



CITY OF NORWICH
CONNECTICUT

AGENDA MEETING OF THE COUNCIL OF THE CITY OF NORWICH
November 20, 2023
7:30 PM

The meeting will be televised on the Public Access Channel and posted on the city website, www.norwichct.org, in real time.

PRAYER

PLEDGE OF ALLEGIANCE

CITIZENS COMMENT GENERAL (30 MINUTES)

PUBLIC HEARING

1. AN ORDINANCE AMENDING THE ZONING REGULATIONS OF THE CITY OF NORWICH TO COMPLY WITH THE REQUIREMENTS OF PUBLIC ACT NO. 23-142

SECOND READING AND POSSIBLE ACTION ON THE ABOVE ORDINANCE

PETITION AND COMMUNICATION

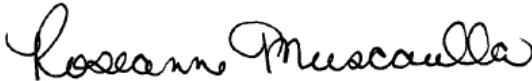
1. Report from the Commission on the City Plan of the City of Norwich, pursuant to Section 8-24 of the General Statutes and Chapter XV, Section 4 of the Norwich City Charter AN ORDINANCE AMENDING THE ZONING REGULATIONS OF THE CITY OF NORWICH TO COMPLY WITH THE REQUIREMENTS OF PUBLIC ACT NO. 23-142

CITY MANAGER'S REPORT

CITIZENS COMMENT ON RESOLUTIONS (on agenda items only)

NEW BUSINESS RESOLUTIONS

1. Relative to the reappointed of a regular member to the Norwich Housing Authority.
2. Relative to the City Manager being authorized and directed to enter into a Purchase and Sales Agreement for property known as 36 Huntington Avenue.
3. Relative to the City Manager being authorized and directed to enter into a Purchase and Sales Agreement for property known as 352 Boswell Avenue.
4. Relative to the Norwich Golf Course Authority be and hereby is authorized to expend up to \$1,740,898.00 to include the bridge work during calendar year 2024.


City Clerk

AN ORDINANCE AMENDING THE ZONING REGULATIONS OF THE CITY OF NORWICH TO COMPLY WITH THE REQUIREMENTS OF PUBLIC ACT NO. 23-142

WHEREAS, Public Act No. 23-142, section 1 became effective on October 1, 2023 and provides that:

“[N]o zoning regulation shall treat any family, childcare home, or group childcare home, located in a residence and licensed by the Office of Early Childhood pursuant to Chapter 368a, in a manner different from single or multi-family dwellings”; and

WHEREAS, Public Act No. 23-142 provides that zoning regulation shall not prohibit the operation in a residential zone of any family, childcare home or group childcare home located in a residence, or require any special zoning permit or special zoning exception for such operation; and

WHEREAS, Public Act No. 23-142 provides that not later than December 1, 2023, and annually thereafter, each municipality shall submit to the Office of Policy and Management a sworn statement from the chief executive officer of the municipality stating that the municipality’s zoning ordinances are in compliance, or the specific timeframe within which the municipality will bring its zoning ordinances into compliance; and

WHEREAS, this ordinance is intended to amend the Norwich Zoning Regulations such that they will comply with the requirements established by Public Act. No. 23-142, with changes being made to the following sections of the Norwich Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that the following sections of the Norwich Zoning Regulations be amended or repealed as follows:

CHAPTER 1 RESIDENTIAL DISTRICTS

Section 1.2 Summary of Residential Uses by Zoning District,
Table Legend,
Home-Based Business

Family ~~day~~ **child** care homes

Group ~~day~~ **child** care homes; **and allow as an accessory use instead of requiring a Special Permit in the R-80, R-40, R-20, and multi-family zones.**

Section 1.3.3.1.2 “Family **or Group child** ~~day~~ care home” in accordance with C.G.S. S 19a-77, as amended.

Section 1.3.3.4.4 ~~Group day care home.~~ .5 Major home occupation in accordance with section 6.1.

