

COMMISSION ON THE CITY PLAN
Tuesday, January 23, 2024 - 7:00 P.M.
****** HYBRID MEETING / PUBLIC HEARING ******
23 Union – Lower Level Conference Room – Norwich CT
MEETING AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/86828565825?pwd=OWhvaGNnZ3hOZ0hwbHBQbUZRU2Vndz09>

Meeting ID: 868 2856 5825

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1. CALL TO ORDER

2. ROLL CALL - Chairman, Frank Manfredi; Kathy Warzecha; Deane Nason; James Quarto; Ella Myles; Jason Courter - Alternate

3. APPROVAL OF MINUTES: December 19, 2023

4. COMMUNICATIONS: Bozrah – Event Venues (PH continued from 1/11/24 to 2/8/24)

5. NEW BUSINESS:

a. Public Hearing and Potential Action on the Following Special Permit Application:

SP#18-08B(M): 140 Yantic Road. Modification to a Special Permit (previously known as #18-08, 18-08A & #18-08M) to convert an existing mill building to a hotel, with associated improvements and amenities, within a designated Special Flood Hazard Area. Proposed modifications include: Elimination of tennis court and associated grading and connecting sidewalk with retaining wall at northwest corner of the site; Adjustment of northwesterly parking space dimensions and associated regrading to provide additional separation to adjacent wetland areas; Addition of a catch basin at north end of parking lot to account for regrading; Removal of hydrant at northwest corner of parking lot due to elimination of recreation uses; and minor changes to the E&S Control Plan to accommodate revised layout. Application and property of Mill Development CT, LLC. Assessor's Map 49, Block 1, Lot 45, Zone PMR (Mill Re-Use Overlay Zone)

b. Site Development Plan Proposals:

1. SDP#1042B: 140 Yantic Road. Modification to a Site Plan (previously known as SDP #1042 and #1042A) to convert an existing mill building to a hotel. Proposed modifications include: Elimination of tennis court and associated grading and connecting sidewalk with retaining wall at northwest corner of the site; Adjustment of northwesterly parking space dimensions and associated regrading to provide additional separation to adjacent wetland areas; Addition of a catch basin at north end of parking lot to account for regrading; Removal of hydrant at northwest corner of parking lot due to elimination of recreation uses; and minor changes to the E&S Control Plan to accommodate revised layout. Application and property of Mill Development CT, LLC. Assessor's Map 49, Block 1, Lot 45, Zone PMR (Mill Re-Use Overlay Zone)

2. **SDP #1050: 337-341 Main Street.** Site Plan Review for eight (8) 1-Bedroom Apartments located within the former YMCA building as part of a mixed use development. Application of 337-351 Main Street LLC. Property of City of Norwich. Assessor's Map 102. Block 6, Lots 47-49. Zone CC.
3. **SDP #1051: 3 North C Street.** Request to Table to 2/27/2024
4. **SDP #1052: 201 Main Street.** Site Plan Review for a proposed mixed use building with consisting of seventeen (17) apartments and 1,949 square feet of ground-floor commercial tenant space. Application of David McCarthy. Property of Heritage Reid Hughes LLC. Assessor's Map 102, Block 6, Lot 25, Zone CC, CAM Overlay District.

6. OLD BUSINESS:

- a. **Deliberation & Potential Decision on the Following Application and Associated Waiver Requests:**
SUB #437: 145 Taftville-Occum Road, 432 Canterbury Turnpike & 180 Lawler Lane. Request for a proposed twelve-lot subdivision with associated new road and dedicated open space. Property and application of Norwich Community Development Corporation. Assessor's Map 25 Block 1, Lot 1; Map 24 Block 1 Lot 1; and Map 23, Block 1, Lot 7. Zone: General Commercial District (GC) & Planned Development Design District (PDD). (Received 10/17/2023)

7. EXTENSION REQUESTS: None

8. BOND REDUCTION/RELEASE REQUESTS: None

9. OTHER BUSINESS: None

10. STAFF REPORT: None

11. ADJOURNMENT

Copies: City Clerk's Office, Clerk of Meeting, P&NS Dept. Wall