

COMMISSION ON THE CITY PLAN
Tuesday, July 19, 2022, 7:00 PM
Hybrid Meeting
City Hall Room 319 & Zoom
NORWICH, CT

Assistant City Planner Daniel Daniska read information pertaining to virtual meetings and clearly stated that the meeting, including video, would be recorded.

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

ROLL CALL AND SEATING OF ALTERNATES:

Present: Chairman Frank Manfredi, Vice Chairman Les King, Michael Lahan, Ella Myles and Kathy Warzecha

Absent: All present

Others Present: Director of Planning and Neighborhood Services Deanna Rhodes, Assistant City Planner Dan Daniska, Larry Sullivan of Norwich Public Utilities and Recording Secretary Melinda Wilson

On a motion by Les King, seconded by Michael Lahan, the agenda was unanimously amended to add Referral from Council Regarding \$385 Million School Construction project as Item D under New Business.

APPROVAL OF MINUTES: Commission on the City Plan (CCP) May 17, 2022 Special Meeting

On a motion by Michael Lahan, seconded by Les King, the CCP unanimously approved the minutes of the May 17, 2022 meeting as presented.

COMMUNICATIONS: Director of Planning and Neighborhood Services Deanna Rhodes notified the CCP of communications regarding a referral for zoning from the Southeastern Connecticut Council of Governments. Also, the Town of Franklin is holding a hearing today on a 180-day moratorium on cannabis. She has no concerns regarding the hearing or moratorium. The Town of Sprague sent notification of a referral in April to opt-out. Ms. Rhodes notified the CCP this has no effect on Norwich.

NEW BUSINESS:

PUBLIC HEARING AND POTENTIAL ACTION ON THE FOLLOWING APPLICATIONS:

A. Referral from the City Council:

AN ORDINANCE APPROPRIATING \$3,350,000 FOR THE PLANNING, DESIGN AND CONSTRUCTION TO REPLACE A WATER MAIN ALONG CARIBOU DRIVE AND LAWLER LANE IN THE CITY, AUTHORIZING THE ISSUANCE OF \$3,350,000 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.

Ms. Rhodes spoke to this referral from the Norwich City Council. This issue is discussed in the city's Plan of Conservation and Development (POCD). This ordinance meets the POCD priorities.

Kathy Warzecha made a motion to give the City Council a favorable recommendation for the ordinance issuing \$3.35 million revenue bonds for replacing a water main along Caribou Drive and Lawler Lane based on the "Support Community Structure" section of the "Manage Utility Infrastructure" chapter of the current adopted POCD, Strategy #1 specifically states that the City provide for adequate water infrastructure to meet community needs and support desired growth patterns. Ella Myles seconded. The motion passed unanimously.

B. Referral from the City Council:

AN ORDINANCE APPROPRIATING \$500,000 FOR THE COSTS OF PLANNING A LEAD COPPER SERVICE LINE REPLACEMENT PROGRAM, IN THE CITY OF NORWICH, AUTHORIZING THE ISSUANCE OF \$500,000 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.

Ms. Rhodes spoke to the referral from the Norwich City Council. The POCD section Support Community Structure supports the ordinance.

Les King made a motion for a favorable recommendation to the City Council due to the "Support Community Structure" section of the "Manage Utility Infrastructure" chapter of the currently adopted POCD, Strategy #1 specifically states that the City provide for adequate water infrastructure to meet community needs and support desired growth patterns. Michael Lahan seconded the motion. The motion passed unanimously.

C. Referral from the Norwich Zoning Board of Appeals

Pursuant to ZR Section 7.10.2.5: ZBA Use Variance Request - #V22-4 215 Vergason Avenue (aka Forest View Drive)

Ms. Rhodes reported that the CCP is the authority in this situation. The project was approved many years ago, in 2001. Zoning Regulations give up to 15 years for development of an approved project. The condominiums were partially built out. The stated hardships were read including the location in the industrial park. Significant discussion ensued including a discussion of a pertinent zoning change which has occurred in the meantime.

Kathy Warzecha made a motion to recommend against the use variance due to current reasonable use of the property. Ella Myles seconded. The motion passed. Frank Manfredi was opposed.

D: Referral from the Norwich City Council:

AN ORDINANCE APPROPRIATING \$385,000,000 FOR THE CITY OF NORWICH SCHOOL CONSTRUCTION PROGRAM, INCLUDING PROPERTY ACQUISITION, DESIGN, ENGINEERING, ENVIRONMENTAL ASSESSMENT AND REMEDIATION, CONSTRUCTION, INSTALLATION, REPAIR, RENOVATION AND ADDITION OF VARIOUS SCHOOL FACILITIES AND AUTHORIZING THE ISSUE OF \$385,000,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Ms. Rhodes reported on last night's City Council meeting which led to this referral. She confirmed there was no representation at the CCP meeting to present on the referral or the project. She noted that the city faces an August 1, 2022 deadline to get this issue on the November ballot as a referendum.

Michael Lahan made a motion to forward a favorable recommendation to the City Council not on the basis that the Commission on the City Plan is condoning the project, but it meets the POCD which includes the following: Strategy #2 under the "Provide for Community Facilities" section of the "Promote Livability" Chapter of the current adopted POCD, specifically states that the City should continue to evaluate and prioritize municipal facility issues and needs. Ella Myles seconded the motion. The motion passed unanimously.

OLD BUSINESS: None presented.

EXTENSION REQUESTS: None presented.

BOND REDUCTION/RELEASE REQUESTS: None presented.

OTHER BUSINESS: None presented.

POCD PIC MEETING REMINDER: Ms. Rhodes summarized the last POCD meeting. A proposed timetable was presented by Assistant City Planner Dan Daniska. She introduced SLR Consultant Robert Collins who will assist with the POCD and community outreach. She will email a list of SLR's reference documents to the CCP.

STAFF REPORT: Ms. Rhodes also reported the city approved \$20,000 for a web-based outreach tool. She described the essence of the tool that the City would like to procure. This will go out for RFP. The city will share the tool with NCDC. ,

The city will be submitting proposals to the CIF 2030 grant opportunity from DECD.

Her department is spearheading a survey. Mr. Daniska will email the survey to the CCP member tomorrow. She will take paper versions of the survey to the Caribbean Festival this week.

ADJOURNMENT: On a motion by Kathy Warzecha, seconded by Ella Myles, the CCP unanimously adjourned at 7:50 PM.

*Respectfully submitted,
Melinda Wilson,
Recording Secretary*