

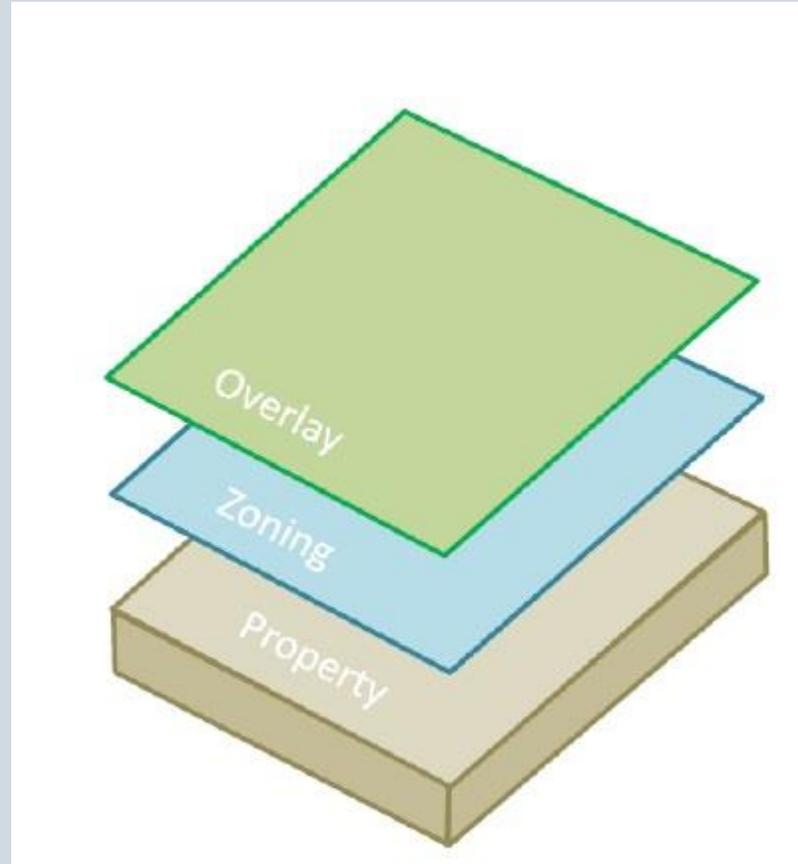
Village District Information Session

MONDAY JUNE 18, 2018 7:30PM CITY COUNCIL MEETING

What is a village district?

Village Districts encourage the **conversion**, **conservation** and **preservation** of existing buildings and sites in a manner that maintains the historic or distinctive character of the specific district.

Village Districts are an **overlay zone**



Village District vs. Historic District

In Connecticut, the Village District is distinctly different from a regulatory Local Historic District.

Both encourage the preservation of historic and scenic resources, but the processes for establishing each are different.

Village District vs. Historic District

VILLAGE DISTRICT

- Can be adopted directly by a vote of the Council acting as the Zoning Authority.
- Reviews are conducted by a consultant or architectural review board who submits a report and recommendations to the Commission on the City Plan.
- Village District review less strict than a Historic District review.

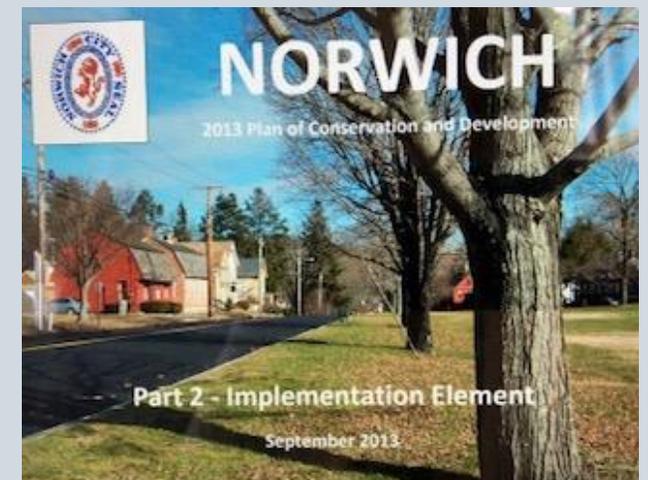
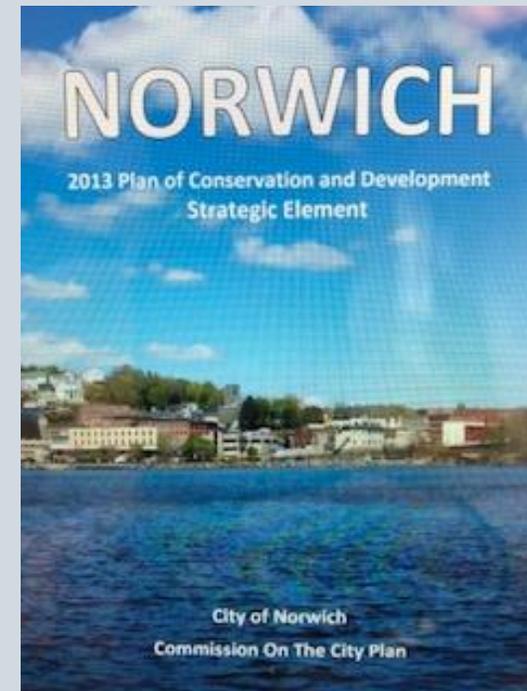
HISTORIC DISTRICT

