

The regular meeting of the Council of the City of Norwich was held February 21, 2023 at 7:30 PM in Council Chamber. Present: Mayor Nystrom, President Pro Tem DeLucia, Ald. Neuendorf, Gould, Singh, and Burto. City Manager Salomone and Corporation Counsel Michael Driscoll were also in attendance. Mayor Nystrom presided.

Ald. Gould read the opening prayer and Ald. Neuendorf led the members in the Pledge of Allegiance.

Mayor Nystrom called for a moment of silence for Attorney Konstance Morell former Council President, Council member and also the City Attorney.

Please be advised that meetings of the Norwich City Council can be viewed in their entirety on the City of Norwich website “norwichct.org”.

Mayor Nystrom asked for the signs displayed to be taken down.

Mayor Nystrom called for citizen comment.

Joanne Philbrick, 10 Elm Ave, talked about the people speaking from the gallery and asked the Council when are they were going to start to listen to the citizens. She also mentioned a new gun shop in her neighborhood.

Fredrick Browning, 671 Scotland Rd, talked about the Council consent on the Ponemah project.

Ronald Beckman, 210 Old Canterbury Tpk, talked about NFA and NCDC.

Harold Marceau, 365 Canterbury Tpk, stated some city processes are flawed.

Christine Delorge, 334 Canterbury Tpk, talked about the traffic on her road.

Eric Chiaradio, 538 Scotland Rd, talked about not trusting City leaders.

Marilyn Jester, Canterbury Tpk, asked to have the city look into her icy street.

Charles Witt, 511 Canterbury Tpk, talked about a study done on Laurel Hill.

John Tarryk, 232 Old Canterbury Tpk, stated water build up was caused by a well on the farm.

Jan Sway, 506 Canterbury Tpk, asked if council members on the NCDC board can vote.

Sue Jacobson, 256 Lawler Ln, talked about safety on the roads.

William Bridgman, 44 White Plains Rd, asked the council to use caution in making decisions.

Jessica Quay, Old Canterbury Tpk, asked the council to listen to the people.

Mr. French, 85 White Plains Rd, asked to be pro community and not anti-development.

Mayor Nystrom declared citizen comment closed.

Upon a motion of Ald. Gould, seconded by Ald. Neuendorf, to have SECOND READING AND POSSILBE ACTION ON THE BELOW ORDINANCE PREVIOUSLY PRESENTED.

ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH AND CREATING A BUSINESS MASTER PLAN DISTRICT

An ordinance amending the zoning map of the City of Norwich, by creating a Business Master Plan District by changing the zoning district of those tracts or parcels of land list below to the Business Master Plan District under Section 3.11 of the Norwich Zoning Ordinances:

PROPERTY ADDRESS	MAP	BLOCK	LOT
Bromley Lane	024	001	054
Lawler Lane	023	001	009
180 Lawler Lane	023	001	007
207 Lawler Lane	023	001	008
253 Lawler Lane	023	001	006
300 Canterbury Turnpike Rear	030	001	015
432 Canterbury Turnpike	024	001	001
527 Scotland Road	017	001	002
16 School Ave	019	002	016
83 Taftville-Occum Road	019	002	055
97 Taftville-Occum Road	019	002	049
105 Taftville-Occum Road	019	002	046
111 Taftville-Occum Road	019	002	043
431 Canterbury Turnpike	024	001	013
431 Canterbury Turnpike Rear	024	001	012
439 Canterbury Turnpike	025	001	001
461 Canterbury Turnpike	024	001	006

Said properties are 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 September, 2022, revised September 23, 2022, Scale 1"=200', Sheets 1 of 3 thru 3 of 3.

All of the properties on the Zoning Location Survey to be changed from PDD or GC, as the case may be, to the Business Master Plan District (BMPD).

That the zoning map 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.

That the Business Master Plan District includes those uses specified in Section 3.11.5.6 plus the following additional uses:

- Business Corporate and Professional Offices
- Healthcare Technology Research Industries, Advanced Medical Equipment, Pharmaceuticals and Biotechnology Facilities
- Technology Research & Development
- Government Buildings & Facilities
- Car wash facilities as part of truck stop
- Clinical and Medical Offices
- Public Utility Facilities

That the Master Plan shall be as shown on a Plan entitled "Bohler, Overall Master Plan, Sheet Number EX-01, for Norwich Community Development Corporation, date, December 4, 2022", including approval of the road as shown on the plan,

That the Plan is found to be consistent with the Plan of Conservation & Development of the City of Norwich.

