

COMMISSION ON THE CITY PLAN
Tuesday, October 12, 2021, 7:00 PM
Hybrid Meeting
City Hall Rom 319 and Zoom
NORWICH, CT

SPECIAL MEETING

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, Swarnjit Singh Bhatia and Kathy Warzecha

Absent: Michael Lahan

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

APPROVAL OF MINUTES: Commission on the City Plan (CCP) August 17, 2021, Meeting

On a motion by Les King, seconded by Kathy Warzecha, the CCP unanimously tabled the approval of minutes.

NEW BUSINESS:

1. City Council Referral September 7, 2021 – AN ORDINANCE REDUCING SECTIONS OF THE NORWICH ZONING REGULATIONS INCLUDING SECTIONS 1.3.2.2.2, 1.3.2.3.1, 1.4.2.2.1, 1.4.2.3.1, 1.5.2.2.1, 1.5.2.3.2, 2.3.2.2.10, 2.3.2.3.2., 2.4.2.2.21, 2.4.2.3.2, 2.5.2.2.16, 2.5.2.3.2, 2.6.2.2.16, 2.6.2.3.1, 2.7.2.2.8, 2.7.2.3.2, 2.9.2.4.7, 2.9.2.5.1, 2.10.3.2.13, 2.10.3.3.3, 2.11.2.2.5, 2.11.2.3.1, 5.1.3.1.1 TO REDUCE THE SQUARE FOOTAGE FOR NEW CONSTRUCTION OF BUILDINGS AND ADDITIONS ALLOWED BY ZONING PERMIT APPROVAL AND AMENDING THE SQUARE FOOTAGE FOR WHICH REQUIRED BICYCLE PARKING FACILITIES SHALL BE PROVIDED

Chair Manfredi noted that all members received a copy of the ordinances in their meeting packet. Director of Planning and Neighborhood Services Deanna Rhodes reminded the CCP that in 2017, this suggestion was referred by the CCP to the City Council. The reduction to 5,000 ft² was decided upon as reasonable change from 10,000 ft². She noted that one reason to consider the reduction would be that the action supports 2013 Plan of Conservation and Development's (POCD) goal to promote a sense of place.

Kathy Warzecha made a motion to forward a favorable recommendation to the City Council, pursuant to Chapter XV, Section 4 of the City Charter. Les King second ed the motion. Upon discussion, Ms. Warzecha modified her motion to exempt single family homes in Zones R20, R40, R80. Swarnjit Singh Bhatia seconded the amended motion. Upon further discussion, Ms. Warzecha amended the original motion to exempt single family residences in all residential zones. Les King seconded this amended motion.

After careful consideration, the Commission voted unanimously to forward a FAVORABLE recommendation to the Council, pursuant to Chapter XV, Section 4 of the City Charter WITH THE FOLLOWING MODIFICATION: That the proposed amendments are not applicable to single-family dwellings in any of the affected zones.

REASON: The amendment supports the 2013 POCD strategy to promote livability and community character by preserving and enhancing a strong sense of place.

2. City Council Referral September 20, 2021 - AN ORDINANCE APPROPRIATING \$2,750,000 FOR THE UPDATED DESIGN OF VARIOUS IMPROVEMENTS AND EXPANSION OF THE WASTEWATER TREATMENT FACILITY, AUTHORIZING THE ISSUANCE OF \$2,750,000 REVENUE BONDS OF THE CITY SECURED SOLELY BY SEWER REVENUES TO MEET SAID APPROPRIATION, AND AUTHORIZING THE CITY AND THE SEWER AUTHORITY TO ENTER INTO GRANT AND LOAN AGREEMENTS AND A GENERAL RESOLUTION WITH THE STATE OF CONNECTICUT WITH RESPECT THERETO.

Ms. Rhodes noted that Norwich Public Utilities General Manager Chris LaRose was present to answer questions. She noted that the POCD directly addresses this improvement to the wastewater facility. Discussion ensued.

On a motion by Swarnjit Singh Bhatia, seconded by Kathy Wazecha, the Commission voted unanimously to forward a FAVORABLE recommendation to the Council, pursuant to Chapter XV, Section 4 of the City Charter.

REASON: A strategy in the 2013 POCD is to manage utility infrastructure and specifically to improve the wastewater treatment system.

OTHER BUSINESS:

1. 2022 Meeting Calendar

Ms. Rhodes presented the proposed 2022 CCP Meeting Calendar. Changes were based on conflicts with holidays. She noted that the meetings will be held in City Hall Room 319 or virtually, or a hybrid of both. On a motion by Kathy Wazecha, seconded by Les King, the 2022 CCP Meeting Calendar was unanimously accepted as presented.

2. POCD PIC Meeting Reminder – October 13, 2021

Ms. Rhodes reminded the CCP of the POCD PIC meeting at 6 pm on October 13, 2021. This will be a virtual meeting. Discussion will be held on next steps to creating a POCD Prep Committee. The City Council needs to appoint members. Staff in her department have been taking comments from meetings held over the last two years.

ADJOURNMENT: On a motion by Les King, seconded by Swarnjit Singh Bhatia, the CCP unanimously adjourned at 7:18 PM.

*Respectfully submitted,
Melinda Wilson,
Recording Secretary*