



CITY OF NORWICH
CONNECTICUT

AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH
Council Chambers, 100 Broadway, Norwich, CT
January 20, 2025
7:00 PM

The meeting will be televised on the Public Access Channel and posted on the city website, www.norwichct.gov, in real time.

PRAYER

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. AN ORDINANCE AMENDING APPENDIX A, ZONING, CHAPTERS 1-9 OF THE CODE OF ORDINANCES OF THE CITY OF NORWICH CONCERNING REGULATING AND RESTRICTING THE USE OF LAND AND THE USE AND LOCATION OF BUILDINGS AND STRUCTURES; REGULATING AND RESTRICTING THE HEIGHT AND BULK OF BUILDINGS AND STRUCTURES AND DETERMINING THE AREA OF YARDS, COURTS AND OTHER PLACES SURROUNDING THEM; REGULATING AND RESTRICTING THE DENSITY OF POPULATION; DIVIDING THE CITY OF NORWICH FOR SUCH PURPOSES; ADOPTING MAPS OF SAID CITY SHOWING THE BOUNDARIES AND THE CLASSIFICATION OF SUCH DISTRICTS; AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS.
2. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH ACCOMPANYING THE ZONING ORDINANCE OF THE CITY OF NORWICH BY CHANGING THE ZONING DESIGNATION OF TRACTS OR PARCELS OF LAND WITHIN THE CITY OF NORWICH.

SECOND READING AND ACTION ON THE ABOVE ORDINANCE PREVIOUSLY PRESENTED

1. AN ORDINANCE AMENDING APPENDIX A, ZONING, CHAPTERS 1-9 OF THE CODE OF ORDINANCES OF THE CITY OF NORWICH CONCERNING REGULATING AND RESTRICTING THE USE OF LAND AND THE USE AND LOCATION OF BUILDINGS AND STRUCTURES; REGULATING AND RESTRICTING THE HEIGHT AND BULK OF BUILDINGS AND STRUCTURES AND DETERMINING THE AREA OF YARDS, COURTS AND OTHER PLACES SURROUNDING THEM; REGULATING AND RESTRICTING THE DENSITY OF POPULATION; DIVIDING THE CITY OF NORWICH FOR SUCH PURPOSES; ADOPTING MAPS OF SAID CITY SHOWING THE BOUNDARIES AND THE CLASSIFICATION OF SUCH DISTRICTS; AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS.
2. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH ACCOMPANYING THE ZONING ORDINANCE OF THE CITY OF NORWICH BY CHANGING

THE ZONING DESIGNATION OF TRACTS OR PARCELS OF LAND WITHIN THE CITY OF NORWICH.

CITY MANAGER'S REPORT

CITIZENS COMMENT ON RESOLUTIONS (on agenda items only)

NEW BUSINESS RESOLUTIONS

1. Relative to authorizing City Manager Salomone to sign an Acceptance Agreement for safety improvements on SR642 at Sturtevant St. located at 80 West Town St.
2. Relative to the reappointment of a regular member to the Harbor Management Commission.

CITIZEN COMMENT GENERAL (30 Minutes on non agenda items only)


City Clerk

PUBLIC HEARING#1

AN ORDINANCE AMENDING APPENDIX A, ZONING, CHAPTERS 1-9 OF THE CODE OF ORDINANCES OF THE CITY OF NORWICH CONCERNING REGULATING AND RESTRICTING THE USE OF LAND AND THE USE AND LOCATION OF BUILDINGS AND STRUCTURES; REGULATING AND RESTRICTING THE HEIGHT AND BULK OF BUILDINGS AND STRUCTURES AND DETERMINING THE AREA OF YARDS, COURTS AND OTHER PLACES SURROUNDING THEM; REGULATING AND RESTRICTING THE DENSITY OF POPULATION; DIVIDING THE CITY OF NORWICH FOR SUCH PURPOSES; ADOPTING MAPS OF SAID CITY SHOWING THE BOUNDARIES AND THE CLASSIFICATION OF SUCH DISTRICTS; AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH THAT: Chapters 1-9 of Appendix A, Zoning, are amended to read as follows:

Copies are available for inspection upon request at the Planning and Neighborhood Services Department, 23 Union Street; the Office of the City Clerk at City Hall, 100 Broadway; as well as on the City of Norwich web site: "www.norwichct.gov" under a search for "Comprehensive Plan Update Project".

FURTHERMORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH THAT this ordinance shall become effective ten days after publication.

