

ORDINANCE #1728  
APPROVED 3/21/2016  
PUBLISHED 3/23/2016  
AMENDS ORD. 1722

ORDINANCE

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH ACCOMPANYING THE ZONING ORDINANCE OF THE CITY OF NORWICH BY CHANGING A TRACT(S) OR PARCEL(S) OF LAND ON 27 & 51 NORWICH AVENUE FROM GENERAL COMMERCIAL (GC)/MULTI-FAMILY (MF) TO GENERAL COMMERCIAL (GC).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH:

That the following map of the City of Norwich accompanying the Zoning Ordinance of the City of Norwich be and the same is hereby amended so that the following tract(s) or parcel(s) of land located on 27 & 51 Norwich Avenue is changed from General Commercial (GC)/Multi-Family (MF) to General Commercial (GC), said parcel(s) of land being more particularly described as follows:

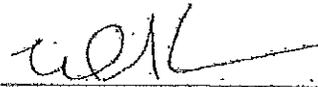
See Schedule A attached.

PURPOSE OF CHANGE: To amend a GC/MF zoning district boundary currently bisecting an existing property and building to provide uniform commercial zoning for the entire site.

Dated at Norwich, Connecticut, this 2<sup>nd</sup> day of February, 2016.

THE APPLICANT:

Northeast Retail & Leasing  
Management Company, L.L.C.



By: William Nash  
Its Member

Submitted by: Alderman William Nash  
Alderman Tucker Braddock

## SCHEDULE A

### 27 Norwich Avenue

A tract of land, with the buildings thereon, situated on the easterly side of Norwich Avenue, in said Norwich, known as No. 27 Norwich Avenue, designated as Lots Nos. 7, 8, 9 and 10 and Nos. 17, 18, 19, 20, 21, 22, 23 and 24 on "Plan of Benham Hill Park, Scale 1" = 50', dated April 16, 1916" on file in Norwich Land Records, Plat Book 2, Page 46, described as follows:

Beginning on the easterly line of Norwich Avenue at the northwesterly corner of land of Stanley M. and Stella Walski (Lot No. 6 on said plan), and running thence northerly by the easterly line of Norwich Avenue 100 feet to the southwestly corner of Lot No. 11 on said plan, land of the grantees; thence by said grantees land, first easterly 100 feet, then northerly 129.2 feet and then easterly 101.3 feet to the northwesterly corner of the northerly end of Kent Street as shown on said plan; thence southerly by the westerly line of Kent Street about 187.3 feet to the northeasterly corner of other land of the grantor (Lot No. 25 on said plan); thence by said other land of the grantor, first westerly 100 feet and then southerly 25 feet to the northeasterly corner of said Walski land; and thence westerly by the northerly line of said Walski land 100 feet to the point of beginning.

Being the same premises conveyed to the grantor and Helen S. Benson by deed recorded in Vol. 256, page 387 of said Records. See Certificate Re Succession Tax recorded in Vol. 350, page 508 of said Records.

Excepting from this description land sold to the State of Connecticut for highway purposes by deed recorded in Vol. 195, page 207 of said Records.

Said premises are subject to an easement to the City of Norwich recorded in Vol. 354, page 132 of said Records and subject to a right of way to the City of Norwich, recorded in Vol. 394, page 134 of said records.

51 Norwich Avenue

FIRST TRACT: Three (3) certain lots, pieces or parcels of land lying, situate and being in the Town of Norwich, County of New London and State of Connecticut and more particularly described as being lots numbered fourteen (14), fifteen (15) and sixteen (16) in the Benham Hill Park Tract; the same in size and location to be in accordance with a map or plan of said tract now on file with the Norwich Land Records, Book of Plans No. 2, page 46, in and for said Town of Norwich except such portion of said lots as was conveyed by Casidio G. Leone to the State of Connecticut by deed recorded in said Norwich Land Records, Book 195, page 164, and subject to such restrictions that are contained in last mentioned deed, to which reference is hereby made for a more particular description.

Reference a deed of Casidio G. Leone dated July 14, 1931 and recorded in Norwich Land Records, Volume 196 at page 447.

SECOND TRACT: A certain tract or parcel of land, with all the buildings thereon, situated on the easterly side of Norwich Avenue, in said Town of Norwich, and bounded and described as follows, to wit: Beginning on the easterly side of Norwich Avenue at a merestone at the southwesterly corner of the land now or formerly of one Goyette and running easterly about three hundred forty-eight (348) feet to a merestone abutting southerly on land now or formerly of John Potter; thence northerly four and three-tenths (4.3) feet abutting easterly on land now or formerly of John Potter; thence northwesterly about three hundred fifty-nine and four-tenths (359.4) feet to a point on the easterly side of Norwich Avenue, one hundred feet northerly from the point of beginning abutting northeasterly on the land now or formerly of one Goyette; thence southerly along the easterly line of said Norwich Avenue one hundred (100) feet to the place of beginning. Being the same premises described in a certain deed from Hieu dome Donais to Alexina Donais dated September 14, 1925 and recorded in Norwich Land Records in Volume 179 at page 459; excepting, however, from the above described land, the land heretofore conveyed to the State of Connecticut, as appears on record.

