the reconstruction work for the roads to be \$982,500.00; and

**WHEREAS**, the Council of the City of Norwich finds that it is in the best interests of the City of Norwich and the Town of Franklin to jointly submit an application seeking grant funding through the Local Transportation Capital Improvement Program; and

**WHEREAS**, the Council of the City of Norwich finds that it is in the best interests of the City of Norwich to develop a joint application for the reconstruction project for Wisconsin Avenue, Winnenden Road, and New Park Avenue.

**NOW, THEREFORE BE IT RESOLVED THEREFORE BY THE COUNCIL OF THE CITY OF NORWICH**, that City Manager John Salomone hereby be authorized and directed to enter into an agreement or agreements satisfactory to him and in keeping with this resolution on behalf of the City of Norwich with the Town of Franklin to submit a joint application seeking funding by way of a LOTCIP grant to be used to reconstruct Wisconsin Avenue, Winnenden Road, and New Park Avenue.

**Mayor Deberey Hinchey**

Application for Zoning  
Map Change

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 TOWN CLERK  
 NORWICH CT

1. Applications must be submitted to the Norwich City Clerk's Office by 4:00 PM, seven (7) days prior to the City Council's meeting.
2. Fee of: \$300.00 payable to City Treasurer, City of Norwich shall be submitted with the application to the City Clerk's office.
3. At least twenty (20) days before the date of the public hearing on such proposed ordinance concerning an amendment to the zoning map accompanying the zoning ordinance, the applicant shall cause to be erected on the area of the proposed zone change a sign, six (6) feet by four (4) feet in size, which sign shall set forth the present zone classification and the zone classification to which a change is requested, and also that a public hearing will be held by the council on the proposed change along with the date, time and place of such public hearing. Such sign shall consist of black letters of a minimum height of four (4) inches on a white background. Such sign shall be placed in close proximity to the street or highway with clear and unobstructed visibility to the passing public, and shall be maintained on the premises for at least twenty (20) days prior to the public hearing.
4. Notice of proposed change of zone. No public hearing shall be held by the council on any ordinance concerning an amendment to the zoning map accompanying the zoning ordinance of the City of Norwich, unless the person requesting such amendment to the zoning ordinance shall at least twenty (20) days before the date of the public hearing on such proposed ordinance mail, postage prepaid, or deliver a copy of the notice of the public hearing published by the city clerk to the owners of record of lots located within the area to be re-zoned and within one hundred fifty (150) feet from the boundaries of the area to be re-zoned, as such owners appear on the last completed grand list, at the addresses shown thereon, and shall have filed the required certificate.
5. Certificate of compliance. The person requesting such re-zone shall before the public hearing file with the city clerk a certificate setting forth the manner of compliance with the provisions of Section 8 of the Zoning Regulations as outlined in items 3 and 4 noted above. In addition, the applicant shall provide a list of names and addresses of the owners to whom notices were mailed or delivered as listed in the Assessor's Office on the latest grand list.
6. Name of applicant Sound Garrett Acquisition, LLC  
 Address 5520 Park Ave., Suite 201, Trumbull, CT 06111 Phone 860-307-5479
7. Owner of property Seafood Etc., Inc.  
 Address 2 South Broad Street, Pawcatuck, CT 06379 Phone 860-599-4690
8. Location of proposed change of zone  
646 Boswell Avenue, Norwich, CT 06360
9. Provide Tax Map # 79 Block # 1 Lot # 6
10. Current zone MF/GC Proposed zone GC  
 Please attach legal description of property and ordinance. See attached format. All ordinances must be sponsored by a City Council member. It is the applicant's responsibility to obtain such sponsor.
11. Please attach map of site and key map showing zoning districts within 500 feet of the site. See attached

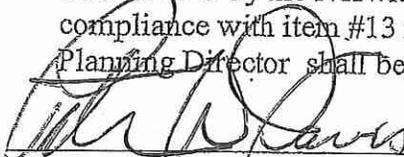
12. Please provide list of abutting property owners. See attached.

13. Please provide a statement of purpose for zone change.

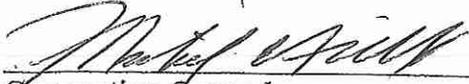
To move the zone line so entire property is in GC zone and permit commercial development of the parcel. MF zone will not permit parking to support commercial development. Change will amend a GC/MF zoning district boundary bisecting an existing property to provide a uniform commercial zone for entire site.

14. The change in zone shall include the entire area fronting on the same street in one block. However, the change in boundaries of such frontage need not include such portions of corner lots as may be within one hundred and fifty feet of the street line of the intersecting streets which bound the block. In blocks where the frontage on the same street exceeds twelve hundred feet the change in boundaries need not include more than eight hundred continuous feet thereof. Changes involving lesser areas than the above may be made where the change consists of the inclusion of the balance of the frontage on the same street in any one block in the same zone in which the major portion of such frontage is already included. In determining the bounds of a block for the purpose of this section, the right-of-way of a railroad, the boundary of a public park and the city and city consolidation district boundary lines may be treated as intersecting streets.

