

COMMISSION ON THE CITY PLAN
Tuesday, April 18, 2023, 7:00 PM
Hybrid Meeting
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; Kathy Warzecha; Michael Lahan; Ella Myles; and Deane Nason, Alternate Member (seated as a regular member)

Absent: Les King

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

APPROVAL OF MINUTES: March 21, 2023

On a motion by Deane Nason, seconded by Michael Lahan, the CCP approved the minutes.

COMMUNICATIONS: The commission received a referral from Montville – Moratorium for Cannabis Establishments/Uses. The commission has no comments on it.

NEW BUSINESS:

PUBLIC HEARING AND POTENTIAL ACTION ON THE FOLLOWING APPLICATION:

- A. SDP #1047 - 326 Washington St** Request for a 5,500 sq. ft. one-story addition to the hospital for MRI rooms to replace two existing mobile trailer units. Application of Donald Simonides/Hartford Health Care. Property of the William W. Backus Hospital. Assessor's Map 76, Block 1, Lot41. Zone R-20.

Chairman Manfredi asked if there is somebody from the hospital who wishes to make a presentation. Donald Simonides (Backus Hospital) spoke up as the applicant for the project. He stated that the proposal was to add a 5500 square foot, single story addition to an area adjacent to the existing hospital where two mobile MRI trailers are currently located and we're applying for this application to try to bring those new units in-house. Agustina Lasala-Ruffo from MBH Architecture explained they are the Architects that designed this one story addition. She brought up floor plans and gave a more detailed explanation using visual aids including pictures.

REGARDING: SDP#1047 - 326 Washington. Request for a 5,500 sq. ft. one-story addition to the hospital for MRI rooms to replace two existing mobile trailer units. Application of Donald Simonides/Hartford Health Care. Property of the William W. Backus Hospital. Assessor's Map 76, Block 1, Lot41. Zone R-20.

MOTION

To **APPROVE SDP#1047** with the following stipulations integral to the project:

1. That the site plan will expire in 5 years unless an extension has been granted by the Commission.
2. That a note be added to Sheet A-001 requiring an immediate stop of work and notification to both the City of Norwich Planning & Neighborhood Services Department and Connecticut State Archaeologist should archeological or cultural resources of any kind be uncovered during the development of the project. This will allow for further instruction and evaluation.
3. That the applicant submit a written estimate for the required erosion and sediment control/restoration bond for review and approval by the City Engineer. Once approved by him and prior to requesting a zoning permit, the bond must be submitted in the form of a check or letter of credit with the required associated paperwork to the Planning Department for review and approval by the City's Attorney.
4. That the City's required signature block be placed on the following: the Topographic Survey, Sheets A-001,C-001, C-101, C-201, C-301, C-302 and C-401 and a letter of approval be placed on the a new Sheet entitled A-001, and that all plan sheets include the stamped seal and signature of the licensed professional.
5. That 4 signed and embossed sealed paper copies and 2 mylars of only the Topographic Survey and Sheets A-001,C-001, C-101, C-201, C-301, C-302 and C-401 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.
6. That the endorsed mylar set shall be filed on the Land Records by the applicant.
7. That after the filing of the mylars, a zoning permit shall be issued prior to any activities commencing on the site.
8. That any modifications to the approved proposal including changes to the exterior façade of the building addition shall be reviewed by the Zoning Enforcement Officer prior to occurring and may require additional review and approval by the Commission.
9. That all proposed improvements associated with this application are to be completed in accordance with 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.
10. 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.
11. 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: The proposal conforms to Chapter 5 and Section 7.5 of the Zoning Regulations.

Made by: Kathy Warzecha Seconded by: Deane Nason

In Favor: Frank Manfredi, Deane Nason, Michael Lahan, Kathy Warzecha & Ella Myles

Opposed: None

OLD BUSINESS: None presented.

STAFF REPORT:

POCD UPDATE:

The POCD Committee held meeting the other day and it went very well. They came up with a calendar which staff mailed out to the CCP that day. They want to have at least an hour meeting twice a month on Wednesdays at 6pm. There will be two community input sessions that are to be held at the Rose City Senior Center and Foundry 66. They wanted public input from different groups of people and to stay away from the municipal government buildings to allow for a more welcoming atmosphere for all residents. They're going to do an hour-long presentation about the plan and what it means and try to get their input.

Dan is working on the city's first existing land use map the city's never had a map that shows what the parcels are and what their existing uses are. Using the assessor's data there's a multitude of codes and one property might have five codes on it. Dan should have the map completed in the next week or so.

The chief of police, NPU and the Inlands Wetlands chairman have attended every meeting. They have some really good representation. At the meeting they spoke about EV Chargers, because people want to have availability for electric vehicle chargers. NPU has provided an updated Water Services map.

ADJOURNMENT: On a motion by Kathy Warzecha, seconded by Michael Lahan, the CCP adjourned at 7:57 p.m.

*Respectfully submitted,
Ivery R. Stakley*