

COMMISSION ON THE CITY PLAN
Tuesday, March 17, 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=PgawCnCRXVJEQ2dGXXCvYb9HXSa9DE.1>

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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: February 18, 2026 Meeting

4. COMMUNICATIONS: Town of Montville – Proposed Zoning Regulation Text Amendments

5. OLD BUSINESS: None

6. NEW BUSINESS:

a. Public Hearings and Potential Action on the Following Special Permit:

SP #26-01: 401 & 409 West Main Street, 128 Maple Street. Request for a Special Permit in accordance with ZR Section 4.11, for a proposed auto repair facility with associated site improvements located at the above-named addresses. Application of Wistenly Alphonse. Property of WMST Realty, LLC & 409 West Main, LLC. Assessor's Map 109, Block 1, Lots 4, 5, 6. Zone General Commercial (GC).

b. Potential Action on the Following Site Development Plan Applications:

1. SDP #1061: 60 Crouch Avenue. Site Plan Review for a proposed residential multi-family adaptive re-use of a vacant nursing home for 53 dwelling units. Application of New London Properties, LLC. Property of Norwich Senior Realty, LLC. Assessor's Map 125, Block 2, Lot 13, Zone R-15.

2. SDP #1007M(C): 555 & 575-599 Norwich Avenue. Site Plan modification for proposed improvements related to the approved parking located in the rear of the property. Application and Property of 555 South Mill LLC & 575 South Mill LLC, Paula O'Neill Principal. Assessor's Map 47, Block 4, Lots 5 & 6. Zone PMR & Mill-Reuse Overlay District

7. OTHER BUSINESS

8. BOND REDUCTION/RELEASE REQUESTS

9. STAFF REPORT

10. EXECUTIVE SESSION: Pending Litigation

11. ADJOURNMENT

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