

COMMISSION ON THE CITY PLAN
Wednesday, January 21, 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=PgawCnCRXVJEQ2dGXXCbvb9HXSa9DE.1>

Meeting ID: 857 2243 3808

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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:** December 16, 2025, Meeting
- 4. COMMUNICATIONS:** Town of Montville – Adaptive Reuse Regulation Text Amendment
- 5. Public Hearings and Potential Action on the Following Special Permit and Subdivision Application(s):**
 - a. **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)
 - b. **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. OTHER BUSINESS**
- 7. BOND REDUCTION/RELEASE REQUESTS**
- 8. STAFF REPORT**
- 9. ADJOURNMENT**

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