

**COMMISSION ON THE CITY PLAN
Tuesday, JULY 20, 2021 - 7:00 P.M.**

****** HYBRID MEETING******

Room 319, 100 Broadway, City Hall, Norwich, CT

MEETING AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/85885485427?pwd=aG9sM0p1enBVWUgvN1FIT2Y2enBSdz09>

Meeting ID: 858 8548 5427

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- **CALL TO ORDER**
- **ROLL CALL AND SEATING OF ALTERNATES**
- **APPROVAL OF MINUTES:** May 18, 2021, June 15, 2021 & July 1, 2021 Special Meeting
- **COMMUNICATIONS:**
 - Referral from Town of Montville – Misc. Zoning Text Amendments
 - Referral from Town of Franklin – Site plan application/Special exception for New Park Avenue, Franklin, CT (accessed through 40 Wisconsin Avenue, Norwich, CT)
- **NEW BUSINESS:**
 1. **PUBLIC HEARING AND POTENTIAL ACTION ON THE FOLLOWING APPLICATION: SP#21-02: 457 Laurel Hill Road.** Request for a Special Permit to change from an existing non-conforming club use (American Legion) to a similar non-conforming restaurant/bar and assembly hall use. Application of Mel Wiese. Property of LEGION 457 LLC. Assessor’s Map 125, Block 1, Lot 12. Zone MF (CAM Overlay)
- **OLD BUSINESS:**
 1. **SDP#273M: 40 Wisconsin Avenue.** Modification to a Site Plan (previously known as SDP #273) for an existing manufacturing & warehousing facility. Proposed improvements include restriping of existing parking lot and utilizing existing ingress/egress driveways for a proposed 182 tractor trailer parking area to be installed on a portion of the property located in Franklin, CT. Application of The Grossman Companies. Property of Norwich 40 TGCI, LLC. Assessor’s Map 27, Block 1, Lot 13, Zone BP (Business Park). Tabled from 06/15/2021
- **OTHER BUSINESS:**
 1. City Council Referral June 21, 2020 – AN ORDINANCE AMENDING ZONING REGULATIONS SECTION 2.2- SUMMARY OF USES BY DISTRICT; AND ZONING REGULATIONS SECTION 2.5, PLANNED COMMERCIAL DISTRICT, PC, PRINCIPAL USES AND ACTIVITIES IN THE PC ZONE; OF THE NORWICH

CODE OF ORDINANCES TO ADD THE FOLLOWING: Section 2.2 (Table) Under USE category “Storage rental facility,” – Add as Principal Use in the Planned Commercial District;
Section 2.5.3 Under “Requires Site Plan Review” – Add .3 - storage rental facility

2. City Council Referral July 6, 2021 – AN ORDINANCE APPROPRIATING \$740,000 FOR THE PLANNING, PERMITTING AND ENGINEERING OF INFRASTRUCTURE ACCESS IN THE OCCUM SECTION OF THE CITY AND AUTHORIZING THE ISSUE OF \$740,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE
 3. DRAFT - Open Space Fee Language – Subdivision Regulations
 4. DRAFT - Building Square Footage to trigger CCP Review Language – Zoning Regulations: City Attorney Reviewing - No Action Required
- **EXTENSION REQUESTS:** None
 - **BOND REDUCTION/RELEASE REQUESTS:**
 - SDP#838A – 214 Vergason (aka Forestview Dr.) – Tabled from 06/15/2021
 - SDP#1043 – 26&30 Salem Tpke – Chipotle E&S Bond
 - **POCD PIC MEETING REMINDER:** 07/14/2021 Meeting Cancelled. Next Metering October 13, 2021
 - **STAFF REPORT**
 - **ADJOURNMENT**