

MINUTES
COMMISSION ON THE CITY PLAN
September 2nd, 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, Frank Manfredi, Kathy Warzecha, and Swarnjit Singh Bhatia.
A quorum was present.

Absent: Michael Lahan, Les King, and Daniel Daniska

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

D. APPROVAL OF Minutes: None

E: COMMUNICATIONS: None

F: PUBLIC HEARING(S): None

G: OLD BUSINESS: None

H: EXTENSION REQUESTS: SDP#946: 154 Salem Turnpike. Request for Extension of Approval for Hampton Inn Hotel Project. Request of CT Norwich, LLC/Property Owner. Assessor's Map 122 Block 1 Lot 2 Zone GC.

Deanna Rhodes stated she had received a request from Jay Davies, Manager/Director of Winston Hospitality on behalf of Connecticut Norwich LLC for an extension to complete conditions and requirements of the site plan for the hotel. Ms. Rhodes explained that the request would fall under the recently changed regulations allowing extensions up to 14 years from date of approval. Deanna then introduced Chad Eden, from Hilton Garden Inn, appearing on behalf of Pat Levantino, who will be the new owner of the property. Frank Manfredi asked what the plans for the hotel are, and Mr. Eden explained the plan is to resurrect the current building, with the same 113 rooms as proposed on the original plan. Mr. Eden stated the owner has developed 2 successful properties in the local area, one in Preston and the other in North Stonington. Chad said they were planning on employing 25-75 contractors a day to get the project up and running as quickly as possible, and stated he had walked the property with City employees and believed it would be a seamless transition to complete the work. Frank Manfredi asked what hotel it would be, and Mr. Eden explained it would be a Hampton Inn, with continental breakfast, an indoor pool and banquet facilities, managed under the guidelines of the Hilton Hotel Company.

Art Sharron asked when the work was anticipated to begin. Mr. Eden stated as soon as permits were in place, hopefully within 60 days. Deanna Rhodes stated one of the requirements would be to post a cash bond in the amount of \$18,500 to cover erosion and sedimentation control, as well as site restoration as required by the City of Norwich Regulations. Ms. Rhodes said Pat McLaughlin, City of Norwich Engineer had reviewed the bond estimate and felt the amount was appropriate. With no further questions from Commission members, Frank Manfredi made a motion to **APPROVE** the extension as requested, with the bond amount of \$18,500, seconded by Kathy Warzecha. All members voted in favor to **APPROVE SDP #946 w/conditions**.

I: NEW BUSINESS: Discussion Regarding a Request for Removal of Sidewalk Requirement at Sawmill Estates Subdivision – Hansen Road. Guest: Peter Gardner/Dieter & Gardner Engineering on Behalf of Norwichtown Development LLC.

Frank Manfredi recused himself from this discussion and left the meeting. Deanna Rhodes explained this was a non-binding discussion to assist the owner to determine whether to submit a request for a Subdivision modification. Peter Gardner, from Dieter & Gardner, Inc. explained he represented Norwichtown Development LLC, whose owners were exploring the possibility of submitting a formal Subdivision modification to remove the required sidewalks due to the lack of sidewalks in the vicinity to connect to, the large sizes and limited number of lots, and based on feedback from prospective buyers who were turned off by the sidewalks and preferred to live in a more rural environment. A discussion then ensued between the Commission members, Peter Gardner and Rick Abele from Norwichtown Development LLC.

The Commission members in attendance did not appear to be in favor of removing the approved sidewalks which were required to be only on one side of the street, but seemed open to considering having them only on one side of the main drive into the subdivision if a crosswalk was installed. Ms. Rhodes then addressed Mr. Gardner and Mr. Abele and told them that they now had some information to consider and that it was now up to them to decide whether or not to pursue submitting a Subdivision modification.

J: BOND RELEASES: None

K: OTHER BUSINESS: None

L: ADJOURNMENT: Art Sharron asked for a motion to adjourn. Kathy Warzecha made the motion, seconded by Swarnjit Singh Bhatia, with all Commission members voting unanimously to adjourn the meeting at 12:35.