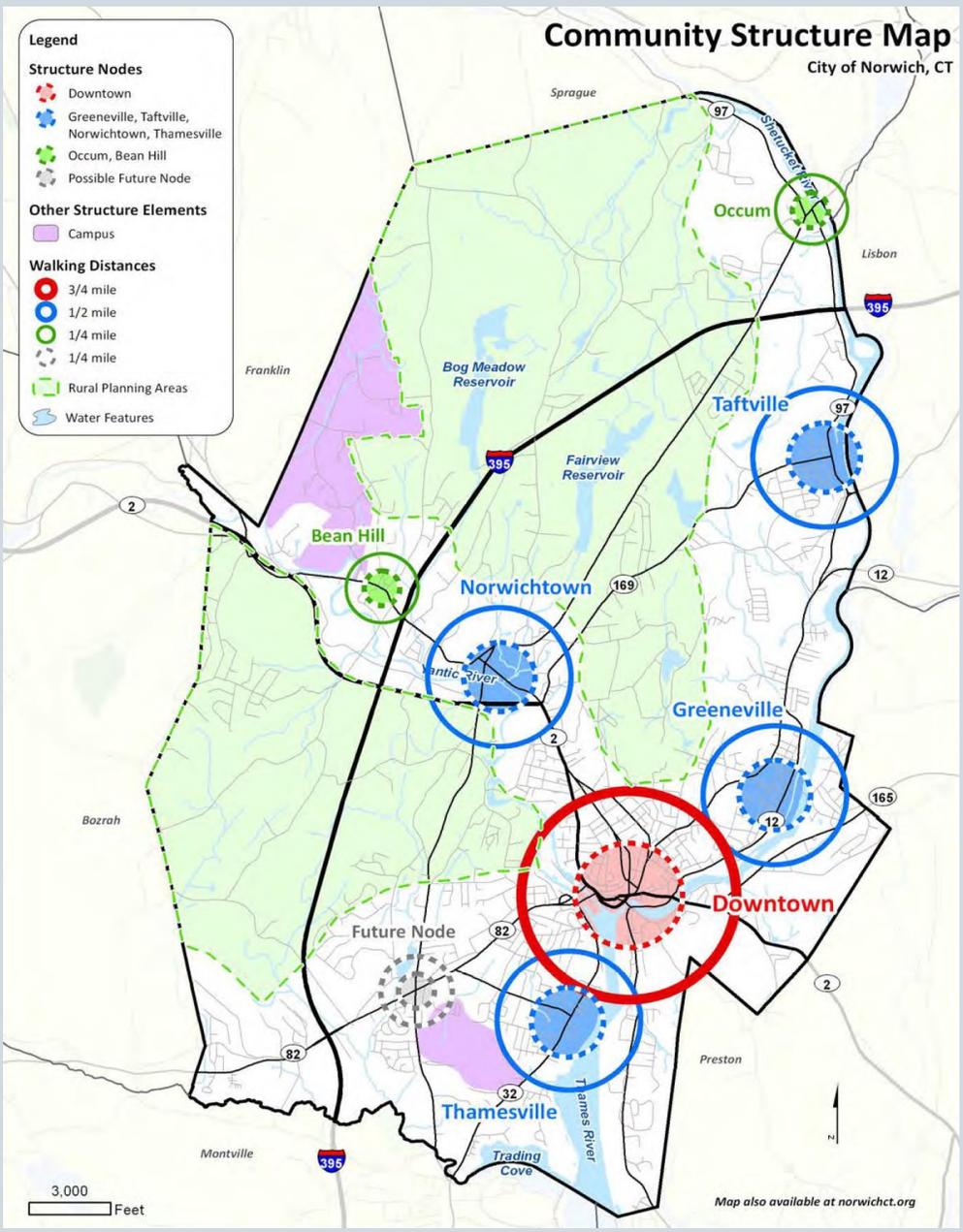
- Requires a lengthy study process, an affirmative vote by the property owners, and approval by the town.
- Local Historic District reviews are usually conducted by the members of the district commission.
- Mechanism the commission uses to regulate development in the district is the certificate of appropriateness.

