

COMMISSION ON THE CITY PLAN
Tuesday, October 24, 2023, 12:45 PM
Hybrid SPECIAL Meeting
23 Union – Lower Level Conference Room, Norwich, CT

CALL TO ORDER: Chairman Frank Manfredi called the meeting to order at 12:45 p.m.

ROLL CALL AND SEATING OF ALTERNATES:

Present: Chairman Frank Manfredi, Deane Nason, Ella Myles and Jason Courter (alternate)

Absent: Kathy Warzecha James Quarto

Staff: City Planner Dan Daniska & Director of Planning Deanna Rhodes

Jason Courter was seated for the meeting.

NEW BUSINESS:

City Council Ordinance Referral: AN ORDINANCE AMENDING THE ZONING REGULATIONS OF THE CITY OF NORWICH TO COMPLY WITH THE REQUIREMENTS OF PUBLIC ACT NO. 23-142

Director of Planning, Deanna Rhodes gave an overview sharing that the State of Connecticut is requiring municipalities to report on compliance with Public Act 23-142 by December 1, 2023. As Norwich is currently not 100% compliant with the Statute, text amendments to multiple sections of the zoning regulations are required. Ms. Rhodes then went on to detail a few more changes, which need to be incorporated into the proposed Ordinance. She emailed these revisions in advance of the meeting with the agenda. She requested that they be included into any favorable recommendation to the City Council. There were no questions.

A Motion was then made by Jason Courter to send a Favorable Recommendation to the City Council relative to the Ordinance amending the Zoning Regulations of the City of Norwich to comply with the requirements of Public Act No. 23-142 with the following (attached) amendments: Correct the number of Section 2.3.2.4.4 to be 2.3.2.2.6; and Add Sections 2.7.2.12 & 2.7.3.1.7.

The Motion was seconded by Ella Myles. The Motion passed unanimously.

ADJOURNMENT: On a motion by Jason Courter, seconded by Ella Myles, a Motion to adjourn at 12:54 p.m. passed unanimously.


Respectfully submitted,
Deanna L. Rhodes, AICP

- Section 1.5.3.1.2 "Family ~~day~~ **or Group child** care home" in accordance with C.G.S. § 19a-77, as amended.
- Section 1.5.3.4.4 ~~Group day care home.~~ 5 Major home occupation in accordance with section 6.1.

CHAPTER 2 NEIGHBORHOOD COMMERCIAL DISTRICT, NC.

- Section 2.3.2.4.4^{.2.6} ~~2.3.2.4.4~~ Family ~~day~~ **or Group Child** care homes in accordance with C.G.S. § 19a-77, as amended
- Section 2.3.2.4.4 Child ~~day~~ care center.
- Section 2.3.3.1.2 Family ~~day~~ **or Group child** care home in accordance with C.G.S. § 19a-77, as amended
- Section 2.3.3.4.4 ~~Group day care home.~~ Drive-through windows, as accessory to a permitted use in accordance with Section 6.16.
- Section 2.4.3.1.2 Family ~~day~~ **or Group Child** care home in accordance with C.G.S. § 19a-77, as amended.
- Section 2.4.3.1.7 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**).
- ~~Section 2.4.3.4.4 Group day care home.~~
- Section 2.5.3.1.2 Family ~~day~~ **or Group child** care home in accordance with C.G.S. § 19a-77, as amended.
- Section 2.5.3.1.7 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)
- Section 2.6.3.1.2 Family ~~day~~ **or Group child** care home in accordance with C.G.S. § 19a-77, as amended.
- Section 2.6.3.1.7 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)
- ~~Section 2.7.3.4.5 Group day care home.~~
- Section 2.9.3.1.4 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)
- Section 2.10.4.1.4 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)
- Section 2.11.3.1.4 Employee amenities (e.g., clinic, commissary, recreation center, ~~day~~ **child care center**)

add changes (attached)
to 2.7.3.1.2 + 2.7.3.1.7

add

Zoning District	Zoning Section	Existing Text	Proposed Amended Text
General Commercial District	2.4.3.1.2	No Permit Required - Family day care home in accordance with CGS §19a-77, as amended.	Family or Group Child Care Home in accordance with CGS §19a-77, as amended.
General Commercial District	2.4.3.1.7	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, day care)	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, child care center)
General Commercial District	2.4.3.4.4	Requires Special Permit, see Section 7.7 - Group day care home.	Remove
Planned Commercial	2.5.3.1.2	No Permit Required - Family day care home in accordance with CGS §19a-77, as amended.	Family or Group Child Care Home in accordance with CGS §19a-77, as amended.
Planned Commercial	2.5.3.1.7	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, day care)	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, child care center)
Chelsea Central	2.6.3.1.2	No Permit Required - Family day care home in accordance with CGS §19a-77, as amended.	Family or Group Child Care Home in accordance with CGS §19a-77, as amended.
Chelsea Central	2.6.3.1.7	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, day care)	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, child care center)
Waterfront Development District	2.7.3.1.2	No Permit Required - Family day care home in accordance with CGS §19a-77, as amended.	Family or Group Child Care Home in accordance with CGS §19a-77, as amended.
Waterfront Development District	2.7.3.1.7	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, day care)	No Permit Required - Employee amenities (e.g., clinic, commissary, recreation center, child care center)
Waterfront Development District	2.7.3.4.5	Requires Special Permit, see Section 7.7 - Group day care home.	Remove