



**AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH
MAY 4, 2009
7:30 PM**

PRAYER

PLEDGE OF ALLEGIANCE

- PROCLAMATION** – 1. Declaring May 10 – 16, 2009 Backus Hospital Week in Norwich.
2. Recognizing & congratulating the Salvation Army on 125 years of commitment to the citizens of the Rose City.

**ADOPTION OF MINUTES: Meetings of April 6, & 20, 2009 & Public hearing
April 13, 2009**

WELCOME AND SWEARING IN OF NEW ALDERMAN

CITIZEN COMMENT

CITY MANAGER’S REPORT

PUBLIC HEARINGS

1. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH, ACCOMPANYING THE ZONING ORDINANCE OF THE CITY OF NORWICH BY CHANGING TWO TRACTS OR PARCELS OF LAND KNOWN AS 6 MAENNERCHOR AVENUE AND 10 MAENNERCHOR AVENUE FROM R-20 TO MF
2. AN ORDINANCE CONCERNING THE INCREASE IN SUBDIVISION FEES
3. AN ORDINANCE CONCERNING THE INCREASE IN PLANNING AND ZONING PERMIT FEES AND PENALTIES

SECOND READING AND ACTION OF ORDINANCE

ACTION OF ORDINANCES PREVIOUSLY PRESENTED

1. AN ORDINANCE REPEALING THE ORDINANCE LEVYING A TAX APPORTIONED IN \$200,000 ANNUAL INSTALLMENTS OVER FIVE BUDGETS TO FINANCE A \$1,000,000 APPROPRIATION TO THE SACHEM FUND
2. AN ORDINANCE AMENDING ORDINANCE NO. 1577 ADOPTED OCTOBER 15, 2007 CONCERNING THE TRANSFER OF FUNDS TO THE CAPITAL IMPROVEMENT FUND OF THE CITY OF NORWICH

NEW BUSINESS – RESOLUTIONS

1. Relative to reappointing Gideon Lowenstein to the Historic District Commission.
2. Relative to the Taste of Italy at the Howard T. Brown Park on Sept. 12, 2009.
3. Relative to tentatively adopting the proposed preliminary budget for Fiscal Year 2009-2010
4. Relative to City Manager Bergren being authorized and directed to negotiate a development agreement for the Reid and Hughes Building.

NEW BUSINESS – ORDINANCE

1. AN ORDINANCE DELETING SECTION 9.2.1 (1), ADDING SECTION 9.2.3(b) AND AMENDING SECTION 9.8 OF APPENDIX A, ZONING, OF THE CODE OF ORDINANCES OF NORWICH, CONNECTICUT WITH RESPECT TO MIXED USE IN THE GENERAL COMMERCIAL DISTRICT
2. AN ORDINANCE AMENDING CHAPTER 4 OF THE NORWICH CODE OF ORDINANCES BY ADDING SECTION 4-3 CONTAINING PROVISIONS WITH RESPECT TO CONSTRUCTION PLAN REVIEW AND OTHER FEES
3. AN ORDINANCE AMENDING SECTION 4-5 OF CHAPTER 4 OF THE NORWICH CODE OF ORDINANCES CONCERNING BUILDING AND DEMOLITION PERMIT FEES
4. AN ORDINANCE ESTABLISHING AN ADVISORY REFERENDUM PROCEDURE FOR ADOPTION OF THE ANNUAL BUDGET FOR THE CITY OF NORWICH

CITIZEN COMMENT



CITY CLERK



CITY OF NORWICH
CONNECTICUT

PROCLAMATION

WHEREAS, the American Hospital Association has proclaimed May 10 – 16, 2009, as National Hospital Week; and

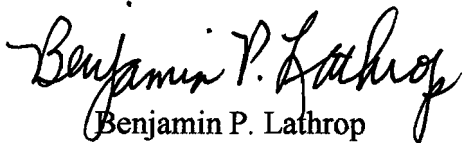
WHEREAS, the dedicated individuals who work at our nation's hospitals deserve our regard and appreciation for keeping our community healthy; and

