

**COMMISSION ON THE CITY PLAN**

**Tuesday, January 23, 2024, 7:00 PM**

**Hybrid Meeting / Public Hearing**

**23 Union Street - Lower Level Conference Room - NORWICH, CT**

**CALL TO ORDER:** Chairman Frank Manfredi called the meeting to order at 7:00 PM.

**ROLL CALL AND SEATING OF ALTERNATES:**

Present: Frank Manfredi, Chairman, Ella Myles (Online), Deane Nason, Kathy Warzecha, James Quarto, and Jason Courter (Alternate)

Staff Present: Director of Planning and Neighborhood Services Deanna Rhodes and City Planner Dan Daniska

Attorney Richard Roberts, legal counsel for the City of Norwich was also present.

**APPROVAL OF MINUTES:** Ella Myles made a motion to approve the minutes of the December 19, 2023 Meeting and Public Hearing. James Quarto seconded the motion. Kathy Warzecha requested one change be made regarding language in the minutes regarding waivers, stating that it reads "The Director of Public Works in a memo dated November 20, 2023 has approved of this waiver stating..." when it should read "recommends approval". Chairman Manfredi abstained from voting. The minutes were approved as amended.

**COMMUNICATIONS:** Bozrah - Event Venues (Public Hearing continued from 1/11/24-2/8/24).

**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).

Chairman Manfredi stated that as he is a member of the Yantic Fire Department, which is located across from this project, he will recuse himself from voting on the Special Permit if the required to do so. No members of the Commission requested he refrain from voting.

Following a brief recess to address technical issues with the computer connection, Chairman Manfredi called for a motion to open the Public Hearing.

Jason Courter made a motion to open the Public Hearing on Special Permit Application SP#18-08B(M) at 7:10 PM. Ella Myles seconded the motion. The motion passed unanimously.

Brandon Handfield, P.E. with Yantic River Consultants representing the applicant Mill Development LLC, and Peter Smith, Architect with Crosskey Architects was also online from the team. Mr. Handfield briefly reviewed the history of the application and explained that they are requesting approval of a minor site plan modification to remove the proposed tennis court, playground, the sidewalk and retaining wall on the westerly edge of the property, and making minor parking space modifications while still complying with regulations. The Special Permit application is for work in the flood zone.

Chairman Manfredi called for comments from the general public three times. Hearing none, he opened up the hearing for comments from staff. Deanna Rhodes reviewed comments from the Brian Long, City Engineer which were concurred by Brandon Handfield. Mr. Handfield addressed two questions submitted by the Fire Marshal, which were agreed to and will be added to the conditions.

Kathy Warzecha made a motion to close the Public Hearing at 7:35. Ella Myles seconded the motion. The motion passed unanimously.

Kathy Warzecha made a motion to approve SP#18-08B(M): 140 Yantic Road Modification to Special Permit with the following conditions:

- That the Fire Marshall and City Engineer Memo comments be incorporated in the final revised plan set.
- The waiver for compensatory storage and all other conditions and instructions relative to the previous approvals for SP#18-08 remain in effect and are to be considered part of this approval with the exception of items previously eliminated through the modification process.
- The approved building floor plans and elevation views for the hotel building are not modified by this approval.
- That the site plan for the Special Permit will expire on 12/18/2028. This is ten years from the original date of approval of the project and reflects the 5-year extension granted by the Commission on 12/19/2023.
- That the City's engineer make a determination whether the existing \$17,565 Erosion and Sediment Control and Site Restoration bond is sufficient. Should it need to be increased, bonds must be either in the form of a check or letter of credit with the required paperwork for review and approval by the City's Attorney prior to the issuance of the Zoning Permit.
- That after the filing of the mylars and associated Special Permit document, a zoning permit shall be issued prior to any land disturbance activities associated with this modification.
- That any modification to site improvements included in this approval shall be reviewed by the Zoning Enforcement Officer prior to occurring and may require additional review and approval by the Commission.

Reason to state on the record for an approval of this application: The proposal conforms to Chapter 5 and Section 3.4 and Section 7.7 of the Zoning Regulations.

James Quarto seconded the motion. The motion passed unanimously.