The Connecticut General Statutes allows the establishment of Village Districts in areas of distinctive character, landscape or historic value that have been specifically identified in the Norwich Plan of Conservation and Development (POCD).

Village Districts are identified in the 2013 POCD as a strategy for enhancing Norwich's physical character (p.38).

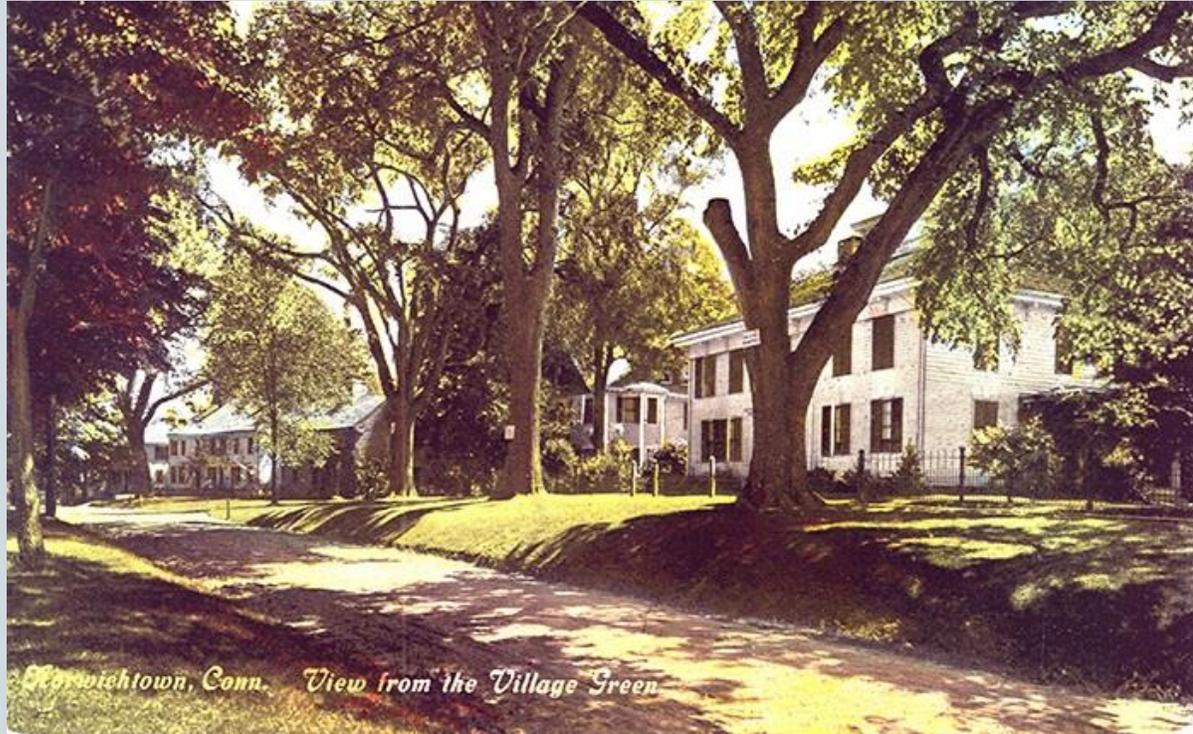
“Consider establishing village districts in core node areas to help protect and enhance community character.”





The POCD recognizes these community “nodes” as focal points to be **protected and enhanced** to create a **sense of place** for residents and **enhance community character**.

These “nodes” include, but are not limited, to Norwichtown, Occum, Thamesville, Greeneville, Bean Hill, Downtown and Taftville.



The first Village District will be in Norwichtown with the intention of creating Village Districts in the other specified nodes in the community

Village Districts require:

- Regulations
- Map (Boundaries)
- Design guidelines

Village District Regulations Intention:

- Enhance the aesthetics of the area by providing that proposed buildings or modifications to existing buildings **be harmoniously related to their surroundings**, the terrain and to the use, scale and architecture of existing buildings in the vicinity.
- The **scale, proportions, massing, size, and roof treatments should be compatible** with the area.
- The removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.