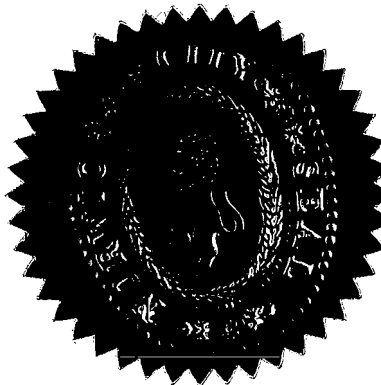
WHEREAS, The William W. Backus Hospital has been serving the residents of Norwich and the region for 115 years; and


WHEREAS, Backus Hospital has a dedicated staff comprised of more than 2,500 employees, Medical Staff members and volunteers.

NOW THEREFORE, WE MAYOR BENJAMIN P. LATHROP AND ALDERMAN JONATHAN J. JACARUSO, CITY COUNCIL PRESIDENT PRO TEM, ON BEHALF OF THE NORWICH CITY COUNCIL AND THE CITIZENS OF THE CITY OF NORWICH, do hereby declare May 10 – 16, 2009, to be Backus Hospital Week in Norwich, Connecticut, and encourage residents to express their sincere appreciation for the people, facilities and technologies that make life-saving healthcare possible in our community.

**Dated this Fourth Day of May, 2009
The Three Hundred Fiftieth Year of the Founding of the City**


Benjamin P. Lathrop
Mayor




Alderman Jonathan J. Jacaruso
President Pro Tem

PROCLAMATION #2

PROCLAMATION

WHEREAS, the **Salvation Army** commenced its work in Norwich on February 23, 1884;
and

WHEREAS, the **Salvation Army** has been “Doing the Most Good” for the people of
Norwich for the past 125 years; and

WHEREAS, the **Salvation Army** has been serving the residents of Norwich and the region
for 125 years by feeding the people that are hungry, clothing the people who are in need, and
providing shelter for those who have none; and

WHEREAS, the **Salvation Army** continues to make a difference in the lives of families by
providing Christmas gifts, Thanksgiving and Christmas meals and in various other ways to
keep families together with a sense of warmth and pride.

**NOW THEREFORE, WE MAYOR BENJAMIN P. LATHROP AND ALDERMAN
JONATHAN J. JACARUSO, CITY COUNCIL PRESIDENT PRO TEM, ON BEHALF
OF THE NORWICH CITY COUNCIL AND THE CITIZENS OF THE CITY OF
NORWICH**, do hereby recognize and congratulate **The Salvation Army** on achieving 125
years of commitment to the citizens of the Rose City and encourage residents to express their
sincere appreciation and support to this organization that “Does the Most Good” with the
resources they are given.

**Dated this Fourth Day of May, 2009
The Three Hundred Fiftieth Year of the Founding of the City**

Benjamin P. Lathrop
Mayor

Alderman Jonathan J. Jacaruso
President Pro Tem

PUBLIC HEARING #1

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH, ACCOMPANYING THE ZONING ORDINANCE OF THE CITY OF NORWICH BY CHANGING TWO TRACTS OR PARCELS OF LAND KNOWN AS 6 MAENNERCHOR AVENUE AND 10 MAENNERCHOR AVENUE FROM R-20 TO MF.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH:

That the following map of the City of Norwich accompanying the Zoning Ordinance of the City of Norwich be and the same is hereby amended so that the following tracts or parcels of land known as 6 Maennerchor venue and 10 Maennerchor venue are changed from R-20 to MF, said tracts or parcels of land more particularly described as follows:

See Schedule "A" attached hereto.

PURPOSE OF CHANGE: To permit access to a proposed MF residential development. To conform the existing three-family residence which is located on a portion of the above-described tracts.