15. Prior to submission to the City Clerk's office the boundary of the proposed zone change shall be reviewed by the Norwich Planning Department and the Corporation Counsel for compliance with item #13 noted above. Signatures of the Corporation Counsel and the Planning Director shall be provided on this application.

  
\_\_\_\_\_  
Planning Director

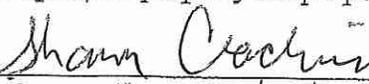
2/25/16  
Date

  
\_\_\_\_\_  
Corporation Counsel

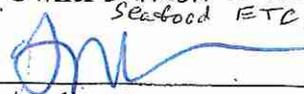
2/1/16  
Date

16. The undersigned hereby acknowledges that this application to the best of his/her knowledge conforms with the provisions of Chapter XV Section 7 "Changes in Regulations and Zone Boundaries". The undersigned hereby authorizes representatives of the City of Norwich to enter upon the property for purpose of inspection.

Signed

  
\_\_\_\_\_  
Owner SHARON Clachare, PRES  
Seafood ETC, INC.

2-26-16  
Date

  
\_\_\_\_\_  
Applicant

2/26-16  
Date

GARY W. EUCALITTO

ORDINANCE

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH ACCOMPANYING THE ZONING ORDINANCE OF THE CITY OF NORWICH BY CHANGING A TRACT(S) OR PARCEL(S) OF LAND ON THE WESTERLY SIDE OF BOSWELL AVENUE BEING NO. 646 BOSWELL AVENUE BY MOVING THE ZONE LINE WESTERLY SO THAT THE ENTIRE PARCEL WILL BECOME FROM GENERAL COMMERCIAL (GC)/MULTI-FAMILY (MF) TO GENERAL COMMERCIAL (GC).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH:

That the following map of the City of Norwich accompanying the Zoning Ordinance of the City of Norwich be and the same is hereby amended so that the following tract(s) or parcel(s) of land located on the westerly side of Boswell Avenue portion at 646 Boswell Avenue is changed from GC/MF to GC to being more particularly described as follows:

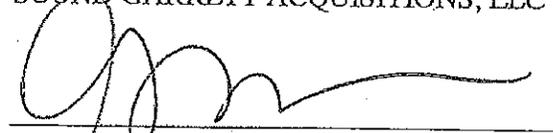
See Schedule A attached.

PURPOSE OF CHANGE: To amend a GC/MF zoning district boundary currently bisecting an existing property and building to provide uniform commercial zoning for the entire site.

Dated at Norwich, Connecticut, this 26<sup>th</sup> day of February, 2016.

THE APPLICANT:

SOUND GARRETT ACQUISITIONS, LLC



By: Gary Cucalitto

Its Manager

Submitted by Alderman Tucker Braddock  
William Nash

Legal Description - 646 Boswell Avenue

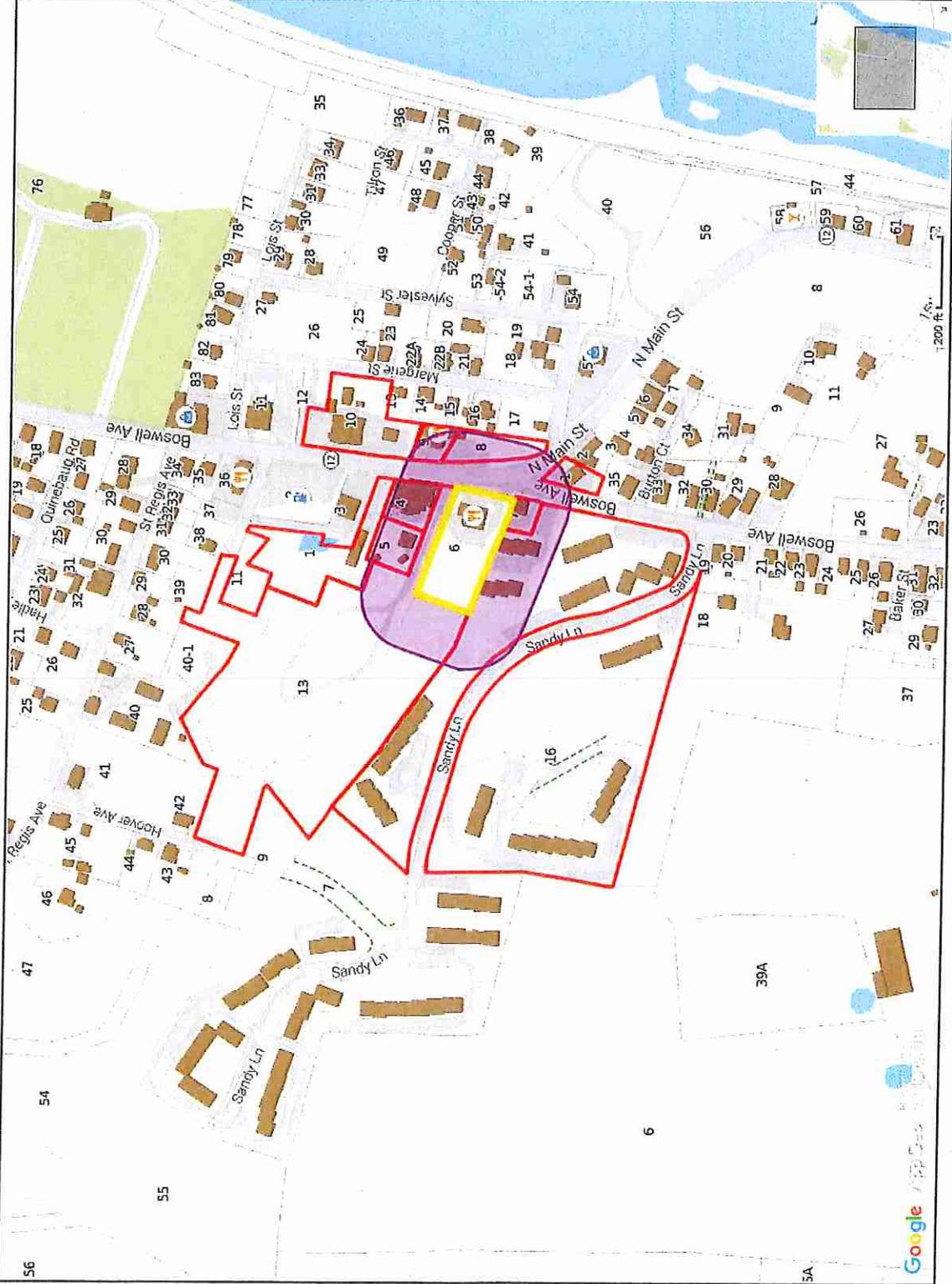
A certain tract of land, with all the buildings thereon, designated as Lots 167, 168, 169, 170, 171, 172, 173 and 174, the same being a portion of tract known as Potter Manor, situated in the City and Town of Norwich, said lots are bounded and described as follows:

Northerly by Edgewood Road; easterly by Boswell Avenue; southerly by land now or formerly owned by Owen Smith; and westerly by Lot 273. For further and more definite description, reference may be had to Plan #2 of Potter Manor, made by Chandler & Palmer, recorded in Book of Plans of the Town of Norwich.

Lots 167 through 173, inclusive, are the same premises described as the First Parcel of the deed of Stella H. Alubowicz to Vincent Vocatura dated December 9, 1970 and recorded in Volume 362, Page 68 of the Norwich Land Records. Lot 174 is a portion of the premises described in said deed as the Second Parcel.

The above described premises consist of the same as are described in a deed from Vincent Vocatura to the Seller dated January 26, 1979, recorded in the Norwich Land Records in Volume 506, Page 96.

646 Boswell Ave 150' Abutters Map



**Property Information**  
 Property ID 079-001-006.000-0000  
 Location 646 BOSWELL AVE  
 Owner SEAFOOD ETC INC



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

City of Norwich, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 10/30/2014  
 Properties updated daily



Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
701-715 BOSWELL AVE	SKINDZIER PAUL J +	SKINDZIER SONYA A EST OF	%PAUL SKINDZIER ADMINISTRATOR	NORWICH	CT	06360
695 BOSWELL AVE	VOCATURA REALTY LLC		695 BOSWELL AVE	NORWICH	CT	06360
9 EDGEWOOD RD	ZEBMAN ANDREW T		20 ROGERS RD	NORWICH	CT	06360
693 BOSWELL AVE	VOCATURA REALTY LLC		695 BOSWELL AVE	NORWICH	CT	06360
682 BOSWELL AVE	HANANIA MARTEEN		88 SPICER HILL	LEDYARD	CT	06339
25 EDGEWOOD RD	HILLTOP AT EDGEWOOD LLC		20 ROGERS RD	NORWICH	CT	06360
760 NORTH MAIN ST	YUAN QUNMEI +	GUO WEI QIANG	52 GEBER AVENUE	NORWICH	CT	06360
644 BOSWELL AVE	NG KING YU		644 BOSWELL AVE	NORWICH	CT	06360
680 BOSWELL AVE	HANANIA MARTEEN		88 SPICER HILL	LEDYARD	CT	06339
604-640 BOSWELL AVE	CR NORWICH LIMITED PARTNERSHIP	ATTN: ACCOUNTS PAYABLE	200 PRATT ST	MERIDEN	CT	06450