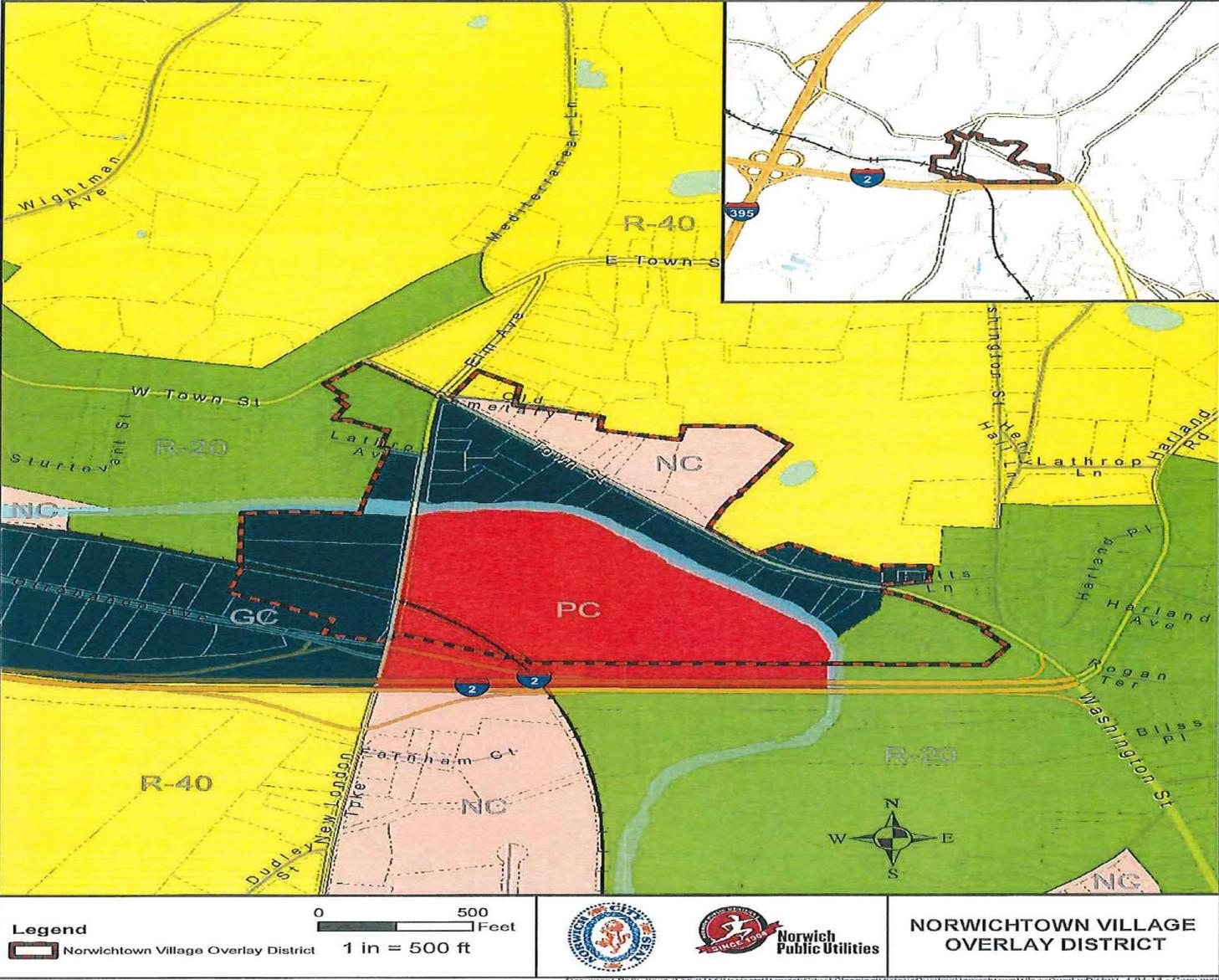
The Village District regulations ***will not*** apply to the following:

- Existing structures used solely for residential purposes
- Interior renovations
- Normal maintenance of landscaping
- Exterior painting and paint color
- Existing lighting & signage
- Existing parking
- Existing buildings
- Anything that is there now

Village District Regulations require review of:

- Landscaping
- Parking lot design
- Signs, lighting, fencing, etc.
- New construction and exterior renovations/additions