Dated at Norwich, Connecticut this 12th day of February, 2009

THE APPLICANT,

By: Darwin C. Gebbie

Submitted by Mayor Benjamin P. Lathrop
By request of Darwin C. Gebbie

Mayor Benjamin P. Lathrop

PUBLIC HEARING #2

AN ORDINANCE CONCERNING THE INCREASE IN SUBDIVISION FEES

WHEREAS, the City has experienced an increase in the cost of administering subdivisions and;

WHEREAS, the City has not increased the fee structure for subdivisions 1988 and;

WHEREAS, the City has surveyed these fee structures in other similarly-sized Connecticut municipalities and wishes to have its fee structure be comparable to those other municipalities.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that, effective July 1, 2009, the following portions of the City of Norwich Code of Ordinances be and hereby are amended:

Chapter 19 STREETS, SIDEWALKS AND SUBDIVISIONS

ARTICLE II. SUBDIVISIONS

Sec. 19-23. Preliminary plan submission procedures; preliminary plan option.

Prior to the filing of an official application for approval of a final subdivision plan, any subdivider may, at his option, submit an application, signed by the owner of the subdivision site, to the commission for consideration of a preliminary subdivision plan. Said submission shall also comply with the requirements of section 19-26 of these regulations. The commission shall not be required to consider an application for approval of a subdivision if the same or substantially the same parcel is pending before the commission.

(1) Copies, timing and fees. One copy of the application form and eight copies of the maps, plans, profiles, and other required documents shall be submitted by the subdivider to the secretary of the commission at least 14 days prior to a regularly scheduled commission meeting at which it is to be considered. All applications for approval of preliminary subdivision plans shall be accompanied by a fee of [~~\$100.00~~] \$300.00 [or] and [~~\$20.00~~] \$100.00 per lot [, whichever is greater].

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that these fees and penalties shall be in addition to any fees, penalties and surcharges which the City of Norwich is required to collect and remit to the State of Connecticut.

City Manager Alan H Bergren

AN ORDINANCE CONCERNING THE INCREASE IN PLANNING AND ZONING PERMIT FEES AND PENALTIES

WHEREAS, the City has experienced an increase in the cost of administering planning and zoning permits and;

WHEREAS, the City has not increased the fee and penalties structures for planning and zoning permits since 2003 and;

WHEREAS, the City has surveyed these fee structures in other similarly-sized Connecticut municipalities and wishes to have its fee structure be comparable to those other municipalities.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that, effective July 1, 2009, the following portions of the City of Norwich Code of Ordinances be and hereby are amended:

APPENDIX A –ZONING, CHAPTER 17. SITE PLAN REVIEW AND SPECIAL PERMITS, Sec. 17.1. Site plan review authorization and approval.

In all cases where this ordinance requires site plan review, no permit shall be issued by the zoning enforcement officer except in conformity with this section.

17.1.1.Site plan application.

(a) Each request for site plan approval shall be accompanied by the following:

1. Application provided on a form approved by the commission. Such application shall contain the signature of the applicant and the owner of the property or a letter authorizing the applicant to submit such application signed by the owner of the property. Site plan applications must be submitted 21 working days prior to the regularly scheduled meeting.
2. Cost estimate of all site work prepared by a professional engineer licensed in the State of Connecticut.
3. Ten sets of site plans, prepared by a professional engineer and/or land surveyor licensed in the State of Connecticut as applicable. Plans must contain embossed stamp and original signatures.
4. Elevation drawings and general floor plans of all proposed buildings.
5. Letters of review from any agency outside of the city as applicable and deemed necessary by the commission, including, but not limited to, state department of transportation, local historic district commission, and department of environmental protection.
6. Application fee in accordance with the following schedule:
 - [\$100.00] \$200.00 application fee:
 - Multifamily development ten units or less.
 - Commercial or industrial development or structures used for other than residential development with buildings containing less than 10,000 square feet of area.
 - Parking lots and/or site work not required as part of the construction of a building.
 - [\$200.00] \$300.00 application fee:
 - Multifamily development over ten units.
 - Commercial or industrial development or other such development with structures containing over 10,000 square feet of area.