Mayor Swarnjit Singh
President Pro Tem Joseph A. Delucia
Alderman Bill Nash

PUBLIC HEARING #2

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORWICH ACCOMPANYING THE ZONING ORDINANCE OF THE CITY OF NORWICH BY CHANGING THE ZONING DESIGNATION OF TRACTS OR PARCELS OF LAND WITHIN THE CITY OF NORWICH.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH: that the "Zoning Map of the City of Norwich" is amended as follows:

Copies are available for inspection upon request at the Planning and Neighborhood Services Department, 23 Union Street; the Office of the City Clerk at City Hall, 100 Broadway; as well as on the City of Norwich web site: "www.norwichct.gov" under a search for "Comprehensive Plan Update Project".

FURTHERMORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH THAT this ordinance shall become effective ten days after publication.

Mayor Swarnjit Singh
President Pro Tem Joseph A. Delucia
Alderman Bill Nash

NEW BUSINESS RESOLUTION #1

WHEREAS, the State of Connecticut Department of Transportation is now acquiring property for Safety Improvements on SR642 at Sturtevant Street from the City of Norwich located at 80 West Town Street for a total compensation of \$500.00; and

WHEREAS, the calculation of this value is described in a letter from Christina L. Smith Transportation Principal Property Agent for the Connecticut Department of Transportation, dated December 29, 2026, a copy of which is attached to this resolution as Exhibit A, and the parcel to be acquired further described in the Acceptance Agreement, a copy of which is attached hereto as Exhibit B; and

WHEREAS, the Council finds that the payment of \$500.00 represents a fair value for the parcel being conveyed considering its size, location, and its use to the city or third parties.

NOW THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager, John Salomone be and hereby is authorized and directed to sign the required number of copies of the Acceptance Agreement in a form substantially similar to that attached hereto as Exhibit B, together with such other documents, forms, or correspondences that may be necessary to transfer title to the State of Connecticut within a reasonable time.

Mayor Swarnjit Singh
President Pro Tem Joseph A. DeLucia
Alderman Peter A. Nystrom

EXHIBIT "A"



December 29, 2025

CERTIFIED MAIL

City of Norwich
100 Broadway
Norwich, CT 06360

Dear City of Norwich:

Subject: File No.: 103-278-001
Owner(s): City of Norwich
Town: Norwich

The State of Connecticut Department of Transportation (Department) is now acquiring property for Safety Improvements on SR 642 at Sturtevant Street. In connection therewith, we enclose our map dated November 2025, detailing the proposed acquisition.

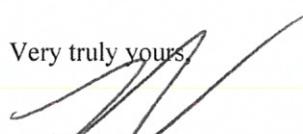
The State's offer, as evidenced by the enclosed offer letter, is \$500.00. This offer is based on an analysis of properties sharing similar utility. A copy of the State's Estimate of Compensation will be made available upon request.

As is standard of real estate acquisitions of this type, the conveyance of "good and sufficient title" is required from the owners of record. Should the Department's title examination of your property reflect encumbrances that prohibit the transfer of adequate title, your assistance will be required. In this regard, a copy of our title report cover page is enclosed for your review and comment.

If the offer is acceptable, please execute the enclosed acceptance agreement and W-9 form and return them to my attention. Kindly include a resolution or other documentation indicating the person(s) authorized to sign on behalf of City of Norwich. Oral representations or promises made during the negotiation process are not binding on the Department.

I am available to meet with you to review the offer, the construction plans, and answer any questions you may have. Please contact me directly at (860)-594-2469 or email me at Justin.Rutty@ct.gov by January 7, 2026.

Very truly yours,


Justin Rutty
Acquisition/Relocation Section
Division of Rights of Way

Enclosures

Bcc: Workflow File
Acquisition/Relocation

2800 Berlin Turnpike
P.O. Box 317546
Newington, CT 06131-7546
860-594-2469

CT.GOV/DOT



OWNER: City of Norwich

PROPERTY FILE NO. 103-278-001

ADDRESS: 80 West Town Street

TOWN: Norwich

Pursuant to Connecticut General Statute(s) and as required for Safety Improvements on SR 642 at Sturtevant Street, the Commissioner of Transportation finds it necessary to acquire from you the following property rights as described on the attached map; as dated November 2025.

Compensation payable to you for the proposed acquisition and all legal damages to any remainder is as follows:

Value of land to be acquired:	\$ 229.00
Total Compensation	\$ 500.00 (Rounded)

Building, structure and other improvements: *N/A

Tenant owned improvements not covered in offer: N/A

The above represents an offer of just compensation for the property rights as developed by the Division of Rights of Way. Should you wish to accept this offer, please review and execute page two of this offer letter.