That approval of the Master Plan is conditioned on the following:

- a. Architectural design of each building constructed within the Business Master Plan District is subject to approval as per Section 3.11.5.2
- b. Street Lighting be consistent with Section 3.11.5.5.
- c. Minimum front, side and rear yards be as follows:
 - Front Yard - 20'
 - Side Yard - 20'
 - Rear Yard - 20'

In the event that any parcel adjoins a residentially zoned property the minimum buffer shall be 50'
- d. Maximum building height shall be 80' except that no building constructed east of Canterbury Turnpike shall exceed 60'
- e. Signage shall be designed pursuant to the attached signage standards.
- f. Parking requirements pursuant to Section 3.11.5.4 shall be subject to approval of the Commission of the City Plan in connection with site plan approval for each parcel within the Business Master Plan District.

Amended BMPD Signage Regulations

Upon a motion of Ald. Gould, seconded by Ald. Neuendorf, on a roll call vote it was voted to amend the following ordinance introduced by Mayor Nystrom and Ald. Gould.

That the zoning map 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.

That the Business Master Plan District includes those uses specified in Section 3.11.5.6 plus the following additional uses:

Business Corporate and Professional Offices

Healthcare Technology Research Industries, Advanced Medical Equipment, Pharmaceuticals and Biotechnology Facilities

Technology Research & Development

Government Buildings & Facilities

Car wash facilities as part of truck stop

Clinical and Medical Offices

Public Utility Facilities

Remove + Replace all of this

1) That the Master Plan shall be as shown on a Plan entitled "Bohler, Overall Master Plan, Sheet Number EX-01, for Norwich Community Development Corporation, date, December 4, 2022", including approval of the road as shown on the plan,

That the Plan is found to be consistent with the Plan of Conservation & Development of the City of Norwich.

That approval of the Master Plan is conditioned on the following:

a. Architectural design of each building constructed within the Business Master Plan District is subject to approval as per Section 3.11.5.2

b. Street Lighting be consistent with Section 3.11.5.5.

c. Minimum front, side and rear yards be as follows:

Front Yard - 20'

Side Yard - 20'

Rear Yard - 20'

Remove + Replace this line

2) In the event that any parcel adjoins a residentially zoned property the minimum buffer shall be 50'

3) d. ~~Maximum building height shall be 80' except that no building constructed east of Canterbury Turnpike shall exceed 60'~~

Remove and Replace Item d.

e. Signage shall be designed pursuant to the attached signage standards.

4) f. Parking requirements pursuant to Section 3.11.5.4 shall be subject to approval of the Commission of the City Plan in connection with site plan approval for each ~~parcel~~ within the Business Master Plan District.

Remove and Replace "parcel" with the words "development site"

Mayor Peter Albert Nystrom
Aldерwoman Stacy Gould

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

That the Business Master Plan District includes those uses specified in Section 3.11.5.6 plus the following additional uses:

- Business Corporate and Professional Offices
- Healthcare Technology Research Industries, Advanced Medical Equipment, Pharmaceuticals and Biotechnology Facilities
- Technology Research & Development
- Government Buildings & Facilities
- Car wash facilities as part of truck stop
- Clinical and Medical Offices
- Public Utility Facilities

1) That the Master Plan prepared by Bohler, entitled "Overall Preliminary Master Plan, Sheet Number EX-01, for Norwich Community Development Corporation, Revision 4, dated November 21, 2022", including approval of the road as shown on the plan be retitled "Overall Final Master Plan" for clarity and filing purposes,

That the Plan is found to be consistent with the Plan of Conservation & Development of the City of Norwich.