Sec. 17.2. Special permits.

A special permit pertains to a use that may be generally compatible with the uses permitted as of right within a particular zoning district; however, the nature of such use is such that the precise location and mode of operation must be individually regulated based on criteria outlined in section 17.2.3 of these regulations.

The zoning enforcement officer shall not issue a zoning permit for those special permitted uses until such time the commission on the city plan approves the use pursuant to the procedures outlined in these regulations.

17.2.1. Application procedure. A special permit application shall be submitted to the commission on the city plan at least 14 working days prior to the regularly scheduled commission meeting. Information to be provided by the applicant shall include the following:

- (a) Fee in the amount of [~~\$300.00~~] \$500.00.
- (b) Application on a form provided by the commission on the city plan.
- (c) Additional information as requested by the commission in order to ensure compliance with the special permit criteria outlined in section 17.2.3 of these regulations

APPENDIX A –ZONING, CHAPTER 18. ENFORCEMENT AND ADMINISTRATION, Sec. 18.2. Zoning permit required.

No building or structure shall be erected, added to or structurally altered until a zoning permit has been issued by the zoning enforcement officer. All applications for such zoning permits shall be in accordance with the requirements of this ordinance. The building inspector shall not issue a building permit until such time as a zoning permit has been issued.

18.2.1. Matter accompanying application. There shall be submitted with all applications for zoning permits, two copies of a layout or plot plan drawn to scale showing the actual dimensions of the lot to be built upon, the exact size and location on the lot of the principal buildings to be erected, and such other information as the zoning enforcement officer shall deem necessary to ascertain whether the proposed buildings comply with the provisions of this ordinance. For all applications other than single-family dwellings, all plot plans shall be certified by an engineer and/or land surveyor registered in the State of Connecticut, whichever is applicable. For single-family home development, where there is question regarding lot size, lot dimension, building setback or location in relation to a designated wetland, watercourse or floodplain, the zoning enforcement officer may require that a registered land surveyor verify lot size, site elevation, dimension, setback, or distance for such single-family home development.

18.2.2. Waiver of plot plan. The zoning enforcement officer may waive the filing of a layout or plot plan, or the requirement for certification by an engineer and/or land surveyor, required in section 18.2.1 if the proposed work is of a minor nature or consists of minor repairs, provided the scope of the proposed work is adequately described in the application.

18.2.3. Payment of fee. One copy of such layout or plot plan shall be returned when approved by the zoning enforcement officer together with such permit to the applicant upon payment of the established fees as noted below:

- (a) Single-family residential . . . \$50.00
- (b) Multifamily residential . . . [~~\$100.00~~] \$200.00
- (c) Industrial/commercial . . . [~~\$100.00~~] \$200.00
- (d) Residential accessory/addition . . . \$25.00
- (e) Conversion permits . . . [~~\$25.00~~] \$100.00

APPENDIX A –ZONING, CHAPTER 19. ZONING BOARD OF APPEALS, Sec. 19.3. Fee.

All applications and appeals shall be accompanied by a fee of [~~\$300.00~~] \$500.00. Said fee shall be paid to the secretary of the zoning board of appeals at the time of filing the application.

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that these fees and penalties shall be in addition to any fees, penalties and surcharges which the City of Norwich is required to collect and remit to the State of Connecticut.