**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).

The Commission discussed allowing the previous testimony from the Public Hearing to stand for the Site Development Plan application. Deanna Rhodes stated that the applications were formerly broken into two parts, which was no longer standard practice in the department. However, this application was split into two separate approvals to continue the precedent set when it was originally approved.

Kathy Warzecha made a motion to accept testimony from the Public Hearing as presentation and testimony for the Site Development Plan application. Deane Nason seconded the motion. The motion passed unanimously.

Kathy Warzecha made a motion to approve SDP#1042B 140 Yantic Road Modification to a Site Plan with the following conditions:

- That the Fire Marshall and City Engineer Memo comments be incorporated in the final revised plan set.
- That all conditions and instructions from previous approvals SDP#1042 and SDP#1042A shall remain in effect and are to be considered part of this approval.
- The approved building floor plans and elevation views for the hotel building are not modified by this approval.
- That the site plan will expire on 12/18/2028. This is ten years from the original date of approval of the project and reflects the 5-year extension granted by the Commission on 12/19/2023.
- That the City's engineer make a determination whether the existing \$17,565 Erosion and Sediment Control and Site Restoration bond is sufficient. Should the bond need to be increased, acceptable forms are either a check or letter of credit with the required paperwork for review and approval by the City's Attorney prior to the issuance of the Zoning Permit.
- That after the filing of the mylars, a zoning permit shall be issued prior to any land disturbance activities associated with this modification.
- That any modification to site improvements included in this approval shall be reviewed by the Zoning Enforcement Officer prior to occurring and may require additional review and approval by the Commission.

Reason to state on the record for an approval of this application: The proposal conforms to Chapter 5 and 7.5 of the Zoning Regulations.

Ella Myles seconded the motion. The motion passed unanimously.

**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.

Eric Mattern, President of Mattern Construction, and Tom Cummings, PE with CLA Engineering provided information on the plans to convert an existing building on the property to rental units and parking. Matt Byrnes-Jacobsen, Architect on the project provided details on the architectural design of the site. Following the presentation, Chairman Manfredi requested that Dan Daniska provide comments on the site plan review. Mr. Daniska requested to waive the reading of his comments, instead including them in the minutes, and clarified that the site plan review only addresses the residential plan as all commercial aspects require zoning approval, not commission review.

Kathy Warzecha made a motion to approve CAM application 23-02 with the following conditions:

- That adequate erosion and sedimentation controls are installed and maintained.

James Quarto seconded the motion. The motion was approved unanimously.

Reasons: The proposal is consistent with all applicable policies and standards of the Connecticut Coastal Management Act.

James Quarto made a motion to approve SDP#1050 337-341 Main Street Site Plan with the following conditions:

- That final revised plans be submitted and reviewed by City Staff.
- That this approval will expire on 01/23/2029 unless an extension has been granted by the Commission.
- That the Fire Marshall comments be incorporated in the final revised plan set.
- That all comments from various departments be addressed in the final plan set to be reviewed by staff.
- That a note be added to the site development plan requiring an immediate stop of work and notification of the City Planning Department and State Archaeologist should any archeological resources or remains of any kind be uncovered during the development of the project.
- That the City's required signature block and letter of approval be placed on the final revised plan set, and that all plan sheets include the stamped seal and signature of the licensed professional.
- That 6 signed and embossed sealed paper copies and 2 mylars of the final revised set of plans be submitted to the Planning Department for endorsement by an officer of the Commission. The mylars must include the red indelible ink certification which includes the name of producer and process used.
- That the endorsed mylar set shall be filed on the Land Records by the applicant.
- That after the filing of the mylars, a zoning permit shall be issued prior to any land disturbance activities commencing in the site.
- That the applicant submit the required \$11,360 erosion and sediment control bond, if deemed sufficient by the City Engineer prior to requesting a zoning permit, in the form of a check or letter of credit, and the associated paperwork to the Planning Department for review and approval by the City's Attorney.

