



OFFICE OF PLANNING AND DEVELOPMENT SERVICES

March 2018

COMMISSION HIGHLIGHTS

Planning Commission

The Planning Commission approved a one lot subdivision off of Hancock Drive and Cow Hill Road.

Zoning Commission

The Zoning Commission continued work on the Zoning Regulation re-write project. They heard a presentation regarding mixed use zoning for village development. The Poquonock Bridge Village Design Guidelines project will provide a foundation for the regulations.

The Commission held a special permit public hearing for outdoor seating and music for the Chapter One restaurant in Mystic. A number of business owners and residents spoke against the proposal for outside music and the applicant withdrew that portion of his application during the hearing. The Commission granted the special permit for outdoor seating, with conditions, for three months. At that time they will review compliance with the conditions and determine whether the permit should be extended.

Inland Wetland Agency

The Agency granted a permit for the construction of a new building to house a gym at 90 Leonard Drive.

DEPARTMENT UPDATES

OPDS staff met with several individuals interested in purchasing and redeveloping the Old Mystic Baptist Church property on Shewville Road.

Staff represented the Town at a recent meeting of the Long Island Sound Blue Plan Advisory Committee which was attended by CT DEEP Commissioner Rob Klee. Based on a comprehensive inventory of natural resources and human uses, the Long Island Sound Blue Plan will be a marine spatial plan that will guide management of the Sound now and in the future by protecting resources and traditional uses, minimizing conflicts, and maximizing compatibility. It will identify locations, performance standards, and siting measures for a number of different activities, uses, and fa-

cilities through a transparent, science-based decision-making process. Long Island Sound supports an important marine ecosystem and a variety of human uses valued at \$17 to \$36 billion annually; and as a coastal community, Groton is a stakeholder. The March 2018 Draft Long Island Sound Blue Plan Resource and Use Inventory is now available at ct.gov/deep/lisblueplan for public review and comment.

Staff spoke at a Source Water Collaborative workshop hosted by the CT Department of Public Health regarding the role of municipalities in protecting public drinking water supplies. The newly adopted Water Resource Protection District zoning regulations were featured.

ECONOMIC & COMMUNITY DEVELOPMENT

Tax Increment Financing (TIF): At their March 6th meeting, the Town Council adopted the TIF "Policies and Procedures" thereby officially starting Groton's TIF program. Promotional materials are being developed to better educate the public. Staff met with both the Center Groton and Downtown Groton developer interests to move specific TIF projects forward. Master Plans are required as a next step for both projects.

CT Ports Authority – Nautilus Dock Grant: Staff has been coordinating with the U.S. Navy personnel regarding the budget and implementation logistics of this project. A revised U.S. Navy budget will be provided to Groton (CT Ports grant recipient) who in turn will coordinate with CT Ports Authority prior to project start.

Opportunity Zones: Staff received information from DECD specific to the Federal Opportunity Zone program that offers significant capital gains benefits when property investments are made in an area. Two commercial census tracts in Groton were selected by staff. The application was completed, and documentation submitted to the state in an effort to be selected as areas. Such areas will receive significant exposure from the development community.

INSPECTION SERVICES DIVISION HIGHLIGHTS — MARCH

- ◇ Total building fees collected for FYE 2018 less reimbursements: \$241,439
- ◇ The Groton Utilities’ project to construct a new DAF Treatment addition and renovate the existing plant that is located at 1268 Poquonnock Road received approval from the building official to begin work.
- ◇ A tenant fit-out at 27 West Main Street for a planned Korean Barbeque and Raman Noodle Restaurant is underway. The owners of the property have previously received approvals from the Planning, Zoning, and Historic District Commissions in order to allow a restaurant at this location.
- ◇ Plans were submitted and approved for a Kula Yoga Studio at 37 Water Street. The building will be renovated into a reception area and juice bar on the lower level and yoga studios on the upper level.

ITEM	RECEIVED IN MARCH	FISCAL YEAR 2018 TOTAL
BUILDING PERMITS	58	452
ELECTRICAL PERMITS	25	240
PLUMBING PERMITS	15	107
MECHANICAL PERMITS	21	293
SPRINKLER PERMIT	0	7
MOBILE HOME PERMITS	1	6
ESTIMATED VALUE	13,355,880	
RESIDENTIAL PERMITS ISSUED—NEW	0	5
ESTIMATED VALUE	0	920,000
RESIDENTIAL ADDITIONS/ALTERATIONS	30	343
NEW COMMERCIAL PERMITS	0	2
COMMERCIAL ADDITIONS	4	39
SIGNS	1	14
POOL PERMITS	2	7
SHED PERMITS	2	18
SINGLE FAMILY/DUPLEX UNITS APPROVED	1	13
TOTAL FEES COLLECTED (less reimbursements)	69,770	
CERTIFICATES OF OCCUPANCY ISSUED	5	55
HDC CERTIFICATES OF APPROPRIATENESS	3	32
CODE ENFORCEMENT		
SIGN VIOLATIONS	3	9
VEHICLES/WASTE	0	8
OTHER ENFORCEMENT ACTIONS	0	9
PENDING LITIGATION	0	3
CASES RESOLVED	1	11
BLIGHT CODE	1	16