The proposed boundaries



The Gateway to Norwichtown



Beginning of Town Street



Near Shopping Plaza



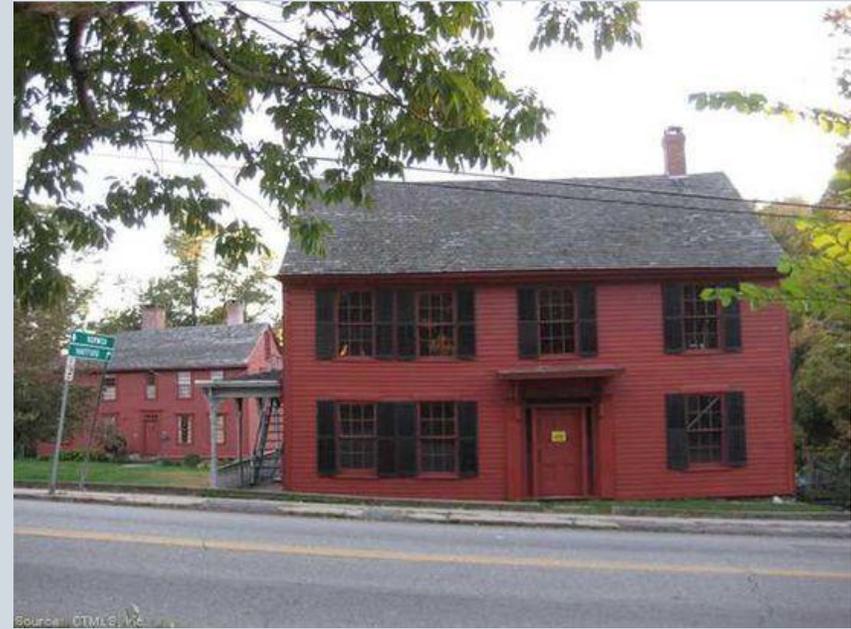
Near former Benny's & Gorins Furniture



Corner of Town Street & New London Tpke

Town Street & Elm Ave





The Design Guidelines include...