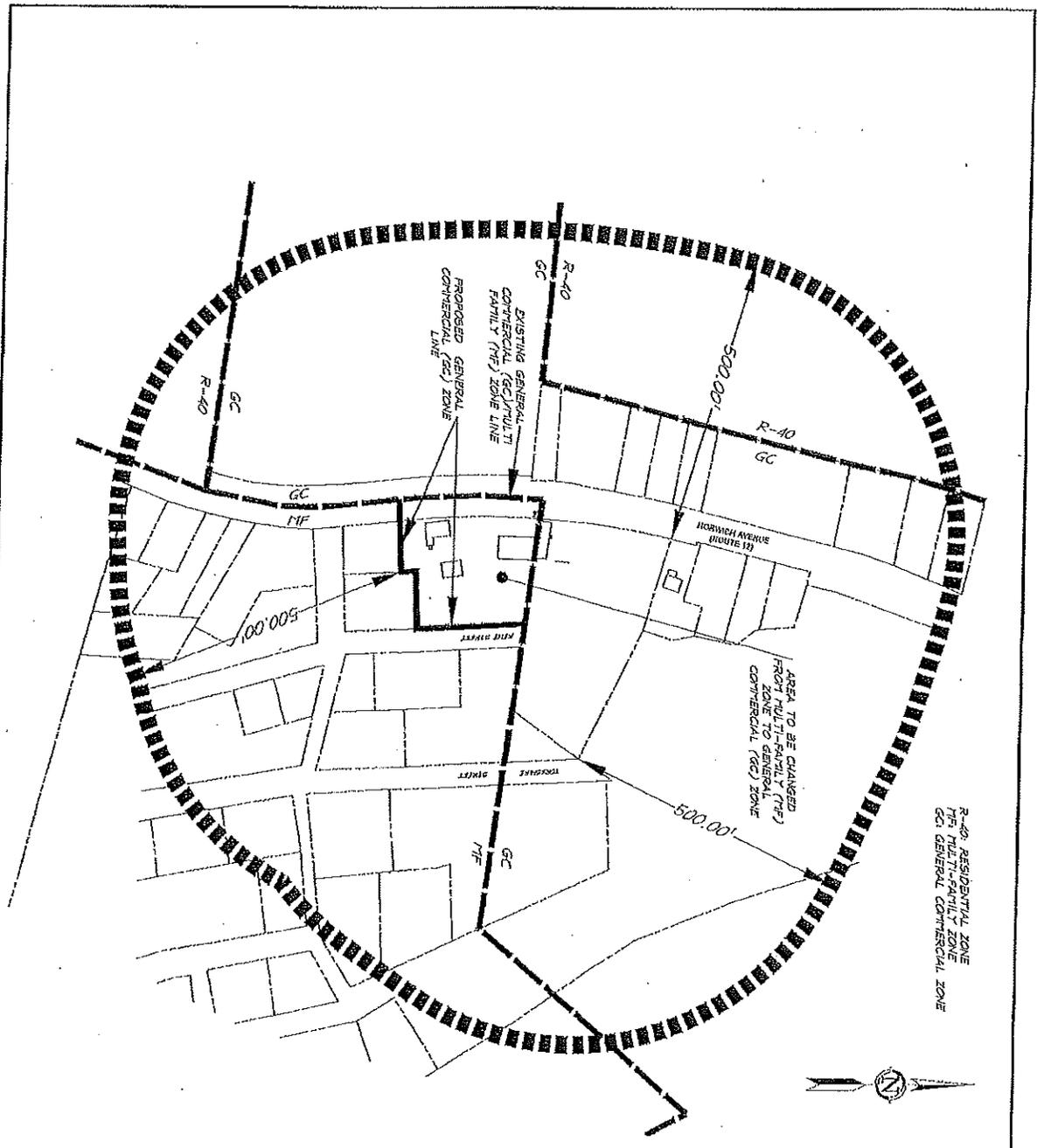
Reference a deed of Alexina Donais dated July 23, 1931 and recorded in Norwich Land Records, Volume 196 at page 458.

THIRD TRACT: A certain parcel of land located on Norwich Avenue, in said Norwich, consisting of an area of about seventy-five feet by one hundred feet and known as numbered 11, 12 and 13 on what is known as Benham Hill Park as shown on a plan of said Park on file in the Norwich Land Records, Book 2 of Plans, page 46, being the same premises described in a certain deed to Frank and Theresa Gaudreau from Edmund Cote dated December 22, 1922 and recorded in the Norwich Land Records, Book 168, page 301, excepting from these conveyed premises so much of said land as the State of Connecticut has taken for highway purposes in the improvement and changes of the Norwich-Putnam State Highway, so called.

Reference a deed of Frank and Theresa Gaudreau dated July 13, 1931 and recorded in Norwich Land Records, Volume 196, page 444.

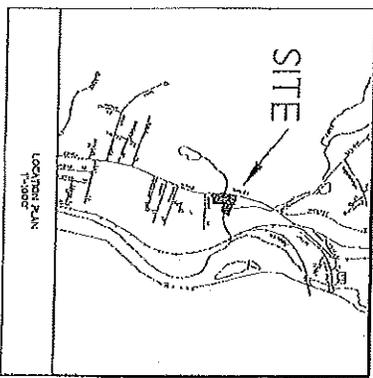
Subject to such restrictions as appear on record.

Being the same premises conveyed to William H. Sherman by warranty deed of William J. O'Brien dated March 18, 1965, and recorded in Volume 331, page 386 of the Norwich Land Records.



R-40 RESIDENTIAL ZONE  
 MF MULTI-FAMILY ZONE  
 GC GENERAL COMMERCIAL ZONE

AREA TO BE CHANGED  
 FROM MULTI-FAMILY (MF)  
 ZONE TO GENERAL  
 COMMERCIAL (GC) ZONE



*Signature: Lawrence R. Kluwe*  
 Professional Engineer  
 License No. 10000  
 State of Connecticut  
 1000 Main Street  
 Westford, CT 06095

NO.	DATE	REVISIONS	BY
1			
2			
3			

NO.	DATE	REVISIONS	BY
1			
2			
3			

**COMMERCIAL BUSINESS**  
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 HORNKILL CONNECTICUT

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