If you have any questions regarding this matter, please contact Justin Rutty at the telephone number or address shown below.

Very truly yours,

Tiffany L. Maldonado for Christina L. Smith
Transportation Principal Property Agent
Acquisition/Relocation Section
Division of Rights of Way
Bureau of Engineering and Construction

Attachment: Taking Map

bcc: Workflow File

EXHIBIT "B"

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Property File No.: 103-278-001

Owner Name: City of Norwich

Acceptance Agreement

It is understood that you agree to the State's offer in the amount of \$500.00. The following shall apply:

- The above award is in full settlement for all real property rights acquired and constitutes a full and final payment for any and all loss of value caused by this acquisition. *Construction Easements only – Should the use of the area exceed the intended timeframe, you may be eligible for additional compensation. You must notify this office in writing to begin the formal review process.
- This acquisition is in accordance with C.G.S. Sec.13a-73(c), 13a-98e, 13b-36(a) & 13a-79; as applicable.
- This agreement is subject to final approval(s) in accordance with C.G.S. Sec. 13a-73(h)
- Pending the delivery of good and sufficient title, an Immediate Right of Entry is hereby granted to the State of Connecticut, and/or its agents to proceed with the construction of the subject project.
- Payment(s) will be made by check issued from the Treasurer of the State of Connecticut to the property owner and/or mortgagee (if applicable) at the time of closing.
- The owner agrees to assist in the securing of good and sufficient title and agrees to convey the same by instrument prepared by the Department.

Owner's Legal Signature _____ Date _____

Owner's Legal Signature _____ Date _____

Christina L. Smith, Principal Property Agent _____ Date _____

State Properties Review Board _____ Date _____

FOR INTERNAL USE ONLY

Invoice Date: _____ Invoice #: _____ CORE P.O. #: _____ CORE Receipt #: _____

Payee: (Name & Address)

Payee's FEIN/SSN:

--

Invoice Amount:

\$500.00

Property Location:

80 West Town Street, Norwich, CT

Coded By: _____ Reviewed By: _____ Date: _____

FUND	SID	Dept ID	Project No. DOTXXXXXXXXRW	Activity	Source Type	Account	Parcel No.	Detail Amount
12062	22108	DOT57125	DOT01030278RW	RW0000	RW201	55470	001	\$500.00

