

**COMMISSION ON THE CITY PLAN  
TUESDAY, FEBRUARY 19, 2019 - 7:00 P.M.  
23 UNION STREET, LOWER LEVEL  
NORWICH, CT  
REGULAR MEETING**

A. CALL TO ORDER: Chairman Art Sharron called at the meeting to order at 7:03 PM.

B. ROLL CALL AND SEATING OF ALTERNATES:

Present: Chairman Art Sharron, Vice Chairman Frank Manfredi, Swarnjit Singh Bhatia, Les King and Kathy Warzecha

Absent: Michael Lahan and Alternate Jason Arndt

Others Present: City Planner Deanna Rhodes, Assistant City Planner Dan Daniska, Recording Secretary Melinda Wilson and Brandon Handfield of Yantic Consulting

C. APPROVAL OF MINUTES: January 15, 2019 Meeting Minutes

Les King made a motion to approve the minutes of January 15, 2019 as presented. The motion was seconded by Frank Manfredi. Kathy Warzecha abstained due to non-attendance. Motion passed.

D. COMMUNICATIONS: City Planner Deanna Rhodes reminded members of the CT Bar Association Land Use Training on March 23, 2019. She also announced that the CT Federation of Planning is holding two events, one at Aquaturf in Plainville on March 28, 2019 and at the Southeastern CT Council of Governments on April 30, 2019. Ms. Rhodes will email the information to members. The Town of Preston is doing zoning regulation updates. As the Town Planner of Preston, Kathy Warzecha gave a brief update. A comprehensive revision was done in-house. As a rural community, Preston is allowing more home occupations and farm uses. Also historic houses can now be inns. This is an effort to encourage renovation of old homes. Agricultural use sites can now have events such as weddings. Since farms are no longer sustainable, the farmers requested updated zoning. The changes faced no opposition. The permit processing was also improved. Ms. Rhodes reported that the Town of Montville is updating subdivision regulations. She noted that Norwich also needs to look at its subdivision regulations.

E. NEW BUSINESS:

**PUBLIC HEARING AND POTENTIAL ACTION ON THE FOLLOWING APPLICATION:**

1. SP#18-08 (M): 140 Yantic Road. Request for Modification of a Previously Approved Special Permit to include a 1600 sf. kitchen addition related to the conversion of an existing mill to a hotel within a designated Special Flood Hazard Area. Application and property of Mill Development CT, LLC. Assessor's Map 49, Block 1, Lot 45, Zone PMR (Mill Re-use Overlay Zone)

Frank Manfredi made a motion to open the public hearing for SP#18-08. Les King seconded the motion. The motion passed unanimously. The public hearing began at 7:08 PM.

Brandon Handfield of Yantic Consulting presented, representing the applicant. He handed-in the certificate mailings with the postal receipt to Ms. Rhodes. He handed out copies of the boards which were similar to those he used at his prior presentation on the project. This modification request includes the proposal to infill an area

that was previously an unused space. The purpose would be to add kitchen space and an employee area. He reviewed that the area is located within the 100 year flood plain, as is entire site. The building is above historical flooding area. Floodwaters have been held by a retaining wall that will remain. The proposed modification adds about 1,600 ft<sup>2</sup> of building area and will be single story.

Assistant City Planner Dan Daniska reviewed his memo regarding the compensatory storage waiver dated February 13, 2019. Ms. Rhodes reviewed the reasons to approve the modification. Mr. Handfield verified that no additional lighting would be needed other than for two exterior doorways.

The exhibits were put into the record. Ms. Rhodes reviewed each exhibit. She reported that staff is satisfied that the requirements have been met. Chair Sharron asked for comments and questions. Upon hearing none, Les King made a motion to close the public hearing. Swarnjit Singh Bhatia seconded. The motion passed unanimously. The public hearing closed at 7:22 PM.

Frank Manfredi made a motion to waive the requirement to provide compensatory storage as permitted in ZR Section 3.4.7.6.2 because such storage will adversely impact the integrity of the historical resources. Les King seconded. The motion passed unanimously.

Kathy Warzecha made a motion to approve with the following conditions recommended by the Assistant City Planner in his memo dated 2/13/19:

- All conditions from the previous approval of SP #18-08 shall remain in effect and are to be considered part of this approval.
- That the approval of this modification does not extend the previously set timeline from SP#18-08, it will expire in 5 years from the original approval date of 12/18/18 unless an extension has been granted by the Commission in accordance with ZR Section 7.7.10.1.
- The applicant should indicate if there is any additional lighting proposed as part of the building modification, and should be prepared to submit updated plans for any such lighting.
- The Cover Sheet, as well as pages 2,3,4,5, and 6 need to be updated to include the 1600 sq. ft. addition.

Reasons: The proposal conforms to Chapter 5 and Sections 3.4 and 7.7 of the Zoning Regulations.

Frank Manfredi seconded the motion. The motion passed unanimously.

F. OLD BUSINESS: None

G. EXTENSION REQUESTS: – SDP #1027 & #1027(A) – Thayer’s Marine

Ms. Rhodes brought forth an extension request for Thayer’s Marine. She gave a brief history of the project. In 2014 a two-year permit was issued. In October of 2015, a two-year extension was requested to 2017. Thayer’s would now like to build-out the development. They proposed to add a second story on an existing building and build an additional building on piers. A five-year extension would bring it to 2024. If there are changes, Thayer’s will need a new CAM. The extension would be as-is.

Frank Manfredi made a motion to approve an Extension Request for Applications SDP #1027 & #1027(A) – Thayer’s Marine Application of Thayer’s Enterprises LLC for construction of a building addition, 7 residential units, parking and an outdoor pavilion located at 34-36, 61-63, 65, 67, 71-73 West Main St. & Falls Ave., with the following conditions:

- That the approval will expire on February 4, 2024.
- That the City Engineer review the adequacy of the existing bond and recommend an adjustment if necessary. Should a new bond be required, it shall be in the form of a check or letter of credit.

Swarnjit Singh Bhatia seconded the motion. The motion passed unanimously.

H. BOND REDUCTION / RELEASE REQUESTS: SDP #755 – Thayer’s Marine

Ms. Rhodes reported that this permit is well past any extension period. The City Engineer has no objection to releasing the bond. No work was never done on the project.

Frank Manfredi made a motion to approve the release of existing bond for SDP #755 – Thayer’s Marine for the stated reasons of SDP #755 has expired without any construction taking place and the bond is no longer necessary. Les King seconded. The motion passed unanimously.

I. OTHER BUSINESS: None

J. MEETING REMINDER: Ms. Rhodes reminded everyone of the next meeting on March 19, 2019.

K. STAFF REPORT: Ms. Rhodes reported that Dan has started his third week as Assistant City Planner. She expressed that the experience has been positive and Dan brings extensive experience to his position. She also noted that development activity is picking up in the city.

L. ADJOURNMENT: On a motion to adjourn by Frank Manfredi, seconded by Swarnjit Singh Bhatia, the CCP meeting unanimously adjourned at 7:33 PM.

*Respectfully submitted,  
Melinda Wilson  
Recording Secretary*