Section 1.4.3.1.2 “Family **or Group child** ~~day~~ care home” in accordance with C.G.S. § 19a-77, as amended.

Section 1.4.3.4.4 ~~Group day care home.~~ .5 Major home occupation in accordance with section 6.1.

- Section 1.5.3.1.2 “Family ~~day~~ **or Group child** care home” in accordance with C.G.S. § 19a-77, as amended.
- Section 1.5.3.4.4 ~~Group day care home.~~ 5 Major home occupation in accordance with section 6.1.

CHAPTER 2 NEIGHBORHOOD COMMERCIAL DISTRICT, NC.

- Section 2.3.2.4.4 Family ~~day~~ **or Group Child** care homes in accordance with C.G.S. § 19a-77, as amended
- Section 2.3.2.4.4 Child ~~day~~ care center.
- Section 2.3.3.1.2 Family ~~day~~ **or Group child** care home in accordance with C.G.S. § 19a-77, as amended
- Section 2.3.3.4.4 ~~Group day care home.~~ Drive-through windows, as accessory to a permitted use in accordance with Section 6.16.
- Section 2.4.3.1.2 Family ~~day~~ **or Group Child** care home in accordance with C.G.S. § 19a-77, as amended.
- Section 2.4.3.1.7 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**).
- ~~Section 2.4.3.4.4 Group day care home.~~
- Section 2.5.3.1.2 Family ~~day~~ **or Group child** care home in accordance with C.G.S. § 19a-77, as amended.
- Section 2.5.3.1.7 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)
- Section 2.6.3.1.2 Family ~~day~~ **or Group child** care home in accordance with C.G.S. § 19a-77, as amended.
- Section 2.6.3.1.7 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)
- ~~Section 2.7.3.4.5 Group day care home.~~
- Section 2.9.3.1.4 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)
- Section 2.10.4.1.4 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)
- Section 2.11.3.1.4 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)

CHAPTER 5 BASIC STANDARDS

Section 5.1.2 ~~Group day care homes and day~~ **Child** care centers – 1 space per employee plus one space for every 6 children enrolled

CHAPTER 6 USE REQUIREMENTS

Section 6.12.4 Accessory uses such as ~~day~~ **child** care centers, professional offices, outpatient treatment centers and such other uses as are commonly associated with and maintained in conjunction with the principal use, provided the total area devoted to accessory uses shall not exceed 35 percent of the total floor area of the entire facility may be conducted on the lot.

CHAPTER 9 DEFINITIONS

Section 9.2 DAY CARE RELATED TERMS
Day Care is a program of supplementary care provided to one or more persons on a regularly recurring, but part-time basis, in a place other than the recipient's own dwelling.

Day Care, Animal – see ANIMAL RELATED TERMS

~~Day~~ **Child** Care Center is defined in C.G.S. § 19a-77

Family ~~Day~~ **Child** Care Home is defined in C.G.S. §19a-77

Group ~~Day~~ **Child** Care Home is defined in C.G.S. § 19a-77

Family ~~day~~ **child** care **home** – see DAYCARE RELATED TERMS

Mayor Peter Albert Nystrom
Alderman Stacy Gould
Alderman Swarnjit Singh

CITY OF NORWICH
Commission on the City Plan
23 Union Street, Norwich, CT 06360
Telephone: (860) 823-3745, Fax: (860) 823-3741

REC'D NORWICH CITY CLERK
2023 OCT 30 PM 3:57

October 24, 2023

TO: THE HONORABLE MAYOR AND ALDERPERSONS OF THE COUNCIL OF THE CITY OF NORWICH
RE: AN ORDINANCE AMENDING THE ZONING REGULATIONS OF THE CITY OF NORWICH TO
COMPLY WITH THE REQUIREMENTS OF PUBLIC ACT NO. 23-142

The Commission on the City Plan, at an October 24, 2023 Hybrid Special Meeting, reviewed and discussed the above-referenced referral.

