



# OFFICE OF PLANNING AND DEVELOPMENT SERVICES

January 2018

## DEPARTMENT UPDATES

OPDS staff met with several potential developers regarding the 'Groton Gateway' project. This project includes the former Seely School and several surrounding properties. A project that includes multi-family housing, retail and office space is preferred for the site.

Staff held pre-application meetings with the Hilton Garden Inn (small addition) and Electric Boat to review future use of their property on Poquonnock Road.

Staff attended a presentation of the Sustainable CT program. It appears that Groton can document enough activities to reach a Bronze level certification. Staff is analyzing the amount of work needed to apply and to maintain certification.

The Joint Land Use Study Implementation team had their Kick-Off meeting this month. Participating communities were asked to sign a memorandum of agreement confirming their commitment to the implementation. The first project will be the submittal of a Council of Governments-prepared grant application to the Department of Defense Office of Economic Adjustment for funds to prepare a land use/economic study which would provide recommendations regarding zoning around the base and to examine ways to improve transit to and from the SUBASE.

## COMMISSION HIGHLIGHTS

The Planning Commission approved a mast storage shed at the Mystic Shipyard. The Shipyard on Essex Street is one of several working shipyards in the Willow Point area.

The Zoning Commission heard a presentation about Cottage Community design as part of their work on the Zoning Regulations. A Cottage Community is typically a group of smaller homes facing a central common area(s).

Features include front porches, centralized parking and landscaped walkways. The full presentation can be found on the new website for the Zoning re-write project, [grotonctzoning.com](http://grotonctzoning.com).

## ECONOMIC & COMMUNITY DEVELOPMENT

Thames River Innovation Place (TRIP): Staff secured the \$41,000 Quarter Two payment from CT Next for the Supply Chain Consortium Project. The Committee of the Whole approved the recently developed agreement between Groton and UConn allowing the disbursement of funding to UConn to hire a Consortium Manager. This manager will be housed at Avery Point. Coordination is ongoing with seCTer to secure a \$65,000 EDA grant for Technical Assistance funding for this initiative. Staff participated in the CT Next Innovation Place event in New Haven on 1/18/18.

CT Ports Authority – Nautilus Dock Grant: Staff coordinated and gained COW approval for two documents. One addressed accepting \$730,000 CT Ports Authority funding. The second pertained to “gifting” the funds to the U.S. Navy for their implementation of the project.

Incentives: Staff received five (5) requests for differing incentive packages for growing existing Groton businesses. Each one is at a different level of completeness. Staff is focused on ensuring application completeness and in improving details to best assist each business.

The Town and the City of Groton staff met with consultants from Camoin and Associates to begin developing a Tax Increment Financing (TIF) program in the City. The Town and City will each need to adopt a TIF Policy and TIF Master Plans for each of the future TIF districts. With this economic development tool the City and Town will be able to support new investment throughout the Town to grow the grand list and create jobs. It is important to note that TIF is not a new or additional tax.

## INSPECTION SERVICES DIVISION HIGHLIGHTS—JANUARY

- ◇ Total building fees collected for FYE 2018 less reimbursements: \$149,104
- ◇ Installations of PV Solar Panels on residential homes appears to be trending upwards for the beginning of 2018.
- ◇ The fuel dispensers, island and drive pad is undergoing replacement and upgrades at Corey’s Petroleum which is located at 208 Route 12.
- ◇ A Peoples United Bank branch located within Stop & Shop at 220 Route 12 is undertaking renovations to accommodate a new ATM.
- ◇ Antenna and associated equipment upgrades are underway for the cell tower located at 75 Roberts Road.
- ◇ The Certificate of Occupancy was issued this month for the new U-Haul storage facility built at 187 Gold Star Highway. This is end result of the concept that was originally presented to the department just shy of two years ago.

ITEM	RECEIVED IN JANUARY	FISCAL YEAR 2018 TOTAL
BUILDING PERMITS	40	351
ELECTRICAL PERMITS	30	183
PLUMBING PERMITS	13	77
MECHANICAL PERMITS	24	241
SPRINKLER PERMIT	0	4
MOBILE HOME PERMITS	0	5
ESTIMATED VALUE	1,911,030	
RESIDENTIAL PERMITS ISSUED—NEW	0	4
ESTIMATED VALUE	0	710,000
RESIDENTIAL ADDITIONS/ALTERATIONS	28	273
NEW COMMERCIAL PERMITS	0	1
COMMERCIAL ADDITIONS	5	30
SIGNS	0	12
POOL PERMITS	0	5
SHED PERMITS	0	16
SINGLE FAMILY/DUPLEX UNITS APPROVED	3	12
TOTAL FEES COLLECTED (less reimbursements)	28,798	
CERTIFICATES OF OCCUPANCY ISSUED	8	48
HDC CERTIFICATES OF APPROPRIATENESS	3	25
<b>CODE ENFORCEMENT</b>		
SIGN VIOLATIONS	1	3
VEHICLES/WASTE	2	7
OTHER ENFORCEMENT ACTIONS	2	8
PENDING LITIGATION	0	2
CASES RESOLVED	2	9
BLIGHT CODE	3	13