That approval of the Master Plan is conditioned on the following:

- a. Architectural design of each building constructed within the Business Master Plan District is subject to approval as per Section 3.11.5.2
- b. Street Lighting be consistent with Section 3.11.5.5.
- c. Minimum front, side and rear yards be as follows:
 - Front Yard – 20 feet
 - Side Yard – 20 feet
 - Rear Yard – 20 feet.
- 2) Any development site that shares a boundary with a residential zone and where a building is proposed shall have an increased minimum yard along that boundary of 50 feet of which 25 feet shall be a landscaped buffer enhanced with trees, berms, and/or fencing as determined acceptable to the Commission on the City Plan. In a circumstance where the Commission on the City Plan determines the proposed buffer as not sufficient based on a proposed use, the Commission may require an increase of the buffer to more than 50 feet, but not to exceed 100 feet.
- 3) d. Maximum building height shall be 5 stories (not to exceed 60 feet) with the exception of development sites located adjacent to Interstate 395 and situated between Lawler Lane and Canterbury Turnpike may be increased to 6 stories (not to exceed 72 feet).
- e. Signage shall be designed pursuant to the attached signage standards.
- 4) f. Parking requirements pursuant to Section 3.11.5.4 shall be subject to approval of the Commission of the City Plan in connection with site plan approval for each development site within the Business Master Plan District.

On a roll call vote of 3-3 with President Pro Tem DeLucia, Ald. Singh and Burto voting in opposition amendment fails.

Upon a motion of Ald. Gould, seconded by Ald. Neuendorf, on a roll call vote it was voted to postpone the following ordinance until March 6, 2023.

On a roll call vote of 3-3 with President Pro Tem DeLucia, Ald. Singh and Burto voting in opposition motion to postpone fails.

On a roll call vote of 3-3 with President Pro Tem DeLucia, Ald. Singh and Burto voting in opposition the ordinance fails.

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CITY MANAGERS REPORT

To: Mayor Nystrom and members of the City Council
From: John Salomone, City Manager
Subject: City Manager’s Report
Date: February 21, 2023

Meetings attended were with State representatives and legislators, Connecticut Conference of Municipalities (CCM) Board of Directors Meeting, Public Safety, NPU-City Coordination Meeting, and NCDC Board of Directors meeting. Budget Hearings have been scheduled and are posted on the City’s website at www.norwichct.org.

The mild winter has allowed the Public Works Department to complete work that normally couldn’t be done in February, such as installation of the new playground equipment in Mohegan Park and some significant grade changes to allow for a more level area for the equipment. Public Works also spent some time on headstone repairs in the Yantic Cemetery, repairing or re-setting approximately 40 headstones. The Public Works Tree Crew also utilized the new bucket truck to remove nearly 20 trees in the last month. The trees included those overhanging the Lake Street Park near the soon to be refurbished basketball court. The Public Works Mason Crew repaired a large semi-collapsed stone headwall on a large culvert on White Plains Road.

Human Services Youth, Family, and Recreation Division recently partnered with our local WNBA team, the CT Sun, to provide a unique basketball experience every Saturday at Kelly Middle School. The CT Sun Team representatives and players have also made appearances to run drills, answer questions, and talk with players about sportsmanship, the importance of school, and the dedication that goes into being a professional athlete. Thank you to the dedicated coaches and the CT Sun for making this a special experience.

AARP tax assistance program at the Norwich Senior Center is in progress with over 500 appointments booked to date with only a few spots remaining. Congressman Courtney will be visiting the Sr. Center on February 24th at 10 am to discuss senior health issues including prescription medications and Medicare. For more information call 860-889-5960.

Human Services’ Adult & Family Division has tripled their matching payment plan with NPU. Help is available at 860-823-3778. Please don’t wait until the shut-off moratorium ends to get caught up on your utilities.

On February 8th, the City and local legislators welcomed the Norwich Youth Football League Cheerleaders and Football team to congratulate their respective state, regional and national championships. Congratulations to the participants and their coaches.

Thank you to the United Way, city employees and volunteers who served a record 242 households at their Mobile Pantry in Norwich.

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Mayor Nystrom called for citizen comment on resolutions.

Shiela Hayes, 382 Laurel Hill Ave, spoke on Resolution #1 and asked to recognize and preserve this property.

Beth Bellevue, 5 Town Rd, expressed concern on Resolution #2.

Joanne Philbrick, Elm Ave, spoke on back taxes on Resolution #1.

Debra Monahan, 60 Boswell Ave, excited about Resolution #2.

Mayor Nystrom declared citizen comment closed.

Upon a motion of Ald. Gould, seconded by Ald. Singh, on a roll call vote it was unanimously voted to adopt the following resolution introduced by Mayor Nystrom, Ald. Gould.

