



OFFICE OF PLANNING AND DEVELOPMENT SERVICES

April 2018

COMMISSION HIGHLIGHTS

The Zoning Commission made considerable progress on the Zoning Regulation re-write project. They developed new standards for accessory apartments and home occupations that are easier to follow. The Accessory Apartments Regulations will include standards designed to preserve the single family appearance of the primary structure. