

**COMMISSION ON THE CITY PLAN  
TUESDAY, OCTOBER 20, 2020, 7:00 PM  
Virtual/Remote Meeting  
NORWICH, CT  
REGULAR 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: Chair Frank Manfredi called the meeting to order at 7:00 PM.

B. ROLL CALL AND SEATING OF ALTERNATES:

Present: Chairman Frank Manfredi, Vice Chairman Les King, Swarnjit Singh Bhatia, Jason Courter, Michael Lahan and Kathy Warzecha

Absent: None

Swarnjit Singh Bhatia was seated as a voting member.

Others Present: City Planner Deanna Rhodes, Assistant City Planner Dan Daniska, Norwich Community Development Corporation President Jason Vincent, Harbor Management Commission Chair Tucker Braddock, Harbor Management Commission Member and Applicant Michael Aliano, and Recording Secretary Melinda Wilson

C. APPROVAL OF MINUTES: September 15, 2020 Meeting Minutes

On a motion by Swarnjit Singh Bhatia, seconded by Les King, the meeting minutes of the September 15, 2020 Commission on the City Plan (CCP) were unanimously approved as presented.

D. COMMUNICATIONS: City Planner Deanna Rhodes read a text amendment from the Town of Preston. Kathy Warzecha spoke to the amendment which would allow wineries to sell liquor that is made in Connecticut as long as they have the appropriate licensing. The 20% provision in the state law will not be enforced in Preston.

E. NEW BUSINESS:

**1. Portion of High Street to be Discontinued:** City Council Referral

Ms. Rhodes explained that High Street ends at a piece of property owned by American Group Realty, LLC. Staff feel that the act of discontinuing the street is supportive of the Plan of Conservation and Development (POCD) and economic development in the city. Michael Aliano spoke. It was assumed that this process was completed in the 1970's but it now appears it was not done. He plans to build a storage facility on the land. The road has been gated since the 1980's. He feels it will benefit both his business and the city by increasing the tax rolls.

Michael Lahan made a motion to forward a favorable referral to the City Council to discontinue a portion of High Street. Les King seconded. Discussion ensued. Michael Lahan amended his motion to include the stipulations listed in the Council Referral. It was noted that the action is in accordance with the POCD and promotes economic development. Les King seconded the amended motion. The amended motion passed unanimously.

**2. CAM #20-02: High Street.** Self-Storage Facility Located on Proposed Discontinued Street

Ms. Rhodes noted that regulations make this necessary. The state Department of Energy and Environmental Protection (DEEP) has no comments. Little disturbance will be caused. This covers storm water and erosion sediment control only. She noted the staff memo. Discussion ensued and maps were reviewed.

Kathy Warzecha made a motion to approve the Coastal Site Plan Application with the stipulation that the proposal receives local zoning permit approval. Jason Courter seconded. The motion passed unanimously.

**3. 192 North Main Street Location Approval (K7 Form) Street Stuff**

Ms. Rhodes explained that local business Street Stuff has plans to expand their showroom to 192 North Main Street. Kathy Warzecha asked clarifying questions. The business needs approval for the K-7 form for the state Department of Motor Vehicles which would approve them to repair on the same site that they sell motor vehicles, in this case motorcycles. The repairs will take place at their existing 4 Central Avenue location, as they do now. It will be a stipulation that they do not actually perform repairs on the site of the former Savage Supply. The sales floor location at 192 North Main Street will not interfere with traffic or the public.

Kathy Warzecha made a motion to approve the location at 192 Main Street for motorcycle sales with the stipulation that the customer repairs be conducted at 4 Central Avenue. Swarnjit Singh Bhatia seconded the motion. The motion passed unanimously.

F. OLD BUSINESS: None

G. EXTENSION REQUESTS: None

H. BOND REDUCTION / RELEASE REQUESTS: None

I. OTHER BUSINESS:

Discuss Potential Water Dependent Construction Yard Use in Waterfront Development Zone – NCDC Guest Discussion

Ms. Rhodes introduced Jason Vincent, President of the Norwich Community Development Corporation (NCDC) and Tucker Braddock, Chair of the Norwich Harbor Management Commission.

Chair Manfredi and Swarnjit Singh Bhatia both reported that they sit on the Board of Directors of NCDC.

Mr. Vincent displayed a PowerPoint presentation. Mr. Braddock spoke to the first slides, giving an overview of the city's waterfront areas including Shipping Street, New Wharf Road and Hollyhock Island. He made special note of developable properties. Mr. Vincent spoke to potential floodway solutions for priority water dependent uses with development along the waterfront. Ms. Rhodes noted a growing need for waterfront industrial development including construction or transportation. She asked the CCP members to think about the topics presented and be prepared for a discussion at the next meeting. A special meeting for a site walk will be set-up.

J. POCD PIC MEETING UPDATE + REMINDER: Chair Manfredi reminded the members of the next POCD-PIC meeting to be held on 11/18/2020. Ms. Rhodes noted that the 2021 meeting schedule needs approval by the POCD-PIC so she may call a special meeting.

K. STAFF REPORT: None

**L. EXECUTIVE SESSION: Property Acquisition**

On a motion by Michael Lahan, seconded by Les King, the CCP unanimously voted to enter executive session at 7:53 pm with invited guests Deanna Rhodes/Director of Planning & Neighborhood Services, Dan Daniska/Assistant City Planner, Jason Vincent/President, NCDC and Tucker Braddock/Chair, Harbor Management Commission.

The CCP came out of executive session at 8:16 p.m. Chair Manfredi noted that no votes were taken in executive session.

M: ADJOURNMENT: On a motion by Michael Lahan, seconded by Kathy Warzecha, the CCP unanimously adjourned at 8:21 PM.

*Respectfully submitted,  
Melinda Wilson  
Recording Secretary*