

**MINUTES**  
**COMMISSION ON THE CITY PLAN**  
**Tuesday June 21<sup>st</sup>, 2016-7:00 P.M.**  
**23 UNION STREET NORWICH CONNECTICUT**  
**LOWER LEVEL MEETING ROOM**  
**REGULAR MEETING**

**AGENDA ITEMS A, B & C-CALL TO ORDER, ROLL CALL, DETERMINATION OF QUORUM:**

Art Sharron, Chairman called the meeting to order at 7:00 P.M.

**Commission Members Present:** Art Sharron, Michael Lahan, Les King, Dan Daniska and Swarnjit Singh Bhatia. A quorum was present.

**Absent:** Frank Manfredi, Kathy Warzecha

**Also Present:** Gary Evans, Planning/CD Director and Debra Delaporta, recording secretary

**D. APPROVAL OF May 17<sup>th</sup>, 2016 Regular Meeting minutes and May 24<sup>th</sup>, 2016 Special Meeting minutes**

Art Sharron made a motion to accept the meeting minutes from the May 17<sup>th</sup>, 2016 Regular meeting and the May 24<sup>th</sup>, 2016 Special meeting. Michael Lahan made a motion to accept the minutes for the May 17<sup>th</sup>, 2016 meeting, Les King seconded the motion, with all members in favor. Michael Lahan made a motion to accept the May 24<sup>th</sup>, 2016 meeting minutes, seconded by Art Sharron, with all members in favor to accept the minutes.

**E: COMMUNICATIONS:** Recommendations from City Engineer Pat McLaughlin and Consulting City Planner Don Poland for **SP#16-01**

Chairman Art Sharron stated that Don Poland was not present, but had submitted a comprehensive overview for **SP# 16-01**. Pat McLaughlin, City Engineer had also sent in recommendations for **SP# 16-01**. Michael Lahan made a motion to accept the communications, seconded by Les King. All members were in favor.

**F: PUBLIC HEARINGS: None**

**G: OLD BUSINESS: None**

**H: NEW BUSINESS:**

**SP#16-01-19 Park Center Rd-Application for Norwich Public Utilities for Mohegan Park water tank replacement**

Art Sharron asked who was presenting the plan for **SP#16-01**. Chris LaRose, Assistant General Manager from Norwich Public Utilities introduced himself, Mark Decker, Project Manager and Water Integrity Manager from Norwich Public Utilities and Peter Calderazzo, Project Manager from Dewberry Engineers. Mr. LaRose stated this is a very important project for Norwich Public Utilities, which is part of their strategic plan that needs to be completed before two other projects for their water treatment plant can begin next year. He then turned the presentation over to Peter Calderazzo, who explained the existing tank was constructed in 1970, and since it is located in the ROS (Recreation Open Space) zone, it requires a Special Permit because it is larger than 50,000 gallons. Due to improvements made to the existing system, the current water tank is not operating effectively. It will be replaced by a taller, cement tank, smaller in diameter, which will hold 2.5 million gallons of water. The smaller diameter will allow it to be placed a little further off the road, and even though it is taller, it has been designed to minimize the disturbance to the landscape. Art Sharron asked if the existing tank is being removed first and when the project is expected to be completed. Mr. Calderazzo explained that it would be removed, and the new one built in its place. Mark Decker stated that once the final review is done by the state in July, a series of steps must take place for approvals to then send the project to bid, with the goal being it be completed by next spring.

Michael Lahan asked about the water quality in relation to the height of the new tank, and Peter explained the new tank provides water turnover 2-3 times a day, which improves water quality. He stated the old tank remains full most of the time, with no turnover and that the taller tank provides better hydraulics with less volume turning over more water. Swarnjit Bhatia asked about total water usage for the City of Norwich and why there were two additional water tanks built outside of Norwich at the Norwich Public Utilities water treatment plants. Mr. LaRose explained that those tanks were built to supply both plants, which did not exist when this tank was built and that it is better to have water supplies around the system, than all in one spot.

Mr. Bhatia asked how this project was being funded, and Mark Decker stated the money was coming from the Drinking Water State Revolving Fund program, along with a small grant and that the City Council had already authorized the borrowing of the funding. Les King asked about water security, and Mr. Calderazzo stated fencing and a safety system were in place to keep the site secure. Art Sharron asked if there was any more discussion. Mr. Calderazzo stated a waiver of a Site Development Plan application was asked for because it would have been basically the same as the Special Permit application, which he felt met all requirements. Being no further discussion, Chairman Art Sharron asked the Commission if there was a motion for the application. Michael Lahan made a motion to waive the Site Development Plan application, seconded by Les King, with all members in favor. Mr. Lahan then made a motion to approve **SP#16-01**, seconded by Les King, with all members in favor to **APPROVE SP#16-01**.

**I: EXTENSIONS: None**

**J: BOND RELEASES:**

**SDP #986-20 Lucas Street-Request for full release of bond in the amount of \$1382.50**

Art Sharron stated after reviewing the file for SDP#986, he recommended tabling the request for bond release pending further information from Tilcon, the applicant for SDP#986. Mr. Sharron said it was unclear what the bond had been posted for, and why the project had not been done. Les King made a motion to **table** the request for bond release until the July meeting, seconded by Michael Lahan with all members in favor.

**K. ZONING MATTERS: None**

**L. OTHER BUSINESS: Elections of Officers\***

\*This was carried over from previous agenda in error. There was no other business.

**M. ADJOURNMENT:** Upon motion by Les King, seconded by Michael Lahan, all members voted in favor to adjourn at 7:20 PM.