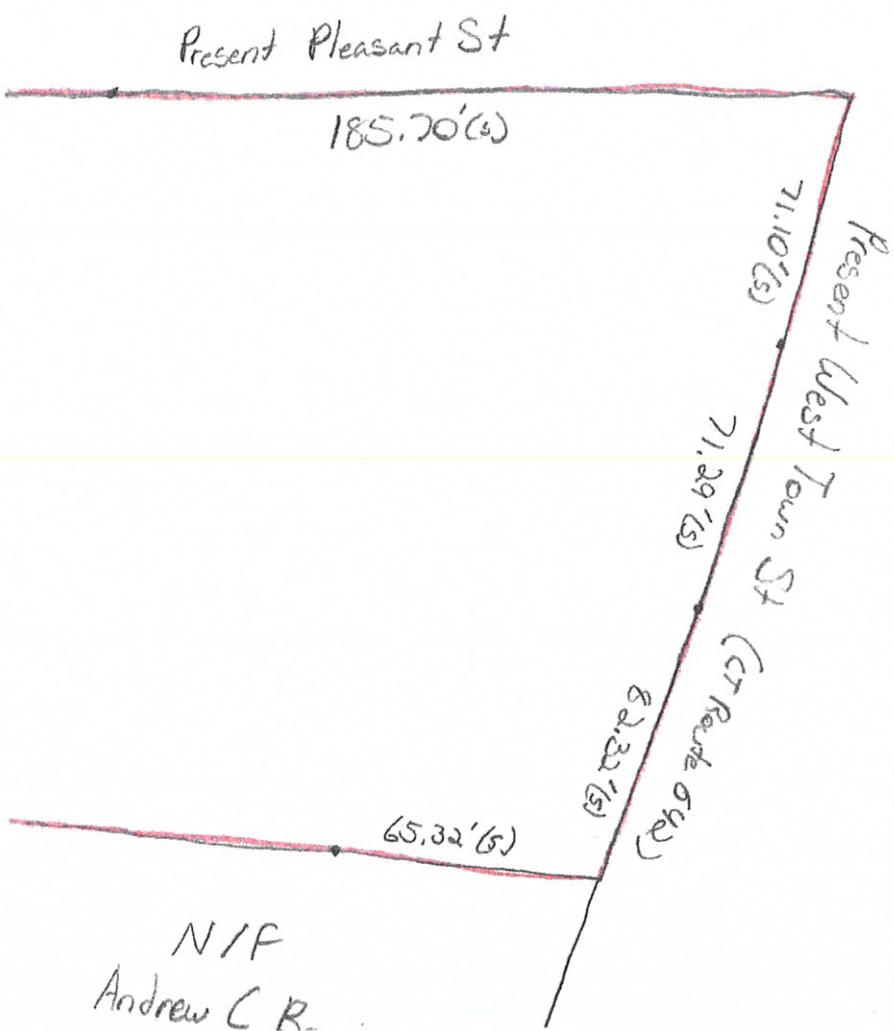
RECEIVED CHECK NO. _____

DATE _____

IN THE AMOUNT OF \$ _____

IN PAYMENT OF ABOVE.

BY _____



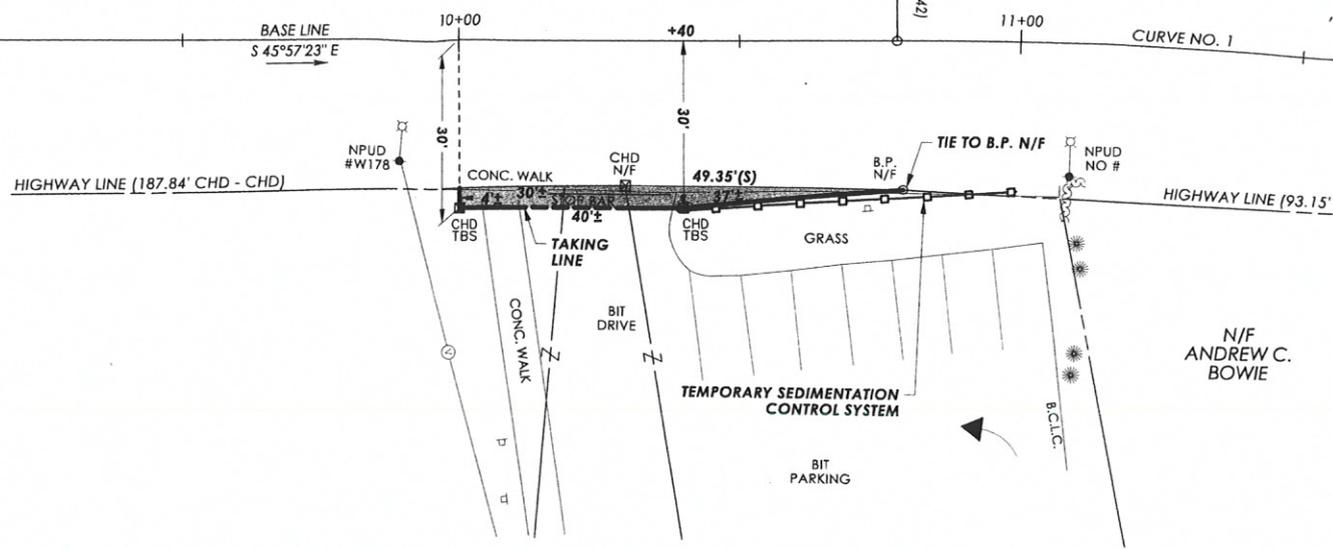
N/F
Andrew C R.

PRESENT WEST TOWN STREET (S.R. 642)
BASE LINE P.O.B. STA. 9+00.00
N 762130.15
E 177466.58

PRESENT WEST TOWN STREET (S.R. 642)
BASE LINE P.C. STA. 10+77.96
N 762006.43
E 1177594.50

PRESENT WEST TOWN STREET (S.R. 642)
BASE LINE CURVE NO. 1
 $\Delta = 25^{\circ}17'50''$
 $R = 800.00'$
 $L = 353.21'$
 $T = 179.53'$
 $D = 07^{\circ}09'43''$

PRESENT WEST TOWN STREET (S.R. 642)



ECT NO. 103-278.
&
MOVEMENTS ON SR

CITY OF NORWICH
TAKING AREA = 229 ± SQ.FT.

N/F
ANDREW C.
BOWIE

NEW BUSINESS RESOLUTION #2

WHEREAS, the City Manager John L. Salomone has reappointed with Council approval as **regular member** to the Harbor Management Commission for a term to expire on 12/7/27 or until a successor is appointed;

David Bishop (U)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointment of the above named to the Harbor Management Commission.

City Manager John L. Salomone