- That any modifications to the approved proposal shall be reviewed by the Zoning Enforcement Officer prior to occurring and may require additional review and approval by the Commission. This includes changes to number of units or size of units.
- That a pre-construction meeting be held with the Planning, Public Works Departments and NPU prior to the start of the project.
- That all E&S controls be installed by the applicant and inspected by the ZEO and Wetland Agent prior to initiating any land disturbance activities.
- That all proposed improvements associated with this application are to be completed according to the approved plan prior to the issuance of the required Certificate of Zoning Compliance or a performance bond will be required in accordance with Sections 7.5.7.3 and 8.9 of the Zoning Regulations.
- That the Commission may require an as-built or certification by a licensed engineer or land surveyor should it be deemed necessary by the City to determine compliance with the approval granted.
- That the discharge of stormwater and dewatering of any wastewater from construction activities is less than 5 acres and falls under the CT DEEP general permit.

Reasons for Approval: The proposal conforms to Section 2.6, Chapter 5, Section 6.5 and Section 7.5 the Zoning Regulations.

Kathy Warzecha seconded the motion. The motion passed unanimously.

### **3. SDP #1051: 3 North C Street.**

Deane Nason made a motion to table Application SDP #1051 3 North C Street to the February 27, 2024 Commission Meeting.

Ella Myles seconded the motion. The motion passed unanimously.

**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.

Deanna Rhodes stated that Dan Daniska did the review for this project, but wanted to mention that if the Commission decides to approve the plan as presented, staff would ask that the Commission expire the previous approval as documents were never filed on the land records and would be rendered moot by this potential approval.

David McCarthy, President of Heritage Housing Inc, the managing member of Heritage Reid Hughes LLC, which owns the property. The group was brought into the redevelopment when they purchased the Wauregan Hotel across the street from Bruce Becker. Mr. McCarthy provided an overview of updated redevelopment plans, highlighting the removal of residential activities in the basement, expansion of the commercial space on the first floor, and reconfiguration of the proposed apartments to provide more marketable space. He noted that the building is the entire site, there is no property that is located outside of the building envelope. Space was removed from the basement as it was located in a flood zone and deemed not economically viable by the development

group. The existing variance that allowed for three apartments on the first floor has been carried forward to this plan, they are maintained in place. There are two potential commercial spaces depending on tenant fit out and lease requirements. The elevator has been removed as it was taking up a good deal of space and added to the cost of redevelopment. The development team is proposing to allow residents of the building to access recreational amenities at the Wauregan in lieu of adding space to the Reid and Hughes building. The remainder of the proposal reflects what was approved in 2019. Mr. McCarthy then asked the Commission if there were any questions regarding the application. James Quarto asked a question regarding the area of the building in the rear in relation to ownership and the adjacent parking area. Mr. McCarthy clarified that legal agreements have been in place since before his group took ownership of the property regarding the area to the rear of the building. Kathy Warzecha asked a question regarding storage for the apartment units being located in the basement, especially for bikes or things like that. Dan Daniska responded that bike storage was part of the original approval, and is required by Zoning Regulations. Discussion ensued regarding location of bicycle storage within the property. Mr. McCarthy agreed to work with Dan Daniska in finding a suitable location for bicycle storage on the first floor of the development. Dan Daniska reviewed his memo and asked that if someone made a motion to approve the project, the reading of conditions be waived, as they would be included in the minutes.

Kathy Warzecha made a motion to approve SDP#1052: 201 Main Street Site Plan with the following conditions:

- That final revised plans be submitted and reviewed by City Staff.
- That this approval will expire on 01/23/2029 unless an extension has been granted by the Commission.
- That the Fire Marshall comments be incorporated into the final revised plan set.
- That the applicant work with Planning Department Staff to locate bicycle storage on the first floor of the building.
- That the applicant work with Planning Department Staff to locate Landscaping Planters along the sidewalk without obstructing pedestrian traffic.
- That all comments from various departments be addressed in the final plan set to be reviewed by staff.
- That documentation regarding Reid & Hughes tenant access to recreational amenities at the Wauregan Hotel be provided with the final plan set.
- That the City's required signature block and letter of approval be placed on the final revised plan set, and that all plan sheets include the stamped seal and signature of the licensed professional.
- That 6 signed and embossed sealed paper copies and 2 mylars of the final revised set of plans be submitted to the Planning Department for endorsement by an officer of the Commission. The mylars must include the red indelible ink certification which includes the name of producer and process used.
- That the endorsed mylar set shall be filed on the Land Records by the applicant.
- That after the filing of the mylars, a zoning permit shall be issued prior to any land disturbance activities commencing in the site.
- That any modifications to the approved proposal shall be reviewed by the Zoning Enforcement Officer prior to occurring and may require additional review and approval by the Commission. This includes changes to number of units or size of units.
- That a pre-construction meeting be held with the Planning, Public Works Departments and NPU prior to the start of the project.

