

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

**July 16, 2007
7:00pm**

Present: R. Mirabito, S. Pelosi, K. Zaia, A. Testani, J. Deierlein, B. Pedersen

Absent: J. Bazarnik, F. Goldby, Jr., E. Bunce, H. Reediger

Alternates*: * - Alternates that are noted in bold had voting power

Also: A. Donnison, T. Dreyer, J. Lawrence, Ald. T. Bresina,

I. Call to Order:

Chairman R. Mirabito called the meeting to order at 7:01pm.

II. Updated Zoning Map:

Members were shown an updated Zoning Map for the City of Norwich. The proposed new map shows actual zoning per parcel which will aid greatly when determining a specific parcels zone. A. Donnison stated that upon further review of the new map a few parcels have been identified as being ones that would likely be better served if they were rezoned from their current status as an industrial zone to an R-2 zone. There are only about a dozen parcels affected and they are located in the area at the east end of Borden Avenue and west of the city owned former railroad bed from Rexford Street to Adams Street. Most of these parcels are residential homes, there is one business called Roots and Wings and one parcel that has an unoccupied garage structure on it. By rezoning these lots to be R-2 they would be an extension of the their neighboring lots – which are comparable in lot size and fits in to the R-2 minimum lots size requirement. The setback in an industrial zone is 20 feet where in a R-2 zone it is 5 feet. Current zoning makes it very difficult and often impossible for a homeowner to construct a garage or enlarge their homes and to do so, they simply do not have the lot width or sometimes the depth to construct much of anything and meet the 20 foot setback on side and rear lot lines as required for lots that are an industrial zoned lot. This not only limits improvements but resale values as well. A. Donnison stated that the current zoning would also allow for an industry such as a bubble gum factory to be operated right next to a single family home in a residential area

because of the fact that these residential lots are already zoned industrial, only parking requirements would need to be met. K. Zaia agreed that this is a good time to clean up and correct the zoning for parcels such as these. S. Pelosi inquired if there were other parcels in the city that should be rezoned at this time as well. A. Donnison stated that she is not 100% certain there isn't but that she has reviewed the map and hopefully has identified the obvious ones, but that this is an evolving project and there may come a time when another change is identified. S. Pelosi stated that she is not certain she is ready to agree to this zoning change at this time and asked if this had to be voted on this evening as she would like the opportunity to drive around that area and look at it herself. A. Donnison stated no decision had to be made tonight. Chairman R. Mirabito stated that this item will be tabled until the August 20, 2007 meeting so members can have more time to review the area of concern.

III. Approval of minutes:

B. Pedersen made the motion to approve the Planning Commission minutes of May 21, 2007 with the following changes: Page 1, Section II, 2nd from last sentence – change the word “that” to “than”. Page 2, Section V, 2nd sentence – change the word “propel” to “people”. Seconded by J. Deierlein. Ayes all. Carried.

IV. Comprehensive Plan Goals Update:

T. Dreyer distributed copies of goals 1 through 7 listed in the Comprehensive Plan and what the City of Norwich has done since its adoption in 2003 in an attempt to meet these goals. As is evidenced by this report there has been progress made in each area even though it sometimes does not seem like we are moving forward because each project takes quite a bit of time to get off the ground after its conception. T. Dreyer stated that the members may wish to take this report home and review it before the next meeting and then discuss if the current goals listed are still appropriate for the city or if the goals should be updated at the August meeting. Chairman R. Mirabito agreed that time to review this report before further discussion would be best. S. Pelosi inquired if it was time to review and update the entire comprehensive plan. T. Dreyer stated that this plan is not even 4 years old yet and in the average useful life of comprehensive plans this one is still very young.

V. Other:

T. Dreyer distributed copies of a sheet to track training as required by the state for planning commission members. The allowed training may be anything from a program on TV to a seminar as long as it has the approval of the chairman.

J. Lawrence stated for the members information that his hours have been modified to try to accommodate homeowners and contractors as well as be able to attend many of the meetings he is required to attend without accumulating even more comp time (overtime is not budgeted). J. Lawrence will be working from 6am to 3pm on days when there is no evening meeting, noon to 8pm on days when he does have an evening meeting to attend. Joe Coe is there on most morning from 8am till noon, and A. Donnison is also available for most code issues.

V. Adjournment:

There being no further discussion, the meeting was adjourned at 7:27 pm on a motion by J. Deierlein, seconded by K. Zaia. Ayes all. Carried.