

COMMISSION ON THE CITY PLAN
Tuesday, October 25, 2022, 2022 - 7:00 P.M.
***** HYBRID MEETING / PUBLIC HEARING*****
City Hall 100 Broadway - Room 319 NORWICH, CT
MEETING AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/86823964640?pwd=RkNlMGhTc21vc0ZlMmJ1bWZlZjVJEQT09>

Meeting ID: 868 2396 4640

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1. **CALL TO ORDER**
 2. **ROLL CALL**
 3. **APPROVAL OF MINUTES:** July 19, 2022
 4. **COMMUNICATIONS:** ZEO Request: Interpretation of Zoning Regs. Relative to Stories in MF Zone
- BUSINESS:**

A. PUBLIC HEARING AND POTENTIAL ACTION ON THE FOLLOWING APPLICATION:

SP#22-03: 143, 147 & 151 Yantic Road. Request for a Special Permit for proposed site development/land disturbance activities in a FEMA designated Special Flood Hazard Area and Floodway to create a training area for fire apparatus. Proposed improvements include a 3,000 sq. ft. addition to an existing garage, expanded and resurfaced paved parking area, stormwater management improvements, lighting, and landscaping. Application and property of Yantic Fire Engine Company (Chief Bill Eyberse). Assessor's Map 49, Block 1, Lots 42, 43 & 44. Zone NC

B. Referral from the Norwich Zoning Board of Appeals Pursuant to ZR Section 7.10.2.5:

ZBA Use Variance Request - #V22-07 215 Vergason Avenue (aka Forest View Drive)

C. Referral from the Norwich City Council

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NON-REVOLVING MASTER LINE OF CREDIT FACILITY AND RELATED DOCUMENTS BY THE CITY OF NORWICH DEPARTMENT OF PUBLIC UTILITIES IN AN AMOUNT NOT TO EXCEED \$10,000,000 TO FINANCE CAPITAL IMPROVEMENTS RELATED TO ITS GAS AND ELECTRIC INFRASTRUCTURE

D. Referral from the Norwich City Council

AN ORDINANCE APPROPRIATING \$6,750,000 FOR THE COSTS OF THE REHABILITATION AND REPLACEMENT OF THE SOUTH THAMES STREET PUMP STATION FORCE MAIN IN THE CITY OF NORWICH, AUTHORIZING THE ISSUANCE OF \$6,750,000 REVENUE BONDS OF THE CITY SECURED SOLELY BY SEWER REVENUES TO MEET SAID APPROPRIATION, AND AUTHORIZING THE CITY AND THE SEWER AUTHORITY TO ENTER INTO GRANT AND LOAN AGREEMENTS AND A JOINT RESOLUTION WITH THE STATE OF CONNECTICUT WITH RESPECT THERETO

E. Referral from the Norwich City Council

AN ORDINANCE APPROPRIATING \$2,400,000 FOR THE PLANNING, DESIGN AND REPAIR OF THE YANTIC WATER TANK IN THE CITY, AUTHORIZING THE ISSUANCE OF \$2,400,000 REVENUE BONDS OF THE CITY SECURED SOLELY BY WATER REVENUE TO MEET SAID APPROPRIATION, AND AUTHORIZING THE CITY AND DEPARTMENT OF PUBLIC UTILITIES TO ENTER INTO GRANT AND LOAN AGREEMENTS AND A JOINT RESOLUTION WITH THE STATE OF CONNECTICUT WITH RESPECT THERETO.

F. Referral from the Norwich City Council

AN ORDINANCE APPROPRIATING \$2,250,000 FOR THE COSTS OF THE REHABILITATION AND REPLACEMENT OF THE ROSE ALLEY PUMP STATION FORCE MAIN IN THE CITY OF NORWICH, AUTHORIZING THE ISSUANCE OF \$2,250,000 REVENUE BONDS OF THE CITY SECURED SOLELY BY SEWER REVENUES TO MEET SAID APPROPRIATION, AND AUTHORIZING THE CITY AND THE SEWER AUTHORITY TO ENTER INTO GRANT AND LOAN AGREEMENTS AND A JOINT RESOLUTION WITH THE STATE OF CONNECTICUT WITH RESPECT THERETO