WHEREAS, Cape Verdean Santiago Society Inc. has offered to convey to the City of Norwich by a deed in lieu of foreclosure a parcel of land carried on the land records of the City's Tax Assessor's office as Map 102, Block 7, Lot 22 (84 Talman Street) more particularly described in Schedule A attached hereto; and

WHEREAS, Cape Verdean Santiago Society, Inc. has offered said deed in lieu of foreclosure in full and final satisfaction of all real estate taxes due the City of Norwich assessed with respect to 84 Talman Street; and

WHEREAS, the taxes due as of February 28, 2023 are \$23,078.22 and said property is assessed at a value of \$44,900.00.

WHEREAS, Cape Verdean Santiago Society Inc. has offered to convey to the City of Norwich by a deed in lieu of foreclosure a parcel of land carried on the land records of the City's Tax Assessor's office as Map 102, Block 7, Lot 21 (60 Talman Street) more particularly described in Schedule A attached hereto; and

WHEREAS, Cape Verdean Santiago Society, Inc. has offered said deed in lieu of foreclosure in full and final satisfaction of all real estate taxes due the City of Norwich assessed with respect to 60 Talman Street; and

WHEREAS, the taxes due as of February 28, 2023 are \$791.05 and said property is assessed at a value of \$800.00.

NOW THEREFORE BE IT RESOLVED, that the City of Norwich hereby accepts the tender of a duly authorized deed in lieu of foreclosure by Cape Verdean Santiago Society, Inc., conveying to the City of Norwich title to 84 Talman Street and 60 Talman Street in full and final satisfaction of said taxes assessed with respect to said property; and

BE IT FURTHER RESOLVED, that City Manager John Salomone be and hereby is authorized to accept said deed on behalf of the City of Norwich, subject to the approval of the Corporation Counsel, and to cause it and any other necessary documents to be filed or recorded.

84 Talman Street

FIRST TRACT:

Beginning at a point on the northerly line of Talman Street, said point is the southeasterly corner of land of the Santiago Society, Inc; thence easterly by the northerly line of Talman Street 25 feet, bounded southerly by Talman Street; thence northerly to the Shetucket River, said line is 27.2 feet easterly from the Santiago Society Building, bounded easterly by land now or formerly of John Edwards, et al; thence westerly to the easterly line of the Santiago Society, Inc. land, bounded northerly by said River; thence southerly by the easterly line of the Santiago Society land to the place of beginning, bounded westerly by the Santiago Society, Inc.

SECOND TRACT:

Beginning on the northerly line of Talman Street at the boundary line between land conveyed herein and land now or formerly of Edwin R. Edwards and running westerly by said street line 85 feet, thence due north to the Shetucket River, abutting westerly on land now or formerly of N.B. Lewis; thence easterly by said river to said Edwards land; thence southerly by said Edwards land to the point of beginning.

60 Talman Street

A certain tract or parcel of land, with its buildings and improvements thereon, situate in the Town of Norwich, County of New London and State of Connecticut, bounded and described as follows:

BEGINNING at a point on the northerly side of Talman Street bounded easterly by the Santiago Society, Inc., running northerly by said Santiago Society Inc. to the Shetucket River; westerly along said Shetucket River 30 feet to a point; thence southerly along remaining land of City of Norwich to Talman Street; thence easterly along Talman Street to the point of beginning.

Said premises are conveyed subject to the right of the Grantor herein to install on said premises utility lines which may become necessary in the future.

Upon a motion of Ald. Singh, seconded by Ald. Neuendorf, on a roll call vote it was unanimously voted to put the following resolution introduced by Mayor Nystrom, Ald. Gould on the floor.

Upon a motion of President Pro Tem DeLucia, seconded by Ald. Burto, on a roll call vote it was unanimously voted to postpone the following resolution until March 6, 2023.

It was a further motion of Ald. Gould, seconded by Ald. Singh on a roll call vote it was unanimously voted to postpone Resolution #3 and #4 until March 6, 2023.

Relative to the school construction grant application for the construction of a new elementary school on the grounds of the former Greeneville School.

