

**MINUTES**  
**COMMISSION ON THE CITY PLAN**  
**October 13<sup>th</sup>, 2016-1:30 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 1:30 P.M.

**Commission Members Present:** Art Sharron, Frank Manfredi, Kathy Warzecha,

A quorum was present.

**Absent:** Michael Lahan, Les King, Swarnjit Singh Bhatia 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 #1010 - 285 Taftville-Occum Rd. (RT 97):** Request for Extension of Approval for Hills at Riverview Project. Request of The Hills at Riverview LLC. Assessor's Map 39, Block 1, Lot 1, Zone MF

Deanna Rhodes introduced Attorney Mark Block, representing Developer Darwin Gebbie, who was also present. Ms. Rhodes explained the **SDP #1010** was approved in March 2011, and Mr. Gebbie was in the process of beginning Phase 5, which included buildings 9, 10 & 11. Deanna stated the requested extension is needed in order for a zoning permit to be issued for Phase 5, but that any further modifications or changes to the phasing would require a formal application for approval by the Commission on the City Plan. Kathy Warzecha asked if the bond amount had been reassessed since the beginning of the project. Ms. Rhodes stated one of her recommended conditions of approval would be to ask City Engineer Pat McLaughlin to take a look at the property and review the bond to make sure erosion and sediment control and restoration amounts being held were adequate. With no further questions of the Commission, Kathy Warzecha made the motion to **APPROVE** the request to extend **SDP #1010** approval to March 15, 2025 for completion of improvements associated with the Hills at Riverview Project with the condition that the City Engineer determine the adequacy of the existing bond for erosion and sediment control and restoration; and that all conditions and improvements shown on the approved plan are required to be installed unless specifically modified and approved by the CCP after being presented with a formal application. Reason: The extension is reasonable and is allowed by Section 7.5.10 of the Zoning Regulations. Frank Manfredi seconded the motion, with all members in favor of approval.

**I: NEW BUSINESS: City Council referral:**

**CGS 8-24 Referral from the City Council:** Request to provide an easement to Algonquin Gas Transmission LLC for a permanent right of way and easement over 145 Old Salem Road for the purpose of constructing and maintaining an expanded gate station.

Chris LaRose, NPU project manager, explained that this is the second phase of their gas expansion project. There was an existing gas plant on the property and in 2010, two 30,000 gallon tanks were removed and the remaining building on the property was gutted and will be removed. Two new buildings are being built, with one being operated by Algonquin Gas, and the other by Norwich Public Utilities. The project has a value of between two million and five million dollars and both buildings and the equipment owned by Algonquin Gas would be taxable property, which would generate tax revenue for the City, while the City would still retain ownership of the land. Mr. LaRose stated Algonquin Gas needs an easement and right of way over the property to operate the gas plant facility, and since there is a 25 year lease being proposed, it needs to go the City Council for referral.

Frank Manfredi made a motion to forward a **FAVORABLE** recommendation to grant the easement and permanent right of way to Algonquin Gas. Reason: It is consistent with the Plan of Conservation and Development to provide for adequate infrastructure to meet the community needs and support desired growth patterns. The motion was seconded by Kathy Warzecha and approved unanimously.

**J: BOND RELEASES:** None

**K: OTHER BUSINESS:** None

**L: ADJOURMENT:** Art Sharron asked for a motion to adjourn. Frank Manfredi made the motion to adjourn, seconded by Kathy Warzecha, with all members in favor. The meeting was adjourned at 1:50 pm.

**Respectfully submitted,**

A handwritten signature in cursive script that reads "Debra Delaporta". The signature is written in black ink and is positioned above the printed name.

**Debra Delaporta**