Architectural Style recommendations

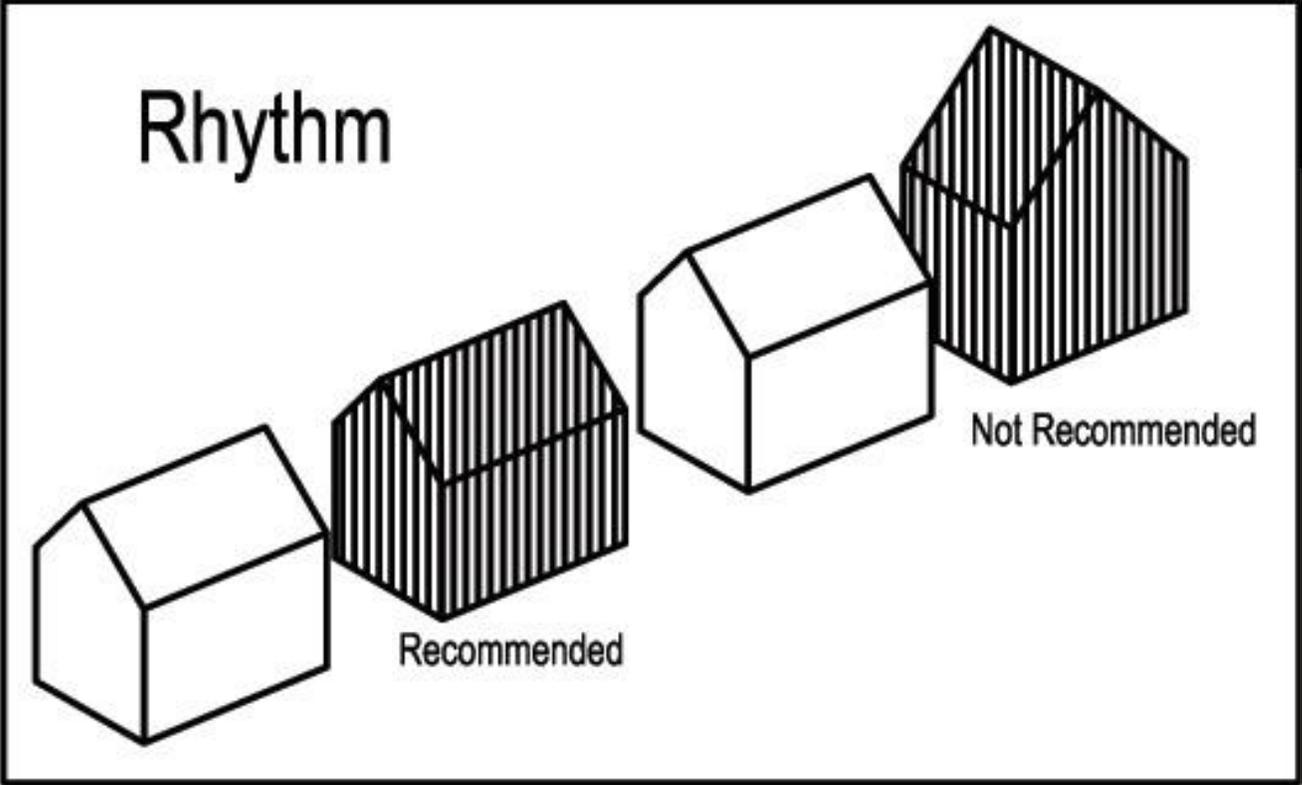
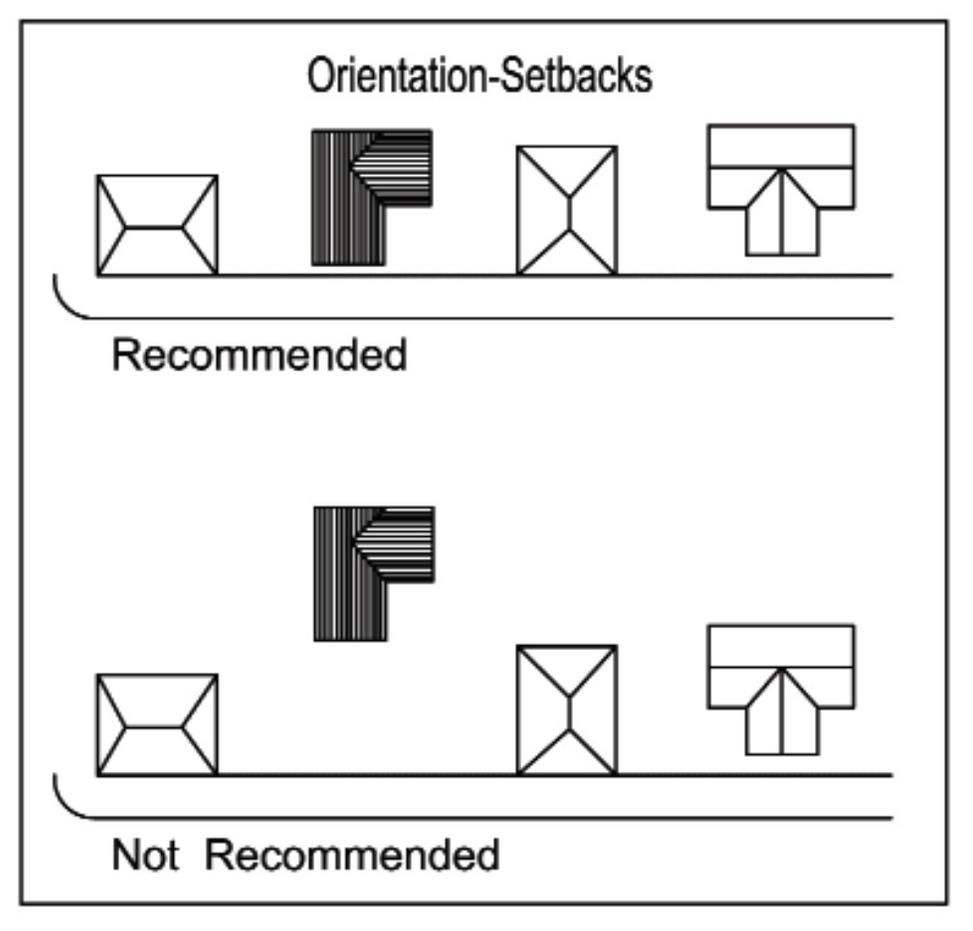
Landscaping

Lighting Standards

Signage

Will **enhance** economic development opportunities within the boundaries of the proposed district

For example...



Encouraged...



Image added to page 6 of Design Guidelines



Image added to page 8 of Design Guidelines





Image added to page 6 of Design Guidelines

Not Encouraged



Encouraged



Both images added to page 7 of the Design Guidelines

Not Encouraged



Encouraged



Both images added to page 9 of the Design Guidelines

Not Encouraged



Encouraged



Both images added to page 10 of the Design Guidelines

Village Districts designation will **not** affect existing commercial structures.