Seated were Frank Manfredi, Deane Nason, Ella Myles and Jason Courter

After careful consideration, the Commission voted unanimously to forward a **FAVORABLE RECOMMENDATION** of the Ordinance with the following (attached) amendments: Correct the number of Section 2.3.2.4.4 to be 2.3.2.2.6; and Add Sections 2.7.2.12 & 2.7.3.1.7.



Frank Manfredi, Chairman

Copies: City Clerk, City Manager & City Attorney

AN ORDINANCE AMENDING THE ZONING REGULATIONS OF THE CITY OF NORWICH TO COMPLY WITH THE REQUIREMENTS OF PUBLIC ACT NO. 23-142

WHEREAS, Public Act No. 23-142, section 1 became effective on October 1, 2023 and provides that:

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WHEREAS, Public Act No. 23-142 provides that zoning regulation shall not prohibit the operation in a residential zone of any family, childcare home or group childcare home located in a residence, or require any special zoning permit or special zoning exception for such operation; and

WHEREAS, Public Act No. 23-142 provides that not later than December 1, 2023, and annually thereafter, each municipality shall submit to the Office of Policy and Management a sworn statement from the chief executive officer of the municipality stating that the municipality’s zoning ordinances are in compliance, or the specific timeframe within which the municipality will bring its zoning ordinances into compliance; and

WHEREAS, this ordinance is intended to amend the Norwich Zoning Regulations such that they will comply with the requirements established by Public Act. No. 23-142, with changes being made to the following sections of the Norwich Zoning Ordinance.

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CHAPTER 2 NEIGHBORHOOD COMMERCIAL DISTRICT, NC.

Section 2.3.2.4.4^{.2.6} ~~Family day~~ **or Group Child** care homes in accordance with C.G.S. § 19a-77, as amended

Section 2.3.2.4.4 Child ~~day~~ care center.

Section 2.3.3.1.2 Family ~~day~~ **or Group child** care home in accordance with C.G.S. § 19a-77, as amended

Section 2.3.3.4.4 ~~Group day care home.~~ Drive-through windows, as accessory to a permitted use in accordance with Section 6.16.

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Section 2.9.3.1.4 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)

Section 2.10.4.1.4 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)

Section 2.11.3.1.4 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)

add changes (attached)
to 2.7.3.1.2 + 2.7.3.1.7

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Family ~~day~~ **child** care **home** – see DAYCARE RELATED TERMS

Mayor Peter Albert Nystrom
Aldерwoman Stacy Gould
Alderman Swarnjit Singh

add

Zoning District	Zoning Section	Existing Text	Proposed Amended Text
General Commercial District	2.4.3.1.2	No Permit Required - Family day care home in accordance with CGS §19a-77, as amended.	Family or Group Child Care Home in accordance with CGS §19a-77, as amended.
General Commercial District	2.4.3.1.7	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, day care)	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, child care center)
General Commercial District	2.4.3.4.4	Requires Special Permit, see Section 7.7 - Group day care home.	Remove
Planned Commercial	2.5.3.1.2	No Permit Required - Family day care home in accordance with CGS §19a-77, as amended.	Family or Group Child Care Home in accordance with CGS §19a-77, as amended.
Planned Commercial	2.5.3.1.7	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, day care)	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, child care center)
Chelsea Central	2.6.3.1.2	No Permit Required - Family day care home in accordance with CGS §19a-77, as amended.	Family or Group Child Care Home in accordance with CGS §19a-77, as amended.
Chelsea Central	2.6.3.1.7	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, day care)	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, child care center)
Waterfront Development District	2.7.3.1.2	No Permit Required - Family day care home in accordance with CGS §19a-77, as amended.	Family or Group Child Care Home in accordance with CGS §19a-77, as amended.
Waterfront Development District	2.7.3.1.7	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, day care)	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, child care center)
Waterfront Development District	2.7.3.4.5	Requires Special Permit, see Section 7.7 - Group day care home.	Remove

RESOLUTION #1

WHEREAS, the City Manager John L. Salomone has reappointed with Councils approval as a **regular member** to the Norwich Housing Authority for a term to expire on 10/31/28 or until a successor is appointed;

Mary Lunt (D)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointment of the above named to the Norwich Housing Authority.

