

**COMMISSION ON THE CITY PLAN
THURSDAY, MAY 28, 2020, 5:00 PM
Virtual/Remote Meeting
NORWICH, CT
SPECIAL MEETING**

Assistant City Planner Daniel Daniska read information pertaining to virtual meetings and clearly stated that the meeting, including video, will be recorded.

A. CALL TO ORDER: Michael Lahan called the meeting to order at 5:05 PM.

B. ROLL CALL AND SEATING OF ALTERNATES:

Present: Jason Courter, Michael Lahan and Kathy Warzecha

Absent: Chairman Frank Manfredi, Vice Chairman Les King and Swarnjit Singh Bhatia

Jason Courter was seated as a voting member.

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

C EXTENSION REQUESTS: SDP #921(B) & SDP #1007

Request for Extension in accordance with ZR Section 7.5.10 to June 15, 2024 for SDP #921(B): 607 Norwich Ave & 5 Providence St. Development of the North Mill at Ponemah (aka Lofts at Ponemah Mill) for residential use. Proposal includes associated site improvements including, including but not limited to, parking, drainage, landscaping, and recreation area. Approved 06/15/2010. 1st Extension Expires June 15, 2020.

City Planner Deanna Rhodes read an emailed request to extend the special permit by four years. The email was displayed on the screen. Ms. Rhodes read suggested conditions to accompany an approval of the extension.

Kathy Warzecha asked applicant Louis Kaufman to describe the work that is remaining at the site. Mr. Kaufman responded that the exterior work is complete but the last phase of interior work is still being done. The lender needs to ensure that the site plan approval is in effect through the completion of the project. He also stated that he has no issues with the conditions. Mr. Kaufman noted that the bonded work is done; the outside is stabilized.

Kathy Warzecha made a motion to approve the request for extension SDP #921(B) with the following conditions:

- That this extension is the final extension that can be granted.
- That the City review the adequacy of the existing bond and amount. Acceptable forms for E&S Bonds are a letter of credit or check to the City of Norwich.
- That all conditions from the original approval remain in effect and that no changes to the site plan or approved project shall occur without prior approval of the Commission on the City Plan.
- That the current Inland Wetlands & Watercourse Conservation Commission permit (IWWCC #17-12) expires on October 5, 2022. Should all the site improvements for the project not be completed before this date, no site work or land disturbance activities shall occur until the requisite wetland permit is in place for any remaining land disturbance activities within regulated or upland areas.

Jason Courter seconded the motion. The motion passed unanimously.

Request for Extension in accordance with ZR Section 7.5.10 to July 20, 2024 for SDP #1007: 555 & 575 Norwich Avenue. Development of South Mill at Ponemah for warehouse/commercial/office space uses. Proposal includes associated improvements including roadway, parking lot, parking deck, drainage and utility installation. Approved 07/20/2010. Expired 07/20/2015.

Ms. Rhodes reported that the project approval can be extended through July 20 2024. A Brownfield assessment has been done at the site. She anticipates that a concept plan will be done as the original plan may need to be changed. Re-grading and remediation may be done along with a change in the site layout. The parking deck may be eliminated. A modification may be requested in the future detailing these plans.

Mr. Kaufman noted that this site formerly housed Amazing Furniture. He has been discussing allowable uses with Ms. Rhodes. Due to positive changes in the neighborhood, his plans for the site are still evolving. He will work towards best utilization of the space. He agreed that he will probably request a modification once the new uses become firm.

Ms. Rhodes read her recommended conditions of approval. The applicant will have to go back to the Inland Wetlands & Watercourse Conservation Commission once modifications are decided upon.

Jason Courter made a motion to approve request for extension SDP #1007 with the following conditions:

- That this extension is the final extension that can be granted.
- That the City review the adequacy of the existing bond and amount. Acceptable forms for E&S Bonds are a letter of credit or check to the City of Norwich.
- That all conditions from the original approval remain in effect and that no changes to the site plan or any element of the approved project shall occur without prior approval of the Commission on the City Plan.
- That the Inland Wetlands & Watercourse Conservation Commission permit (IWWCC #10-03) expired on June 3, 2015. Therefore, no zoning permit shall be requested or issued for commencement of any site work or land disturbance activities associated with this project until the requisite wetland permit is in place for any land disturbance activities within regulated or upland areas.

Kathy Warzecha seconded the motion. The motion carried unanimously.

D. POCD PIC MEETING RECAP: 5/13/2020 Meeting: Assistant City Planner Dan Daniska gave a summary of the most recent POCD-PIC meeting, which was held virtually on May 13, 2020. Regan Miner, Executive Director of the Norwich Historical Society, gave a presentation on the society's efforts towards items in the Plan of Conservation and Development (POCD). The next meeting will be July 8, 2020 and will be held virtually. Ms. Rhodes noted that Tucker Braddock, Chair of the Harbor Management Commission (HMC), will attend the next meeting with the HMC's consultant, Geoff Steadman.

E. ADJOURNMENT: On a motion by Kathy Warzecha, seconded by Jason Courter, the CCP unanimously adjourned at 5:21 PM.

*Respectfully submitted,
Melinda Wilson
Recording Secretary*