

**COMMISSION ON THE CITY PLAN**  
**Wednesday, February 18, 2026 – 7:00 P.M.**  
**\*\*\*\* HYBRID REGULAR MEETING / PUBLIC HEARING(S) \*\*\*\***  
**23 Union – Lower-Level Conference Room – Norwich CT**  
**MEETING AGENDA**

Join Zoom Meeting

<https://us02web.zoom.us/j/85722433808?pwd=PgawCnCRXVJEQ2dGXXCvbv9HXSa9DE.1>

Meeting ID: 857 2243 3808

Passcode: 161835

Dial by your location

+1 305 224 1968 US

+1 309 205 3325 US

Meeting ID: 857 2243 3808

**\*Please Test your audio & video before joining the meeting\***

- 1. CALL TO ORDER**
- 2. ROLL CALL** - Chairman, Frank Manfredi; Kathy Warzecha; Deane Nason; Ella Myles; Nicholas Fortson; Regan Miner – Alternate; Jason Bugbee – Alternate; Dennis Jenkins - Alternate
- 3. APPROVAL OF MINUTES:** December 16, 2025, Meeting
- 4. COMMUNICATIONS:** Town of Montville – Adaptive Reuse Regulation Text Amendment
- 5. OLD BUSINESS:**
  - a. Public Hearings and Potential Action on the Following Special Permit and Subdivision Application(s):**
    - 1. SP#25-06: 101 Water Street.** Request for a Special Permit to convert an existing office building to a proposed mixed-use building with 61 residential units. Application of Matthew H. Greene, Esquire. Property of WW Water LLC. Assessor’s Map 102 Block 6 Lot 62. Zone CC Zone/SFHA Overlay. (Continued from 12/16/2025)
    - 2. SUB #443: 89 Canterbury Turnpike** Proposed 12 lot subdivision. Application of Fedus Engineering, LLC, Gregg Fedus, Principal. Property of Green Star Capital, LLC, Matthew Bossick, Principal. Assessor’s Map 53, Block 1, Lot 60. Zone R-40. (Continued from 12/16/2025)
- 6. NEW BUSINESS:**
  - 1. SDP #1050M: 345 Main Street (Previously 337-341 Main)** Request for a Site Plan modification to convert a covered six-space parking garage to include approximately 2728 sq. ft. commercial space and an approximately 320 sq. ft. exterior mail room. Additional work includes minor revisions to the parking lot, landscaping, relocation of the dumpster area, and other site work. Application of Jared Horner. Property of 337-355 Main St, LLC, Eric Mattern, Principal. Assessor’s Map 102, Block 6, Lot 47. Zone CC.
- 7. OTHER BUSINESS:** Use Variance Referral from ZBA Regarding 80 Stonington Road #V-26-01
- 8. BOND REDUCTION/RELEASE REQUESTS**
- 9. STAFF REPORT**
- 10. ADJOURNMENT**

Email Copy: City Clerk’s Office, Clerk of Meeting, CCP Members, Applicants, P&NS Dept. Bulletin Board