- That all proposed improvements associated with this application are to be completed according to the approved plan prior to the issuance of the required Certificate of Zoning Compliance or a performance bond will be required in accordance with Sections 7.5.7.3 and 8.9 of the Zoning Regulations.
- That the Commission may require an as-built or certification by a licensed engineer or land surveyor should it be deemed necessary by the City to determine compliance with the approval granted.
- That the discharge of stormwater and dewatering of any wastewater from construction activities is less than 5 acres and falls under the CT DEEP general permit.

Reason for Approval: The proposal conforms to Section 2.6, Chapter 5, Section 6.5 and Section 7.5 the Zoning Regulations.

Ella Myles seconded the motion. The motion passed unanimously.

James Quarto made a motion to expire SP #1902 201 Main Street as the approval is now moot due to the fact that the Special Permit and Mylars were never filed on the land records.

Ella Myles seconded the motion. The motion passed unanimously.

#### **OLD BUSINESS:**

**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).

Chairman Manfredi recused himself from this matter and turned the meeting over to Kathy Warzecha as Acting Chairperson. Jason Courter was seated at the meeting.

Chairman Manfredi departed the meeting at 8:47 PM.

Attorney Roberts provided guidance to the Commission for deliberation. He confirmed that all of the intervenor documents that were submitted at the public hearing were determined to be invalid. Another intervenor document was submitted following the close of the public hearing, which has also been determined to not be effective. Atty. Roberts advised staff to look at the contents of the petition and at the contents of the memo from the engineer that was presented as part of the public comment at the hearing, and determine if there was anything in there that was problematic. There are response memos from the Director of Planning and Neighborhood Services, and a lengthy response from the City Engineer. Atty. Roberts stated that it makes sense to address the requested waivers prior to making a decision on the subdivision application, as the result of the waivers votes may necessitate change to the plan set. The Commission may not even want go beyond the waivers at this time if that is the case, as revisions will need to be made. Deanna Rhodes noted that if the waivers were not granted, staff had determined that the items for which the waivers were requested, would then be added back into the plan set, so the Commission could be able to make a decision this evening. Brief discussion ensued regarding the road width request in Waiver #1 with clarification provided by Dan Daniska verbally and on the video recording.

Jason Courter motioned to approve the Waiver #1 - Roadway width reduction from 36' to 30' consisting of two 11' lanes and two 4' paved shoulders as shown in the plan set.

Reason: The roadway design is in keeping with current Low Impact Development Design standards that are intended to reduce impervious surfaces wherever possible while maintaining functionality of the roadway.

James Quarto seconded the motion. The motion was approved unanimously.

Jason Courter motioned to approve Waiver #2 - Elimination of Curbs and Gutters.

Reason: The roadway design without curbs and gutters is in keeping with current Low Impact Development Design standards that are intended to reduce impervious surfaces wherever possible while maintaining functionality of the roadway.

James Quarto seconded the motion. The motion was approved unanimously.

James Quarto motioned to approve Waiver #3 - Elimination of sidewalks on both sides of the roadway.

Reason: The proposed multi-use trail is an acceptable alternative to the required sidewalks on both sides of the roadway.

Ella Myles seconded the motion. The motion was approved unanimously.

Deanna Rhodes stated that she provided a summary of all information from the previous meetings and provided a consolidated memo of information. Ms. Rhodes stated that she would defer to Atty. Roberts to provide the Commission with further guidance if deemed necessary.

Deane Nason noted that a lot of the issues raised in the memo presented at the public hearing would be addressed at the site plan review stage in the future, when actual uses would be determined and reviewed. Mr. Nason stated that he had no outstanding issues, they had all been addressed.