The Village District applies to **future** applications for commercial development within the boundary of the Norwichtown Village District.

If a commercial business falls within the boundary of the Norwichtown Village District Overlay Zone and wishes to alter the exterior of their building, it will trigger Village District review for compatibility.

VILLAGE DISTRICT REVIEW PROCESS

- It is flexible
- Applications can be reviewed by staff, the Council of Governments, or by a Consultant whose fees *may* be paid by the applicant
- The reviewer must be either an architect, landscape architect, or AICP planner
- The City may designate as the village district consultant an architectural review board which includes one of the above reviewers

Tiered Manner Simple to Complex

Tier 1 Activities:

.1 Sign, awning, lighting, public art/historical markers, solid waste and recycling containers, fire exits, and handicapped access or fence.

Tier 2 Activities:

.1 Replacement of stairs, accessory buildings, landscaping, minor additions of 200 square feet or less, sidewalks, siding and facades, or window and door replacement.

Tier 3 Activities:

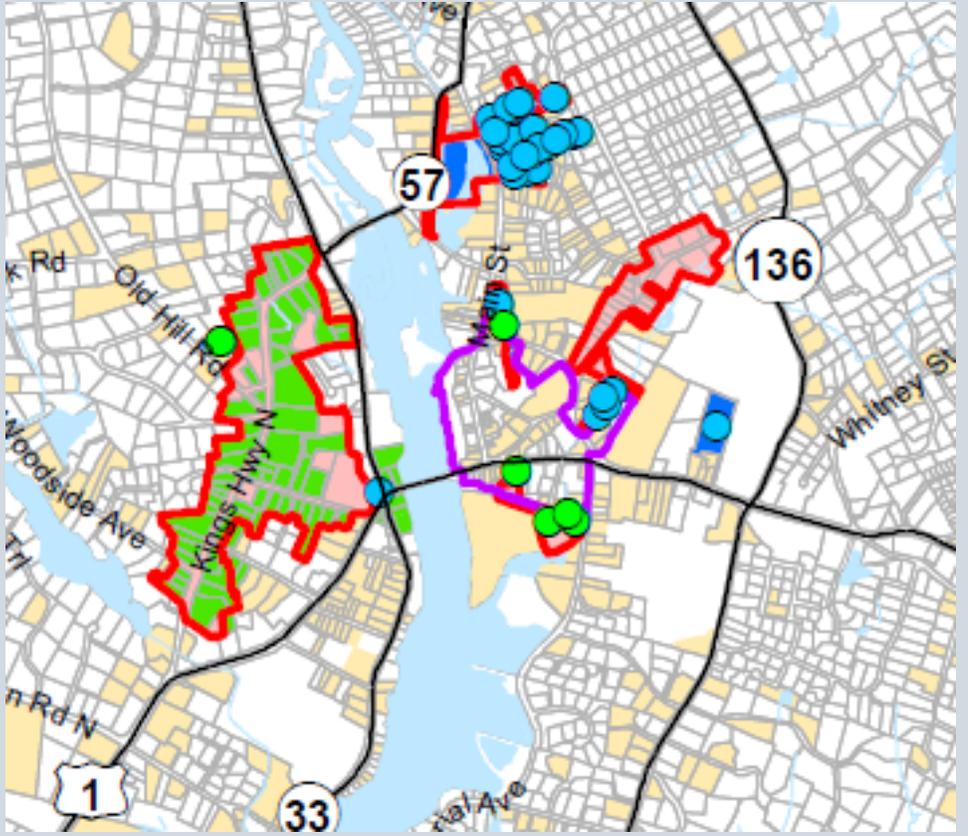
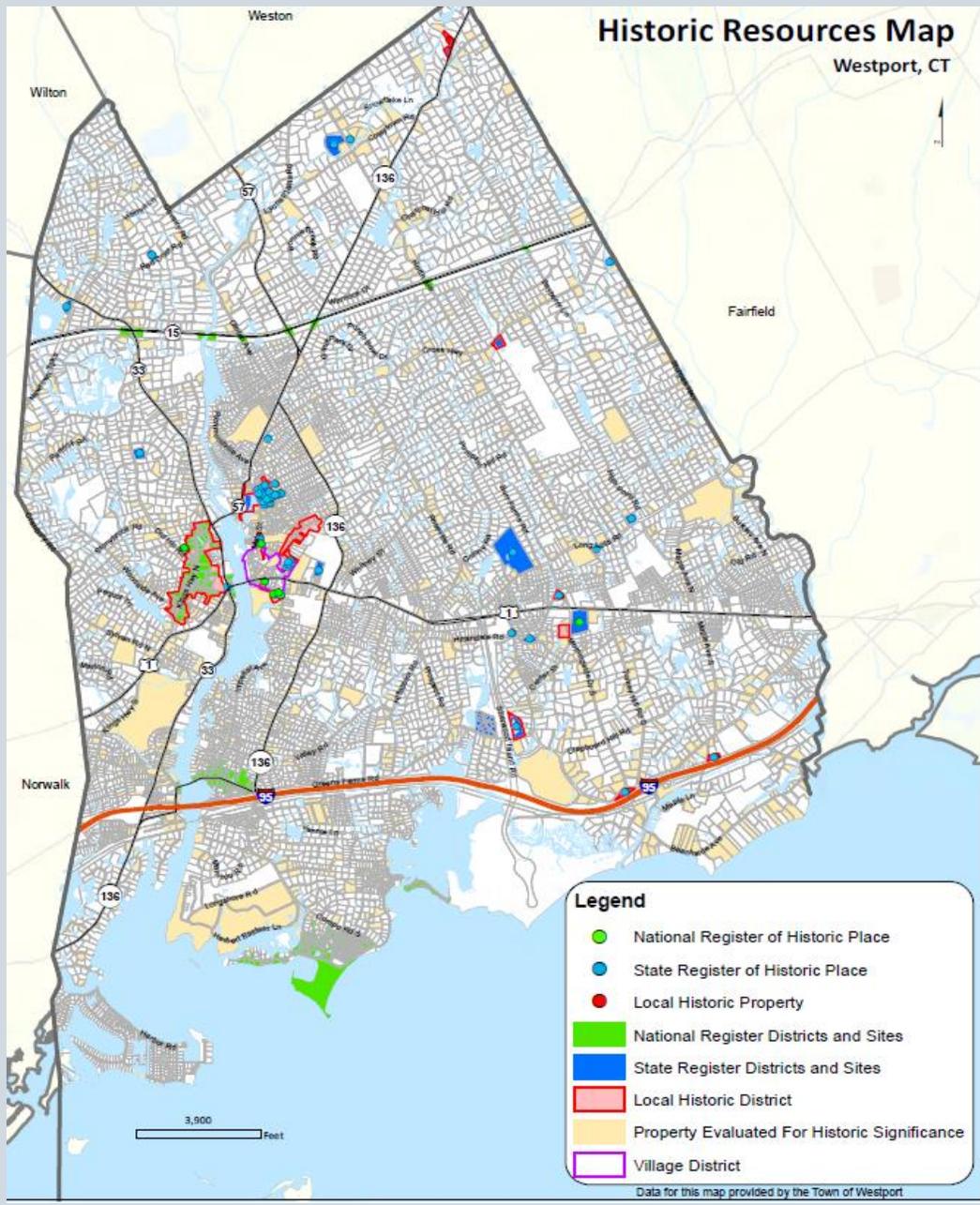
.1 New structures, major additions of over 200 square feet, new paved parking lots, roof-mounted solar systems, and any application or site plan that requires approval from the Commission on the City Plan.

.2 All proposals that don't adhere to Tier 1 or 2

.3 All municipal improvements are automatically Tier 3.

OTHER EXISTING VILLAGE DISTRICTS IN CT

- Brooklyn
- Lebanon
- Ledyard
- Portland
- Preston
- Ridgefield
- Waterford
- Westport
- Farmington
- Kent
- Madison
- Middletown
- New Canaan
- Old Lyme
- Southbury
- Woodbridge



Page 27, Westport POCD under Part 2 Conservation

STEPS FOR ADOPTION:

1. On Monday May 7, 2018, the Norwich City Council received the proposed ordinance(s) and resolution.
2. City Council referred the proposal to the Commission on the City Plan for review.
3. The Commission reviewed the three part proposal on June 5 to determine the consistency with the POCD. The CCP made three positive referrals with some changes such as adding more images to the Design Guidelines and including changes to wording recommended by staff.
4. Tonight, the Council receives the referrals and opens the public hearing. This will be the public's opportunity to speak on the Village District. The Council will make their decision at their discretion.

Thank you!

QUESTIONS?

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