

**COMMISSION ON THE CITY PLAN
TUESDAY, JANUARY 26, 7:00 PM
Virtual/Remote Meeting
NORWICH, CT
REGULAR MEETING**

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

A. CALL TO ORDER: Chairman Frank Manfredi called the meeting to order at 7:02 PM.

B. ROLL CALL AND SEATING OF ALTERNATES:

Present: Chairman Frank Manfredi, Michael Lahan and Swarnjit Singh Bhatia

Absent: Vice Chairman Les King, Jason Courter and Kathy Warzecha

Swarnjit Singh Bhatia was seated as a regular voting member.

Others Present: City Planner Deanna Rhodes, Assistant City Planner Dan Daniska, Recording Secretary Melinda Wilson, Attorney Mathew Green, Attorney Jonathan Chappell, and Pat Camputaro: Norwichtown Development

C. APPROVAL OF MINUTES: Commission on the City Plan (CCP) December 15, 2020 Meeting Minutes

Review of minutes was tabled.

D. COMMUNICATIONS: City Planner Deanna Rhodes noted there were two communications for this meeting. Mr. Daniska noted the receipt of the Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter. Ms. Rhodes recommended the Connecticut Bar Association's Land Use virtual education set for March 2, 2021. She will be happy to register anyone who is interested in sitting in for the course. Both communications will be sent out to CCP members.

E. NEW BUSINESS: None

F. OLD BUSINESS: 612 West Thames Street – Tree Cutting in the Conservation Easement – Update

Mr. Daniska displayed the drawing of the site plan with the easement and explanatory markings. Physical markers will be installed along the boundary. Ms. Rhodes confirmed that 25 markers will be placed at key points along the boundaries. This will allow the forester to make a recommendation.

Attorney Mathew Green, representing the owner of the parcel being discussed, joined the meeting at this time. He and Attorney Jonathan Chappell, representing the Cove View Manor Condominium Association, confirmed that there was no longer a question of ownership of the parcel.

The attorneys reported that they have spoken of a settlement of sorts. Cove View will answer for the 3-8 trees that were recently cut by their contractor that fell in the conservation easement. They will pay for clean-up and replacement of the trees. Ms. Rhodes indicated that she has contacted Teresa Hanlon, Department of Public Works' Civil Engineer/Tree Warden for the city, for an estimate of project costs. With an initial estimate of \$750-\$1,000, Attorney Chappell reported that Cove View has agreed to pay DPW for its work. Mr. Daniska reported that he has met with the forester who is aware that there are recent and older cuttings. The forester will differentiate the recent cutting in their report.

Chair Manfredi confirmed that no action was necessary by the CCP. Ms. Rhodes will report on the progress at the March CCP meeting. All agreed.

Attorney Green asked if his client could clean up the older cutting on the lot. Ms. Rhodes noted that hand work would be allowed but the stumps must remain as-is. She said it would be preferable to let forester see the site first. Attorney Green reported there is a potential buyer for the property. He wanted assurance that the recent cutting will be cleaned up. Based on the CCP meeting, he can give such assurance. Ms. Rhodes noted that the trees that were cut a long time ago are not the responsibility of Cove View.

Ms. Rhodes confirmed that the item will be on the March 2021 CCP agenda under Old Business for an update. All members agreed.

G. EXTENSION REQUESTS:

- SUB#432: 150, 154, 158 & 162 Scotland Road. First Extension Request for the filing of mylars for a three (3) lot Subdivision which includes one (1) interior lot. Application and Property of American Property Group. Assessor's Map 52, Block 1, Lots 54, 55, 56 & 57. Zone R-40.

This item will be continued to a special meeting due to lack of current quorum due to abstention.

- SUB#421: Sawmill Estates. Application for extension to 12/21/2024 for a subdivision approved on 12/21/2010 in order to complete road work and other outstanding items. Application of Norwichtown Development LLC.

Ms. Rhodes presented a copy of the letter requesting this extension from Norwichtown Development LLC. Pat Camputaro represented Norwichtown Development at the meeting. She noted that subdivisions are normally only given approval for a ten year time frame. However, per state statute, one or more extensions can be given if the subdivision was created during a certain time period of economic hardship. This subdivision applies. Norwichtown Development requested additional time to 2024. She noted that they had previously been given approval for modifications to the sidewalks which will be still be required.

Discussion ensued between CCP members and Mr. Camputaro as to how much work has been done on the subdivision to date. Mr. Camputaro reported that the road is in, a retention pond has been built, storm drains are in, and asphalt has been put in. He noted that this work is evidenced by the release of some of the bonds.

Michael Lahan made a motion to approve the extension request to 12/21/24 for a subdivision approved on 12/21/2010 in order to complete road work and other outstanding items from previously agreed upon approvals and modifications, including sidewalks.

Reasons: The extension request complies with Section 8-26c. Subdivision to be completed with five years of plan approval. From the Connecticut General Statutes.

Swarnjit Singh Bhatia seconded the motion.

The motion passed unanimously.

H. BOND REDUCTION / RELEASE REQUESTS: None

I. OTHER BUSINESS: Discuss amending subdivision regulations to increase the fee required for open space to correlate with CT General Statutes

Ms. Rhodes suggested tabling the item to the February meeting. All agreed.

J. POCD Plan Implementation Committee (PIC) MEETING UPDATE + REMINDER: April 14, 2021 Virtual Meeting

K. STAFF REPORT: Ms. Rhodes recommended the land use education from the CT Bar Association. If members are interested, she offered to register them for the virtual meeting.

Swarnjit Singh Bhatia reported that he attended the Southeastern Connecticut Council of Government's Regional Planning meeting. He noted that there are many projects going on in area towns. He was thanked for his attendance and representation.

Michael Lahan asked about the progress towards the Burger King in Norwichtown. Ms. Rhodes reported that the pandemic has put a hold in this project. Indoor seating is necessary for profitability. She also noted that the developers will be changing engineers/builders. She noted that the city continues to support and encourage the project.

Ms. Rhodes reported that The Women's Institute will not develop the Reid and Hughes building. The roof is now protecting the structure from the elements. The city invested \$150,000 into the project. The building may come back to the city's hands but with many stabilizing improvements.

L: ADJOURNMENT: On a motion by Michael Lahan, seconded by Swarnjit Singh Bhatia, the CCP unanimously adjourned at 7:30 PM.

*Respectfully submitted,
Melinda Wilson
Recording Secretary*