



OFFICE OF PLANNING AND DEVELOPMENT SERVICES

February 2018

DEPARTMENT UPDATES

OPDS staff met with representatives of the Bill Memorial Library to discuss potential re-development of the Groton Heights School. Areas of the school's parking lot are actually owned by the Library and an old paper (undeveloped) street runs through both properties. The town and the Library will work together to address both the Library's and the Groton Height's redevelopment goals.

OPDS staff has been attending middle school planning sessions with the site development team in order to identify permitting issues before land use applications are submitted.

Staff met with representatives of the Subase to discuss the types of development the Navy would like to see around the base. This discussion is an outgrowth of the Joint Land Use Study. Staff is working with the SECCOG to apply for a grant for funding of the high priority action items.

Department staff attended an informational meeting regarding the National Flood Insurance Program's Community Rating System (CRS). The Southeastern Connecticut Council of Governments has hired a consultant to assist communities that want to enter the CRS program and to develop a system to document yearly compliance. CRS is a voluntary program that recognizes floodplain management and outreach activities performed by a community that results in a reduction of the cost of flood insurance premiums. Staff will meet with the consultant in March to estimate the amount of points the town could claim for work already being done before making a recommendation as to whether Groton should participate in the program.

FEMA considers the City of Groton, Noank, and Groton Long Point separate communities and their representatives were also invited to this meeting. If they choose to

participate they will have to enter the CRS program as a separate community, not as part of the town.

Planning Staff held pre-application meetings for a new hotel on Route 184 and a new three lot subdivision. They also continued to assist a property owner interested in establishing a wedding venue.

On February 20th, staff made a presentation to the Town and City Councils regarding coordination and next steps for the Town and City Town Increment Financing Districts.

ECONOMIC & COMMUNITY DEVELOPMENT

Website/Video/Marketing: Staff coordinated with Business in Focus magazine to run an update to a feature article that ran in 2015. Staff as well as Al Valente from the Mystic Chamber of Commerce were interviewed and photos were provided. The Groton spotlight article will run in April 2018. The magazine is also covering Stamford the same month.

Public Property Redevelopment:

Mystic Education Center: There were numerous property showings with developers in preparation for submittals leading up to the February 15th deadline. Proposals were received by the deadline as a result of the marketing during the past several months. Staff has begun reviewing and coordinating with state contacts.

Groton Heights: Marketing efforts have ramped up for Groton Heights. A sign promoting the redevelopment opportunity has been installed on the property. Ads continue to be placed in the New England Real Estate Journal, this is the same publication used to market the Mystic Education Center. Staff continues to show the property to interested developers. The RFP is being developed and will be released this spring.

Seely School: Staff continues to work with interested developers for the property.

INSPECTION SERVICES DIVISION HIGHLIGHTS—FEBRUARY

- ◇ Total building fees collected for FYE 2018 less reimbursements: \$171,669
- ◇ Business expansion plans are proceeding at Advantage Personal Training located at 2906 Gold Star Highway with a permit for the addition of a 2,100 sq. ft. building.
- ◇ A permit for a 10,700 sq. ft. industrial building at 225 Leonard Drive has been issued this month. Plans for this building include a Beer'd Brewery location along with Mystic Cheese.
- ◇ Fort Hill Citgo at 182 Fort Hill Road is undergoing a facelift with a new canopy and the replacement of underground gas tanks.
- ◇ Antenna and associated equipment upgrades are underway for the cell tower located at 27 Skyview Terrace.
- ◇ A sign permit was issued for a Mattress Firm location at 757 Long Hill Road.

ITEM	RECEIVED IN FEBRUARY	FISCAL YEAR 2018 TOTAL
BUILDING PERMITS	43	394
ELECTRICAL PERMITS	32	215
PLUMBING PERMITS	15	92
MECHANICAL PERMITS	31	272
SPRINKLER PERMIT	3	7
MOBILE HOME PERMITS	0	5
ESTIMATED VALUE	1,335,623	
RESIDENTIAL PERMITS ISSUED—NEW	1	5
ESTIMATED VALUE	210,000	920,000
RESIDENTIAL ADDITIONS/ALTERATIONS	40	313
NEW COMMERCIAL PERMITS	1	2
COMMERCIAL ADDITIONS	5	35
SIGNS	1	13
POOL PERMITS	0	5
SHED PERMITS	0	16
SINGLE FAMILY/DUPLEX UNITS APPROVED	0	12
TOTAL FEES COLLECTED (less reimbursements)	22,565	
CERTIFICATES OF OCCUPANCY ISSUED	2	50
HDC CERTIFICATES OF APPROPRIATENESS	4	29
CODE ENFORCEMENT		
SIGN VIOLATIONS	3	6
VEHICLES/WASTE	1	8
OTHER ENFORCEMENT ACTIONS	1	9
PENDING LITIGATION	1	3
CASES RESOLVED	1	10
BLIGHT CODE	2	15