

**COMMISSION ON THE CITY PLAN
TUESDAY, JANUARY 21, 2020 - 7:00 PM
100 Broadway, Room 335
NORWICH, CT
REGULAR MEETING**

A. CALL TO ORDER: Chair Manfredi called the meeting to order at 7:00 PM.

B. ROLL CALL AND SEATING OF ALTERNATES:

Present: Chairman Frank Manfredi, Swarnjit Singh Bhatia, Jason Courter and Kathy Warzecha

Absent: Vice Chairman Les King and Michael Lahan

Jason Courter and Swarnjit Singh Bhatia were seated as voting members.

Others Present: Assistant City Planner Dan Daniska and Recording Secretary Melinda Wilson

C. APPROVAL OF MINUTES: December 17, 2019 Meeting Minutes

On a motion by Kathy Warzecha, seconded by Swarnjit Singh Bhatia, the meeting minutes of the December 17, 2019 Commission on the City Plan (CCP) minutes were approved with the following changes: The location was 100 Broadway Room 335, Michael Lahan called the meeting to order, and the motion to adjourn was made by Swarnjit Singh Bhatia and seconded by Jason Courter.

D. COMMUNICATIONS: None.

E. NEW BUSINESS:

PUBLIC HEARING AND POTENTIAL ACTION ON THE FOLLOWING APPLICATION:

1. **SP#19-06: 206 Washington St.** - Special Permit Request to install three (3) additional antennas on new mounts, and nine (9) remote radio units at an existing rooftop wireless facility located on a building located in the National Historic District. Application of AT & T Mobility. Property of Blackstone Apartments, LLC. Assessor's Map 84 Block 3 Lot 67, Zone MF

On a motion by Kathy Warzecha, seconded by Swarnjit Singh Bhatia, the public hearing opened at 7:04 PM.

Mark Roberts, consultant for AT&T Mobility, presented drawings of the proposed changes to the site at 206 Washington Street. He spoke to the elevation view. Currently there are nine antennas mounted on a structure on top of the building. The proposal would add three antennas, totaling twelve antennas, to add access and bandwidth for customers. AT&T has its antennas on the lower portion of the structure. New mounts will be added to include the existing and new antennas. The antennas are currently mounted against the wall. The proposed frames will be at an angle to the wall instead of straight along the wall. There will be an antenna frame on each side to accommodate four antennas. The maximum protuberance will be 6'. The antennas are six to eight feet tall. The frames will be painted to match the building structure.

No one else spoke in favor and no one spoke in opposition to the application.

Assistant City Planner Dan Daniska read the exhibits. Mr. Daniska stated that the applicant requested waivers for the special permit application due to the plans already on file with the City Clerk's office for the existing antenna site. Mr. Daniska read these waivers and noted that department staff agreed to the waiving of the items listed.

On a motion by Swarnjit Singh Bhatia, seconded by Jason Courter, the public hearing closed at 7:16 PM.

On a motion by Kathy Warzecha, seconded by Jason Courter, the CCP unanimously voted to waive the sections of the Special Permit application requirements as read by Assistant City Planner Dan Daniska.

Discussion ensued regarding filing requirements for the special permit with the City Clerk.

On a motion by Kathy Warzecha, seconded by Jason Courter, the CCP unanimously voted:

To Approve SP#19-06 with the following conditions:

1. That final revised plans be submitted and reviewed by City Staff.
2. That the site plan for the special permit will expire in 5 years unless an extension has been granted by the Commission.
3. That the City's required signature block and letter of approval be placed on the final revised plan set, and that all plan sheets include the stamped seal and signature of the licensed professional.
4. That 4 signed and embossed sealed paper copies and 2 mylars of the final revised set of plans be submitted to the Planning Department for endorsement by an officer of the Commission. The mylars must include the red indelible ink certification which includes the name of producer and process used.
5. That the endorsed mylar set shall be filed on the Land Records by the applicant.
6. That the certification of approval for the Special Permit use be filed with the City Clerk's office before becoming effective. This certification will be provided to the applicant by the City Planning Department post approval after the appeal period has ended.
7. That after the filing of the mylars, a zoning permit shall be issued prior to any activities commencing on the site.
8. That any modifications to the approved proposal shall be reviewed by the Zoning Enforcement Officer prior to occurring and may require additional review and approval by the Commission.
9. That all proposed improvements associated with this application are to be completed according to the approved plan prior to the issuance of the required Certificate of Zoning Compliance or a performance bond will be required in accordance with Sections 7.5.7.3 and 8.9 of the Zoning Regulations.

Reasons: The proposal conforms to Chapter 6.9 and 7.7 of the Zoning Regulations with waivers to ZR Section 6.9.4.1 Items (1) (2) (3) (8) (9) (12) (13) & (14) as these items are not necessary for a decision regarding the application.