Kathy Warzecha stated that she felt there were things missing from the plan that was brought up from the memo presented at the public hearing, but she did understand that it would be addressed at the site plan review stage, but some of it could have been included on the subdivision plans. Ms. Warzecha stated that it was her personal opinion, but she does not have a problem with it.

Atty. Roberts commented that had the public hearing been continued, it could have been addressed, but the independent review by the City Engineer has achieved the same result. Ms. Warzecha agreed, stating that if the extension was granted, it could have been addressed on the plans and that was disappointing.

Jason Courter commented that the applicant had addressed all that was required and exceeded it in some areas.

Kathy Warzecha noted again that she was disappointed, discussion ensued regarding open space and requiring more than what the subdivision regulations call for. Atty. Roberts responded that you would need to demonstrate a need for additional open space, which may be possible in a residential subdivision, but an industrial subdivision is not a residential subdivision. Discussion ensued regarding if residential uses would be allowed in the Industrial



Center. Staff clarified that only mixed use buildings could be allowing in the General Commercial Zone, and the Planned Development Design District Zone did not allow for any residential use at all. Discussion ensued regarding open space and the site development plan review stage.

Jason Courter made a motion to approve SUB #437: 145 Taftville-Occum Road, 432 Canterbury Turnpike and 180 Lawler Lane with conditions #6 of the Planner's memo and the 11 points in the City Engineer's memo as follows:

- That final revised plans be submitted that address all items noted in the Planning Dept. memo dated 12/13/2023; the email to Jeff Bord from Deanna Rhodes about parking encroachment into buffer dated 12/15/2023; City Engineer's email dated 12/15/2023, and the City Engineer's memorandum dated 1/22/2024 referenced in Item #1 of the Planning Dept. memo dated 01/19/24; for review and approval by City Staff;
- That the City's letter of Approval and IWWCC Permit Letter are placed on the cover Sheet of the final revised plan set and mylars;
- That an erosion and sediment control bond be posted prior to any land disturbance activity associated with the roadway construction should it be deemed necessary by the Director of Public Works. The City Engineer will review the estimate of the contractor and determine whether the amount is sufficient. Bonds must be submitted in a form acceptable to the City (check or letter of credit preferred) prior to any land disturbance activities occurring. A surety bond shall not be acceptable.
- In accordance with Connecticut General Statutes §8-25(a), in lieu of completion of the required public improvements, the applicant may either (a) file a declaration and covenant on the Norwich Land Records prohibiting the sale of any lot in the subdivision unless and until such public improvements are completed or bonded; or (b) provide a bond sufficient to allow the City to complete such public improvements in the event that the applicant fails to do so. Any declaration and covenant provided under this condition shall be subject to the approval of the City Attorney. Any bonds posted under this condition shall be in the amount acceptable to the City Engineer, and in a form approved by the City Attorney, provided that surety bonds shall not be acceptable. The bonding described in this condition may be posted for phases of the subdivision, provided that no lots shall be sold in any phase for which no bond has been posted. The declaration and covenants, or the bonds, set forth in this condition shall be posted no later than the endorsement and filing of the final mylars with the Town Clerk.
- The Commission accepts the applicant's offer of a declaration of covenants restricting the height of buildings to seventy-five (75') feet on Lots #6, 8, 10 & 12 and to forty-five (45') feet on Lot #2. While the Commission has no authority to require such a declaration, the Commission appreciates the applicant's efforts to be responsive to concerns expressed by neighbors of those lots.
- That two (2) mylars and six (6) prints of the plan must be submitted to the Planning Department for endorsement by the Chairman of the Commission on the City Plan.
- That prior to the endorsement and filing of the final subdivision plans with the City Clerk, the Condominium association is legally terminated;
- That all legal documents related to easements depicted on Sheets C209-C211, and any other required easements related to underground utilities, sewer and water, and street trees be submitted to the Planning Dept. within 30 days of approval for review and comment by the City Attorney and Director of Public Works. Documents submitted must include Conveyance Tax Statements and a Certificate of Title from an attorney admitted to the Connecticut Bar indicating that such conveyances are free and clear of any encumbrance which could affect title to the property interests conveyed;