City Manager Alan H Bergren

ORDINANCE PREVIOUSLY PRESENTED #1

**AN ORDINANCE REPEALING THE ORDINANCE LEVYING
A TAX APPORTIONED IN \$200,000 ANNUAL
INSTALLMENTS OVER FIVE BUDGETS TO FINANCE A
\$1,000,000 APPROPRIATION TO THE SACHEM FUND**

Whereas the City has adopted an ordinance creating the Sachem Fund to provide funds for economic development and other purposes within the City of Norwich;

Whereas the Mohegan Tribe of Indians of Connecticut (hereafter “Mohegan Tribe”) and the City had intended to each contribute \$200,000 a year over the next five years to fund the purposes of the Sachem Fund, such contributions hereafter the “Project”;

Whereas the City has adopted an ordinance appropriating \$1 million to the fund apportioned over five years as a indication of good faith and commitment to the Mohegan Tribe’s own commitment to the Sachem Fund;

Whereas the Mohegan Tribe and the City in light of current economic conditions have agreed to reduce the Project, however, upon improving economic conditions to support the Sachem Fund at such time and manner as shall be mutually agreed;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH:

Section 1. The appropriation of the City’s share of \$1,000,000, approved to be met by a \$200,000 appropriation in the fiscal year commencing July 1, 2007, and \$200,000 in each subsequent fiscal year pursuant to section 7-346 of the Connecticut General Statutes (hereafter the “Statute”), is hereby repealed.

Section 2. This ordinance shall not affect the validity of the ordinance creating the Sachem Fund, the operation or procedures of the Fund, nor any appropriations or other amounts paid to it prior hereto or hereafter.

City Manager Alan H Bergren

Dear _____

This will serve to confirm that the Mohegan Tribe and the City of Norwich have agreed that in light of these historically difficult economic times, our mutual decision to annually contribute for five years \$200,000 each to the Sachem Fund to finance economic development and other valuable endeavors in the City of Norwich cannot now be continued. We both commit, however, that when the current national difficulties are overcome, we will again cooperate to enable the good works the Sachem Fund to continue.

As always, we are most appreciative of the cooperation we receive from our fine neighbor, the City of Norwich.

Very Truly Yours,

Chief _____.

ORDINANCE PREVIOUSLY PRESENTED #2

Brackets/ old material Underline/ new material

AN ORDINANCE [REPEALING] AMENDING ORDINANCE NO. 1577 ADOPTED OCTOBER 15, 2007 CONCERNING THE TRANSFER OF FUNDS TO THE CAPITAL IMPROVEMENT FUND OF THE CITY OF NORWICH

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH THAT Ordinance No. 1577 which provided as follows:

Section 1.

The Treasurer of the City of Norwich shall, commencing on December 31, 2008, transfer from the General Fund of the City of Norwich to the Capital Improvement Fund of the City of Norwich a sum equal to 50 percent of the revenue remitted to the City of Norwich by the City and Town Clerk from the real estate conveyance taxes imposed by Connecticut General Statute section 12-494 as amended by section 40 of Public Act 03-2, and as further amended by section 51 of Public Act 04-216 during the preceding six-month period.

Thereafter, the Treasurer shall on June 30 and December 31 of each year transfer from the General Fund of the City of Norwich to the Capital Improvement Fund of the City of Norwich a sum equal to [50] 25 percent of the revenue remitted to the City by the Town Clerk from said real estate conveyance taxes during the preceding six-month period.

Section 2.

(a). One quarter of such funds transferred to the Capital Improvement Fund shall be earmarked and be used solely for the purpose of financing the cost of the development of Mohegan Park including the cost of making capital improvements in said park. No part of said funds shall be expended for the maintenance of said park, except as concerns environment education programs.

(b). One quarter of such funds transferred to the Capital Improvement Fund shall be earmarked and be used solely for capital improvements and expansion of recreational facilities and the arts throughout the City of Norwich as directed by Resolution of the Norwich City Council.

(c). On half of such funds transferred to the Capital Improvement Fund shall be earmarked and be used solely for economic development projects or, the promotion of economic development throughout the City of Norwich as directed by Resolution of the Norwich City Council.

Section 3. This Ordinance as amended shall take effect July 1, [2008] 2009 for a period of one year.