City Manager John L. Salomone

RESOLUTION #2

WHEREAS, the City of Norwich, is utilizing the services of Signature Properties as a realtor, which has listed the property at 36 Huntington Avenue and received an offer to purchase.

WHEREAS, the Council has resolved that upon receipt of a Purchase and Sales Agreement containing an offer to purchase on such terms and conditions as are satisfactory to the City Manager, he was to notify the Council of the proposed Purchase and Sales Agreement for its consideration and possible approval; and

WHEREAS, City Manager John Salomone has received a Purchase and Sales Agreement from Signature Properties containing an offer to purchase 36 Huntington Avenue, the offer being the sum of \$_____ with property to be conveyed in “as is” condition.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed to enter into a Purchase and Sales Agreement on behalf of the City of Norwich to sell said property at a price of \$_____ to _____ pursuant to the terms of said Purchase and Sales Agreement and, upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance to _____ or his/her designee for the property known as 36 Huntington Avenue, and to execute, deliver, and receive such other documents as are necessary to complete the transfer of title in keeping with the terms and conditions of the Purchase and Sales Agreement.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia
Alderwoman Stacy Gould

RESOLUTION #3

WHEREAS, the City of Norwich, is utilizing the services of Signature Properties as a realtor, which has listed the property at 352 Boswell Avenue and received an offer to purchase.

WHEREAS, the Council has resolved that upon receipt of a Purchase and Sales Agreement containing an offer to purchase on such terms and conditions as are satisfactory to the City Manager, he was to notify the Council of the proposed Purchase and Sales Agreement for its consideration and possible approval; and

WHEREAS, City Manager John Salomone has received a Purchase and Sales Agreement from Signature Properties containing an offer to purchase 352 Boswell Avenue, the offer being the sum of \$_____ with property to be conveyed in “as is” condition.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed to enter into a Purchase and Sales Agreement on behalf of the City of Norwich to sell said property at a price of \$_____ to _____ pursuant to the terms of said Purchase and Sales Agreement and, upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance to _____ or his/her designee for the property known as 352 Boswell Avenue and to execute, deliver, and receive such other documents as are necessary to complete the transfer of title in keeping with the terms and conditions of the Purchase and Sales Agreement.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia
Aldерwoman Stacy Gould

RESOLUTION #4

WHEREAS, an agreement between the City of Norwich and the Norwich Golf Course Authority entered into at the time of the acquisition of the golf course by the City provided that the Norwich Golf Course Authority might not expend more than \$100,000 in any one year without the approval of the Council of the City of Norwich; and

WHEREAS, the Norwich Golf Course Authority has annually advised the Council of the City of Norwich of its expected revenues and expenses for the upcoming calendar year; and

WHEREAS, the Norwich Golf Course Authority will need to expend more than \$100,000 during the calendar year 2024 to meet operating and capital improvement expenses; and

WHEREAS, the adopted operational and capital budget of the Norwich Golf Course Authority for 2024 anticipates receiving revenue of \$1,403,700.00 from operations during 2024 and \$295,000.00 from ARPA funds to be utilized to replace an aging bridge over Trading Cove Brook and having budgeted expenditures of \$1,740,898.00; including the bridge replacement and non-cash expenses for depreciation of facilities and equipment.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the Norwich Golf Course Authority be and hereby is authorized to expend up to \$1,740,898.00 to include the bridge work during calendar year 2024 utilizing revenues received from operations and other available funds.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia
Aldерwoman Stacy Gould