F. OLD BUSINESS: None

G. EXTENSION REQUESTS: None

H. BOND REDUCTION / RELEASE REQUESTS:

1. Hills at Riverview

Mr. Daniska reported that the Hills at Riverview requested a bond reduction to \$110,055. He discussed this with the city engineer and zoning officer. All of the appropriate city staff agree with reduction request and amount.

On a motion by Swarnjit Singh Bhatia, seconded by Jason Courter, the CPP unanimously voted to a bond reduction to \$110,055 for Hills at Riverview.

I. OTHER BUSINESS:

1. Village District Applications

NVD #001: 71 Town Street - Approved the façade change for siding material and deemed it compatible with the village district design guidelines. Application of Horton Group LLC; Property of Fleet Bank National Association/Bank of America. Assessor's Map 67 Block 3 Lot 55, Zone NC.

Mr. Daniska presented an application for Bank of America at 71 Town Street to replace the building's white aluminum siding with white vinyl siding. This is not a significant change and was handled by staff as a Tier 1 reievew.

On a motion by Kathy Warzecha, seconded by Swarnjit Singh Bhatia, the CCP voted unanimously:

To Deem NVD #001 Compatible with the Norwichtown Village District Overlay with the following conditions:

1. That the publication of the required Legal Notice regarding this application be paid by the applicant.
2. That the certification of approval of this application be filed with the City Clerk's office before becoming effective. This certification will be provided to the applicant by the City Planning Department post approval.
3. That the applicant apply for a Zoning Permit for the project.
4. That all proposed improvements associated with this application are to be completed according to the approved plan prior to the issuance of the required Certificate of Zoning Compliance or a performance bond will be required in accordance with Sections 7.5.7.3 and 8.9 of the Zoning Regulations.

Discussion ensued on Tier One of the Village Overlay potentially being changed in the zoning regulations to be done all in-house.

NVD #002: 33 New London Turnpike - Approved the façade change and site improvements and deemed it compatible with the village district design guidelines. Application of FW Webb Company; Property of CGCT Norwich LLC. Assessor's Map 67 Block 3 Lot 75, Zone GC.

Mr. Daniska presented an application for F. W. Webb at 33 New London Turnpike, the former Benny's site. David MacKay of Boundaries LLC was present on behalf of F. W. Webb to explain the elements of the application and answer questions. The Commission invited Mr. McKay to speak. He gave an overview of the proposed changes. The entrance driveway closest to the railroad tracks will be closed-off. An outside storage area will be fenced-in along New London Turnpike in the vicinity of the closed off entrance, it will be screened with plantings. The windows along the street-facing side of the building will be taken out and replaced with insulated siding. The auto bays will become offices. Landscape islands will be added. Parking would be reduced. There will be a storm water treatment addition.

Mr. Daniska noted that this is a reuse of an existing building so the applicant is not required to meet all of the items in the Village Overlay. He also reported that the third party architectural consultant reviewed the application, and between their report and staff review, the Planning Department is comfortable with the compromises reached.

Kathy Warzecha noted that, in the future, she would like to see plans for Village Overlay applications prior to the CCP meetings. Also, more information on the agenda would be helpful, as well as written recommendations from the consultant. She noted that having an application address prior to a meeting would allow CCP members to review the site prior to the meetings.

On a motion by Kathy Warzecha, seconded by Swarnjit Singh Bhatia, the CCP voted unanimously:

To Deem NVD #002 Compatible with the Norwichtown Village District Overlay with the following conditions:

5. That the publication of the required Legal Notice regarding this application and Village District Application Fee be paid by the applicant.
6. That the certification of approval of this application be filed with the City Clerk's office before becoming effective. This certification will be provided to the applicant by the City Planning Department post approval.
7. That the applicant apply for a Zoning Permit for the proposal.
8. That the applicant install a vinyl plank fence in front of the proposed chain link fence that runs along the frontage of New London Turnpike.
9. That all proposed improvements associated with this application are to be completed according to the approved plan prior to the issuance of the required Certificate of Zoning Compliance or a performance bond will be required in accordance with Sections 7.5.7.3 and 8.9 of the Zoning Regulations.

J. POCD PIC MEETING - UPDATE: Mr. Manfredi reported that the next Plan of Conservation and Development (POCD) Plan Implementation Committee (PIC) meeting will be held on March 11, 2020 at City Hall in Room 335.

K. STAFF REPORT: None.

L. ADJOURNMENT: On a motion to adjourn by Swarnjit Singh Bhatia, seconded by Jason Courter, the CCP meeting unanimously adjourned at 8:05 PM.

*Respectfully submitted,
Melinda Wilson
Recording Secretary*