G. Referral from the Norwich City Council

AN ORDINANCE APPROPRIATING \$1,800,000 FOR COSTS ASSOCIATED WITH A TANK AERATION/MIXING SYSTEM AT STANLEY ISRAELITE BUSINESS PARK IN THE CITY OF NORWICH, AUTHORIZING THE ISSUANCE OF \$1,800,000 REVENUE BONDS OF THE CITY SECURED SOLELY BY WATER REVENUE TO MEET SAID APPROPRIATION, AND AUTHORIZING THE CITY OF NORWICH AND DEPARTMENT OF PUBLIC UTILITIES TO ENTER INTO GRANT AND LOAN AGREEMENTS AND A JOINT RESOLUTION WITH THE STATE OF CONNECTICUT WITH RESPECT THERETO.

H. Referral from the Norwich City Council

AN ORDINANCE APPROPRIATING \$1,800,000 FOR COSTS ASSOCIATED WITH A TANK AERATION/MIXING SYSTEM AT RICHARD BROWN DRIVE IN THE TOWN OF MONTVILLE, AUTHORIZING THE ISSUANCE OF \$1,800,000 REVENUE BONDS OF THE CITY OF NORWICH SECURED SOLELY BY WATER REVENUE TO MEET SAID APPROPRIATION, AND AUTHORIZING THE CITY OF NORWICH AND DEPARTMENT OF PUBLIC UTILITIES TO ENTER INTO GRANT AND LOAN AGREEMENTS AND A JOINT RESOLUTION WITH THE STATE OF CONNECTICUT WITH RESPECT THERETO.

I. Referral from the Norwich City Council

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH

[Please click on blue link to view complete documents](#)

ORDINANCE CREATING BUSINESS MASTER PLAN DISTRICT

[Complete Business Master Plan documents](#)

An ordinance amending the zoning map of the City of Norwich. Accompanying the zoning ordinance of the City of Norwich by changing those tracks or parcels of land known as

527 Scotland Rd
253 Lawler Lane
207 Lawler Lane
Lawler Lane Rear
432 Canterbury Turnpike
Bromley Lane
180 Lawler Lane
300 Canterbury Turnpike Rear
431 Canterbury Turnpike 431
Canterbury Turnpike Rear 461
Canterbury Turnpike
83 Taftville-Occum Road 97
Taftville-Occum Road 105
Taftville-Occum Road 111
Taftville-Occum Road 16
School Avenue

as shown on a certain map entitled "Zoning Location Survey "Zoning Map Amendment" Prepared for Norwich Community Development Corporation, Taftville-Occum Road, Canterbury Turnpike, Old Canterbury Turnpike, Lawler Lane & Interstate 395, Norwich, Connecticut, Boundaries, LLC, Date August 2022, Scale 1"=200', Sheets 1 of 2 and 2 of 2.

All of the properties on the above stated map to be changed from PDD and GC to the Business Master Plan District (BMPD).

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 tracts or parcels of land showing on the above stated map be changed from GC or PDD as the case may be to BMPD.

Legal description is attached hereto.

Purpose of Change: The purpose of establishing the Business Master Plan District, which is a floating zone which is established by approval of a Master Plan, is to create a new business park on approximately 384 acres of land comprising an assemblage of 17 parcels of land. The 17 parcels are presently zoned either PDD or GC. The present business park serving the City has virtually no more space available to provide opportunities for new business. Creating a new business park will enable Norwich to attract business within the uses set forth in the BMPD, which will then generate employment opportunities, generate real estate and personal property taxes, and utility revenue for the expansion of electric and gas service to the business park.

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5. **OLD BUSINESS:** None
 6. **BOND REDUCTION/RELEASE REQUESTS:** SDP #944 – 97 Weber Farm Road
 7. **POCD UPDATE** – Stakeholder Meetings 09/21/22, 09/28/22, 10/05/22, 10/12/22
 8. **STAFF REPORT**
 9. **ADJOURNMENT**

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