[be and hereby is repealed in its entirety, this repeal to take effect July 1, 2009.]

Purpose: [To repeal an ordinance which requires 50 percent of the conveyance tax payments received by the City of Norwich to be transferred to a capital improvement fund for the purpose of financing and development of Mohegan Park, for financing of capital improvements and expansion of recreational facilities and the arts throughout the City, and for financing projects and developments promoting economic development.] To amend section 1 paragraph 2 of this ordinance to read a sum equal to 25 instead of 50 and to add to section 3 to take effect July 1, 2009 for a period of one year.

City Manager Alan H Bergren

RESOLUTION #1

BE IT RESOLVED that Gideon Lowenstein be reappointed as a regular member to the Historic District Commission for a term to expire on December 31, 2010 or until a successor is appointed.

Mayor Benjamin P. Lathrop
Alderman Jonathan Jacaruso

RESOLUTION #2

WHEREAS, the Italian Heritage & Cultural Committee of Norwich will be sponsoring their Taste of Italy at the Howard T. Brown Park on September 12, 2009; and

WHEREAS, Taste of Italy allows the entire community to share its cultural heritage with each other and permits festival goers to enjoy the variety of food, music and entertainment; and

WHEREAS, The Italian Heritage & Cultural Committee of Norwich has requested permission to sell beer and wine during the festival.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 13.14.2 of the Norwich Code of Ordinances, the City Manager is authorized to grant the Italian Heritage & Cultural Committee of Norwich permission to serve and sell beer and wine at the Taste of Italy celebration to be held on September 12, 2009 at the Howard T. Brown Park subject to satisfactory proof that the Italian Heritage & Cultural Committee of Norwich has complied with applicable regulations of the State Liquor Commission.

Mayor Benjamin P. Lathrop

RESOLUTION #3

RESOLVED, that the proposed preliminary budget for Fiscal Year 2009-2010 be tentatively adopted, with a public hearing scheduled for May 11, 2009, 7:00 PM at Norwich Regional Technical School, 7 Mahan Drive.

Mayor Benjamin P. Lathrop

RESOLUTION #4

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that:

CITY MANAGER, ALAN H. BREGREN be and hereby is authorized and directed to negotiate a development agreement for the Reid & Hughes Building at 193-201 Main Street with the developers Janney Lam and Chong Jon Sang for presentation to the City Council for its' review and approval, pursuant to their proposal as submitted in the RFP, said agreement to incorporate all of the conditions as recommended by the Redevelopment Agency.

Mayor Benjamin P. Lathrop

Bold is added - *italicized and underlined is deleted*

AN ORDINANCE DELETING SECTION 9.2.1 (I), ADDING SECTION 9.2.3 (b) AND AMENDING SECTION 9.8 OF APPENDIX A, ZONING, OF THE CODE OF ORDINANCES OF NORWICH, CONNECTICUT WITH RESPECT TO MIXED USE IN THE GENERAL COMMERCIAL DISTRICT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that Sections 9.2.1 (I) be deleted, Section 9.2.3 be added and 9.8 of Appendix A, Zoning, of the Code Ordinances of Norwich, CT, be amended as set forth herein to require that any new residential use within the General Commercial District be permitted only as part of a mixed use development and be subject to the special permit process.

Sec. 9.2.1 (I) *Mixed use commercial and multi-family residential in accordance with the provisions of section s 8.3.1 (d) and 9.8 hereof.* **Reserved.**

Sec. 9.2.3 (b) Mixed residential/commercial use in accordance with the provisions of section 9.8 hereof.

Sec. 9.8. Mixed residential/commercial use.

A principal building designed for both permitted residential and commercial uses may be allowed **by special permit in accordance with Section 17.2**, within the applicable commercial district, provided that:

9.8.1. Any such building, lot or use shall adhere to the provisions of section 3.13 and chapter 15 hereof.

9.8.2. No commercial building shall be constructed on any lot whereon there exists a building originally constructed or presently used for residential purposes.