- That the transfer of open space and the acceptance of all easements to the City will require action of the City Council. Their approval must occur prior to the endorsement and filing of the mylars;
- That mylars for the approved subdivision must be filed on the Norwich Land Records at the Office of the City Clerk within ninety (90) days of the official date of approval. The State of Connecticut Statute allows for a maximum of two (2) ninety (90) day extensions which must be granted by the Commission when requested;
- That the mylars must include the red indelible ink certification which includes the name of producer and process used;
- That a digital copy of the subdivision be provided to the City for updating the GIS system to reflect the approved configuration of the lots and roadway.
- That a final as-built of the road be provided to the City for review and approval by the City Engineer and/or Director of Public Works. The Public Works Dept. will coordinate and initiate road acceptance by the City Council once this has been completed to their satisfaction. Such as-built plans may be provided for each phase of the subdivision if it is developed in phases;
- That all monuments for the roadway and boundary markers for lots are to be installed prior to the start of any land disturbance activities on any sites. Certification from a land surveyor must be submitted as proof.
- This subdivision approval shall not be construed as indicating any approval of or predetermination concerning the preliminary development for each lot as depicted on the subdivision plan. Such preliminary plans are intended only to demonstrate the feasibility of development on each lot as required by the Subdivision Regulations. As each lot applies for special permit or site plan approval, such application shall be reviewed under the applicable criteria of the Zoning Regulations as they may be in force at the time of application.
- That a crosswalk will be installed at each driveway in the subdivision from the walking trail as a requirement of development of each lot.
- That the standard fifty (5) foot buffer be increased to one hundred (100) feet along the northwestern boundary of Lot #5 shared with the residential properties, and that the plan indicate that the buffer shall include a berm and landscaping plantings when developed.
- That a fifty (50) foot conservation easement be provided from the offsite historic cemetery as recommended by Jonathon Kinney to Dr. Gregory F. Walker dated 11/17/2022 and that SHPO review and provide an updated letter regarding the subdivision.
- In addition, the following conditions of approval subject to review and revision by the City Engineer prior to the filing of the subdivision mylars with the City Clerk:
  - Groundwater Recharge calculations shall be provided.
  - The Erosion Control plan shall be modified to comply with CT DEP 2002 Guidelines for Soil Erosion and Sediment Control and the City of Norwich Zoning Regulations.
  - A storm water basin detail complying with the requirements of the CT DEP 2004 Storm Water Quality Manual shall be provided.
  - Properly sized splash pads and slope protection for all outlets shall be provided.
  - The “Permeable Pavement” detail on sheet C-901 shall be modified to include a silt-sock around the 6” perforated pipe.
  - The Grass Swale Detail on Sheet C-903 shall be modified to be consistent with the CT DEEP 2004 Storm Water Quality Manual detail: “Figure 11-P5-2 Dry Swale – Trapezoidal Cross Section.”
  - Elevations for the outlet structures shall be included on the plan sheets where they are missing.

- The construction sequence shall be modified to mimic the State E&S guidelines exactly by including currently omitted intermediate steps.
- Stockpiles shall be shown on the plans.
- Additional testing by the applicant during construction shall be required and verified by the City as needed to insure that the requirements of the CT DEP 2004 Storm Water Quality Manual are met.
- The stone check dams shall be replaced with a less permeable material equivalent to what is included in the Berm Cutoff Trench Detail on sheet C-901.

Reason for Approval: The proposed project conforms to the City of Norwich Subdivision Regulations.

James Quarto seconded the motion. Voted in favor: James Quarto, Deane Nason, and Jason Courter. Voted against: Ella Myles, Acting Chair Kathy Warzecha. The motion passed by a vote of three to two.

**EXTENSION REQUESTS: None**

**BOND REDUCTION/RELEASE REQUESTS: None**

**OTHER BUSINESS: None**

**STAFF REPORT: None**

**ADJOURNMENT: Deane Nason** made a motion to adjourn. Ella Myles seconded the motion. The motion passed unanimously and the meeting ended at 9:19 p.m.

*Respectfully submitted,*



*Jeanne Kurasz – CCP Recording*

*Secretary*