

AN ORDINANCE PROPOSING TO AMEND ORDINANCE SECTION 7-91 TO EXPAND TRACT ONE OF THE ENTERPRISE ZONE DESCRIBED THEREIN BY ADDING A PARCEL OF APPROXIMATELY .43 ACRES TO IT

WHEREAS, Ordinance No 1003, titled “An Ordinance Creating an “Enterprise Zone” and “Fixing Assessments on Properties Contained Within Such Zone” was adopted by the Council on October 4, 1982 pursuant to the Connecticut General Statute § 32-70 and is codified as Section 7-91 of the Norwich Code of Ordinances; and

WHEREAS, Ordinance No 1003 divided the Enterprise Zone it established into three (3) sections or tract for purposes of description; and

WHEREAS, Tract One is described in Ordinance No 1003 as:

“TRACT ONE – A long narrow strip of land that is bounded on the north by the Laurel Hill Bridge; on the south by the southerly line of the currently-zoned I-1 district (which is also the southerly property line of the King Seeley Thermos); on the west by the Thames River; and on the east by the rear property lines of lots located on the easterly side of Laurel Hill Avenue; and

WHEREAS, certain properties located to the east and west of Thermos Avenue are included in Tract One but a property located at 23 Thermos Avenue, which was designated as lots 49, 55, and 56 on a map prepared for the Norwich Industrial Improvement Corporation recorded in the Book of Maps volume 2, page 36 of the Norwich Land Records and now identified as Map 1, Block 1, Lot 1 on the Assessor’s record, is not; said parcel being located on the east side of Thermos Avenue and now under common ownership with certain continuous parcels located in Tract One which are north and east of it; and

WHEREAS, the Council finds it will promote development in the Enterprise Zone and be in the best interest of the City of Norwich to seek to add to Tract One of this Enterprise Zone the property located at 23 Thermos Avenue which is more particularly described as follows:

A certain tract or parcel of land situated in the Town of Norwich, County of New London, State of Connecticut, depicted as Lot 1 of Assessor’s Map 125, Block 1 and being more particularly described as follows:

Beginning at a point on the northerly line of the southerly portion of Thermos Avenue, said point lying S 86° 18’ 36” W a distance of 90.68 feet from the southwesterly corner of land now or formerly of Hector J. & Lydia P. Ricafranca and running thence S 86° 18’ 36” W a distance of 136.67 feet to a point of non-tangent curve to the right having a radius of 12.68 feet; thence northwesterly along the arc of said curve a distance of 21.86 feet, the chord bearing of said curve being N 44’ 58’ 32” W a chord distance of 19.25 feet; thence N 0° 30’ 46” E a distance of 98.27 feet to a point, these first three courses running by and along the northerly and easterly line of Thermos Avenue; thence S 86° 26’ 24” E a distance of 105.23 feet to a point; thence N 3° 33’ 36” E a distance of 49.85 feet to a point; thence S 86° 26’ 24” E a distance of 50.00 feet to a point; thence S 3° 33’ 36” W a distance of 143.48 feet to the point of beginning on Thermos Avenue, these last four courses bounded northerly, westerly, northerly and easterly by land now or formerly of Riverheights Development, Inc.

Containing 18,180 ± SF or 0.417 acre.

Being depicted on the plan entitled "Condominium Development The Villas at Riverheights, Thermos Avenue, Norwich, Connecticut. Scale: 1"=30', December 20, 2007" and filed as Map CC#48 in the Norwich Land Records.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone, with such assistance as he may require, be authorized and directed to make application on behalf of the City of Norwich to the Commissioner of Economic and Community Development pursuant to Chapter 585 of the Connecticut General Statutes to seek inclusion of the property identified as 23 Thermos Avenue within Tract One of the Enterprise Zone established by Ordinance 1003, Section 7-91 of the Norwich Code of Ordinances; and

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that if an approval to incorporate 23 Thermos Avenue is received from the Commissioner of Economic and Community Development, the description of Tract One of the Enterprise Zone as set out in Ordinance § 7-91 be amended to include the property identified as Map 1, Block 1, Lot 1 and known as 23 Thermos Avenue within and made a part of Tract One; and

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that if such approval is received, the maps utilized by the city depicting the Tract One portion of this Enterprise Zone be corrected to include 23 Thermos Avenue.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia
Alderwoman Stacy Gould