9.8.3 No building with a mixed residential and commercial use shall have residential uses allowed on, **below or beneath** the first floor, **except that residential storage shall be permitted in a basement and/or cellar.**

9.8.4 *All buildings as described in section 9.8.3 must conform to applicable fire and safety requirements of the State of Connecticut Building Code.* **No garage or filling station as prescribed in section 6.2 hereof shall be used for residential purposes.**

9.8.5 *No garage or filling station as prescribed in section 6.2 hereof shall be used for residential purposes.* **Each residential dwelling unit shall be a minimum of three rooms with minimum floor area as follows:**

- (a) **One bedroom: 800 square feet**
- (b) **Two bedroom: 1000 square feet**
- (c) **Three bedroom: 1,200 square feet**

9.8.6. Each residential dwelling unit shall contain its own designated kitchen and bath facilities.

9.8.7. The square footage in residential use shall not exceed the square footage in commercial use. The square footage of any basement, cellar, attic, accessory use or accessory building shall not be included in the computation.

Purpose: To amend section 9.2.1 (l) to eliminate new residential-only uses in the General Commercial District. New residential uses shall be permitted only as part of a mixed use building and shall require a special permit application and be subject to enumerated conditions.

Alderman Mark Bettencourt

AN ORDINANCE AMENDING CHAPTER 4 OF THE NORWICH CODE OF ORDINANCES BY ADDING SECTION 4-3 CONTAINING PROVISIONS WITH RESPECT TO CONSTRUCTION PLAN REVIEW AND OTHER FEES

WHEREAS, the City has experienced an increase in the cost of reviewing construction plans, and;

WHEREAS, the Norwich Department of Planning and Development has surveyed the construction plan review fee structures of other similarly-sized Connecticut municipalities and the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to conform its fee structure for construction plan review with those other similarly-sized Connecticut municipalities.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that, effective July 1, 2009, Section 4-3 hereby be enacted and be added to Chapter 4 of the City of Norwich Code of Ordinances as follows:

Chapter 4 - BUILDINGS AND STRUCTURES

{NEW} Sec. 4-3. Construction Plan Review and Other Fees.

- (1) There shall be no fee for the initial construction plan review for a single or two-family residential building. The fees for the initial construction plan review shall be \$100.00 for all other types of construction.
- (2) For every subsequent construction plan review there shall be a fee of \$35.00 for a single or two-family residential building and a fee of \$50.00 for all other types of construction.
- (3) There shall be a fee of \$50.00 for a legal occupancy analysis.
- (4) There shall be a \$20.00 fee for an applications for modification of the State Building Code.
- (5) There shall be a fee of \$100.00 for applications to the Building Code Board of Appeals.
- (6) There shall be a fee of \$20.00 for the issuance any Letters of Compliance.
- (7) All fees established under Section 4-3 shall be in addition to all fees, penalties and surcharges which the City of Norwich is required to collect and remit to the State of Connecticut.

City Manager Alan H Bergren

AN ORDINANCE AMENDING SECTION 4-5 OF CHAPTER 4 OF THE NORWICH CODE OF ORDINANCES CONCERNING BUILDING AND DEMOLITION PERMIT FEES

WHEREAS, the City has experienced an increase in the cost of reviewing and administering building and demolition permits and;

WHEREAS, the City has not altered the building and demolition permit fee structures since 2004 and 1998, respectively and;

WHEREAS, the Norwich Department of Planning and Development has surveyed the building and demolition permit fee structures in other similarly-sized Connecticut municipalities and the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to conform its fee structure to those other similarly-sized Connecticut municipalities.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that, effective July 1, 2009, Section 4-5 of Chapter 4 of the City of Norwich Code of Ordinances be and hereby is amended as follows:

Chapter 4 - BUILDINGS AND STRUCTURES

Sec. 4-5. Permit fees--Schedule.

