

**City of Norwich
Planning Commission
Meeting Minutes
One Court Plaza**

**May 21, 2007
7:00pm**

Present: R. Mirabito, S. Pelosi, K. Zaia, E. Bunce

Absent: J. Bazarnik, F. Goldby, Jr., A. Testani, J. Deierlein

Alternates*: H. Reediger

* - Alternates that are noted in bold had voting power

Also: A. Donnison, T. Dreyer, Ald. T. Bresina,
E. Morano

I. Call to Order:

Chairman R. Mirabito called the meeting to order at 7:02pm.

II. Updated Zoning Map:

Members were shown an updated Zoning Map for the City of Norwich. The new map shows actual zoning per parcel which will aid greatly when determining a specific parcels zone. The one area which is still not completed is the railroad. The current railroad owned by Susquehanna and Western Railroad as well as the former railroad beds which are city owned run through various zoned parcels and if it is ever split up and deeded to an adjoining parcel it should taken on that parcels zone. Members were happy to see the progress on the new map which is indeed easier to read than the existing maps. A. Donnison stated that as soon as the final map is ready they will all receive a copy.

III. Approval of minutes:

K. Zaia made the motion to approve the Planning Commission minutes of March 19, 2007. Seconded by S. Pelosi. Ayes all. Carried.

IV. Zoning Ordinance & Comprehensive Plan Review:

A. Donnison stated that a review of the Zoning Ordinance is needed. Specifically in the areas of definitions and uses. Some definitions are outdated and property owners have tried to twist the interpretation to suit their needs since the definitions are not clear. Examples are: Home Occupation and Professional Office. Home occupation should probably state that it has to be a business owned and run by the inhabitant (actual resident) of the primary structure. The professional office definition that we currently run under states that the office is of a profession that is licensed or regulated by the state, this should be changed to eliminate this stipulation as there are many of which is considered professional office that is not licensed by the state such as an accounting business. Uses that may want to be considered are dance schools, private/trade schools, and student housing. There have been cases in the city in which it should not have been a big issue to answer if we had these updated definitions and uses in the ordinance. E. Morano has offered to assist in the research for the best definitions to bring to the board for review.

T. Dreyer stated that he would be reviewing the goals portion of the Comprehensive Plan as some have been met and others may not be the priority they once were. T. Dreyer stated that Ted Nichols of Morrisville College has stated that enrollment is increasing therefore student housing should be addressed. Often times there is a negative view on student housing and perhaps we should put some type of control on it where it can be better managed.

V. Other:

T. Dreyer stated that there is potential for the East Main Street school building to become apartments, there is already a handicap ramp at the rear of building. K. Zaia stated that if it could be geared to housing without low income limits it would be great since she believes that there are people that make just over the limit of money permitted to be made to be eligible to reside in places such as the Golden Age Apt. T. Dreyer stated that the basement of this structure could likely be used as living space as well because of the grade of the building –but that has not had a final determination made yet.

E. Morano stated that he felt the rental registration program was going well and wished to thank the Planning Board for their support of this program. A. Donnison stated that at this time we have received over 700 applications and J. Lawrence has already made use of the contact names and numbers for properties that he has a concern with.

V. Adjournment:

There being no further discussion, the meeting was adjourned at 7:40 pm on a motion by S. Pelosi, seconded by K. Zaia. Ayes all. Carried.