

**MINUTES**  
**COMMISSION ON THE CITY PLAN**  
**Tuesday August 9<sup>th</sup>, 2016-12:00 P.M.**  
**23 UNION STREET NORWICH CONNECTICUT**  
**LOWER LEVEL MEETING ROOM**  
**SPECIAL MEETING**

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

Art Sharron, Chairman, called the meeting to order at 12:00 P.M.

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

**Absent:** Michael Lahan, Frank Manfredi, Daniel Daniska, and Kathy Warzecha.

**Also Present:** Deanna Rhodes, City Planner, Debra Delaporta, Recording Secretary

**D. APPROVAL OF Minutes: None**

**E: COMMUNICATIONS: None**

**F: PUBLIC HEARINGS: None**

**G: OLD BUSINESS: None**

**H: NEW BUSINESS: Referral from City Council Regarding Text Amendments to Zoning Regulation Sections 7.5.10.1 & 7.5.10.2**

Deanna Rhodes gave a quick background on the current City of Norwich Zoning regulations in Section 7.5.10. In Section 7.5.10.1 the expiration is automatic if all work is not completed within 5 years and 7.5.10.2 states the Commission may grant 1 or more extensions not to exceed 10 years for completion of work. Ms. Rhodes stated she did not feel the automatic expiration was fair to developers, and she believes the Commission should also have the right to extend the time to complete the project if they choose to. She also stated in 2006 the Connecticut State Statutes were changed due to a downturn in the economy to allow up to 14 years to complete projects. Ms. Rhodes explained the City of Norwich Zoning Regulations were much more stringent, and recommended being more flexible by changing them to mirror the State Statutes to help with development in the City. Ms. Rhodes said she looked over the City's Plan of Conservation and Development, and in support of economic development this would facilitate and streamline the process to ensure economic growth as required. A review of the City's regulations is also necessary periodically to facilitate desired growth in the City. A correction of these two sections of the zoning regulations would accomplish both.

Swarnjit Singh Bhatia asked if there was someone in line that was asking for these changes to get development done, and Ms. Rhodes stated there is a developer affected by the expiration of a plan, but this would benefit all existing and future projects in the City. Les King stated that these changes would be for the benefit of everyone, both the City and developers. Deanna explained the City Council has scheduled a Public Hearing for August 15, 2016 and they are looking for CCP approval before the meeting. Art Sharron stated it would be in the City's best interest for future development to make these changes. Mr. Sharron asked the Commission if there was any further discussion, and being none asked for a motion to be made to send to the Council. Les King made a motion, seconded by Swarnjit Singh Bhatia to recommend to the City Council the adoption of the proposed text amendments to ZR Section 7.5.10 Subsections 1 & 2 as the text amendments are in accordance with strategies #3 & #4 to facilitate new economic development as stated in the Plan of Conservation and Development on page #28. The motion passed unanimously.

**I: EXTENSIONS: None**

**J: BOND RELEASES: None**

**K. ZONING MATTERS: None**

**L. OTHER BUSINESS: None**

**M. ADJOURNMENT:** Upon motion by Les King, seconded by Swarnjit Singh Bhatia, the Commission voted unanimously to adjourn the meeting at 12:13 PM.