(1) The fees for building permits for use groups and types of construction as classified and defined in Articles 2 and 3 of the State Building Code are established as follows:

(a) Use groups A, B, E, F, H, M, R-1, R-2 (multifamily), R-3 and R-4 (single-family) and S, and signs, appurtenances, conversions, miscellaneous alterations, accessory structures, remodeling, repairs or additions thereto: ~~\$30.00~~ \$35.00 per first \$1,000.00 of construction value and ~~\$13.00~~ \$16.00 per each additional \$1,000.00 of construction value.

(b) ~~Use groups A, B, E, F, H, M, R-1 and S, and signs, appurtenances, alterations, conversions, remodeling, repairs or additions thereto: \$30.00 per first \$1,000.00 of construction value and \$14.00 per each additional \$1,000.00 of construction value.~~
Mobile homes: \$750.

(c) Temporary installations, not exceeding 30 days and including carnivals, circuses and bazaars sponsored by tax-exempt organizations: ~~\$15.00~~ \$50.00.

(d) Plant maintenance: \$100.00 plus permit fees calculated as prescribed above.

(e) Certificates of Occupancy fee: The fee for use groups R-2, R-3, and R-4 shall be \$50.00 per unit. All other use groups shall be \$100.00 per unit. The fee for temporary installations, as described in (c) above shall be \$25.00.

~~(d)~~ (f) Penalty fee for work performed prior to obtaining proper permits: 100 percent of the usual permit fee in addition to the required permit fees.

(2) The fees for the relocation of any building from one location to another shall be computed on the same basis as for new buildings under subsection (1) (a) and (b) above.

- (3) The fees for permits for the demolition of any structure of use group R-3 or R-4 or any structure not exceeding 5,000 total square feet: \$25.00 fee shall be \$25.00 per \$1,000.00 of assessed value, as listed in the City Assessor's records, with a minimum fee of \$35.00.
- (a) ~~The fees for the demolition of any structure greater than 5,000 total square feet and less than 25,000 total square feet: \$75.00 fee.~~
- (b) ~~The fees for the demolition of any structure greater than 25,000 total square feet: \$150.00 fee.~~
- (4) The fee to extend or reactivate an existing permit shall be \$35.00.
- (5) There shall be a \$35.00 fee charged for any re-inspections.
- (6) There shall be a \$35.00 fee for housing code and other non-permit inspections.
- (7) If any of the inspections in (5) or (6) must occur at a time other than the City's normal business hours, the fee shall be \$100.00 instead of \$35.00.
- (8) All fees and penalties established under Section 4-5 shall be in addition to all fees, penalties and surcharges which the City of Norwich is required to collect and remit to the State of Connecticut.

City Manager Alan H Bergren

ORDINANCE #4

An Ordinance Establishing An Advisory Referendum Procedure for Adoption of the Annual Budget for the City of Norwich

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH

1. That the City of Norwich shall hold a public referendum on the voting machines or paper ballot for a "Yes" or "No" vote on the proposed City of Norwich annual budget for the ensuing fiscal year at such place as the Council of the City of Norwich shall determine. The first year being the year after adoption of this Ordinance and recurring every year thereafter.
2. That the first and second Public Hearings on the budget shall be held in accordance with Chapter VII (Budget), Section 8 (Public hearings.) of the Charter of the City of Norwich, Connecticut
3. That there shall be a referendum vote on the voting machines held on the first Tuesday following the second Public Hearing on the proposed City of Norwich Budget for the ensuing fiscal year; such vote shall "Yes" or "No" vote.
4. The question for the Referendum on the voting machines shall be as follows:
'Shall the City of Norwich Annual Budget proposed for the ensuing fiscal year as presented at the second Public Hearing by the Council of the City of Norwich be approved?'
5. The results of said Referendum shall inform the City Council in its deliberations before final adoption of the Annual Budget for the ensuing fiscal year.

Submitted by
Alderman Robert Zarnetske