WHEREAS, the voters of the City of Norwich approved the \$385,000,000 School Construction Program bond ordinance #1820 by referendum on November 8, 2022; and

WHEREAS, one of the items authorized by ordinance #1820 is the construction of a new elementary school on the grounds of the former Greeneville School (“Project”); and

WHEREAS, the City intends to apply for a School Construction Grant for the Project; and

WHEREAS, the Office of School Construction Grants & Review of the Department of Administrative Services of the State of Connecticut requires that the legislative body of the City take the following actions prior to submitting a School Construction Grant Application for the Project:

1. Authorize its Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the proposed Project,
2. Establish a building committee for the Project, and
3. Authorize the preparation of schematic drawings and outline specifications for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the Norwich Board of Education be and hereby is authorized to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Project;

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the School Building Committee established by the Council of the City of Norwich by resolution on January 21, 2020, as updated and amended from time to time, shall serve as the building committee with regard to the Project; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the City hereby authorizes the preparation of schematic drawings and outline specifications for the Project.

Upon a motion of Ald. Gould, seconded by Ald. Singh, on a roll call vote it was unanimously voted to postpone the following resolution introduced by Mayor Nystrom, Ald. Gould until March 6, 2023.

Relative to the school construction grant application for the construction of a new elementary school on the grounds of the Moriarty Environmental Sciences Magnet School.

WHEREAS, the voters of the City of Norwich approved the \$385,000,000 School Construction Program bond ordinance #1820 by referendum on November 8, 2022; and

WHEREAS, one of the items authorized by ordinance #1820 is the construction of a new elementary school on the grounds of the Moriarty Environmental Sciences Magnet School (“Project”); and

WHEREAS, the City intends to apply for a School Construction Grant for the Project; and

WHEREAS, the Office of School Construction Grants & Review of the Department of Administrative Services of the State of Connecticut requires that the legislative body of the City take the following actions prior to submitting a School Construction Grant Application for the Project:

1. Authorize its Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the proposed Project,
2. Establish a building committee for the Project, and
3. Authorize the preparation of schematic drawings and outline specifications for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the Norwich Board of Education be and hereby is authorized to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Project;

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the School Building Committee established by the Council of the City of Norwich by resolution on January 21, 2020, as updated and amended from time to time, shall serve as the building committee with regard to the Project; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the City hereby authorizes the preparation of schematic drawings and outline specifications for the Project.

Upon a motion of Ald. Gould, seconded by Ald. Singh, on a roll call vote it was unanimously voted to postpone the following resolution introduced by Mayor Nystrom, Ald. Gould until March 6, 2023.

Relative to the school construction grant application for the construction of a new elementary school on the grounds of the John B. Stanton School.

WHEREAS, the voters of the City of Norwich approved the \$385,000,000 School Construction Program bond ordinance #1820 by referendum on November 8, 2022; and

WHEREAS, one of the items authorized by ordinance #1820 is the construction of a new elementary school on the grounds of the John B. Stanton School (“Project”); and

WHEREAS, the City intends to apply for a School Construction Grant for the Project; and

WHEREAS, the Office of School Construction Grants & Review of the Department of Administrative Services of the State of Connecticut requires that the legislative body of the City take the following actions prior to submitting a School Construction Grant Application for the Project:

1. Authorize its Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the proposed Project,
2. Establish a building committee for the Project, and
3. Authorize the preparation of schematic drawings and outline specifications for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the Norwich Board of Education be and hereby is authorized to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Project;

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the School Building Committee established by the Council of the City of Norwich by resolution on January 21, 2020, as updated and amended from time to time, shall serve as the building committee with regard to the Project; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the City hereby authorizes the preparation of schematic drawings and outline specifications for the Project.

Upon a motion by Ald. Gould, seconded by Ald. Singh, on a roll call vote it was unanimously voted to go into Executive Session pursuant to Connecticut General Statute Section 1-200(6) for the purpose of a discussion concerning the performance, evaluation and appointment of a possible public officer or employee, the discussion not required to be held in an open meeting. The following shall be asked to participate during all or portions of this Executive session at the request of the City Council: City Manager John Salomone, Director of Human Resources Brigid Marks, City Clerk Betsy Barrett, and Corporation Counsel Michael Driscoll.

The council was in Executive Session from 8:55 pm to 9:16 pm, at which time Mayor Nystrom, stated no votes were taken.

Upon a motion of Ald. Gould, seconded by Ald. Burto, on a roll call vote it was unanimously voted to return to regular session.

Upon motion of Ald. Gould, seconded by Ald. Neuendorf, on a roll call vote it was unanimously voted to adjourn at 9:17 pm.



City Clerk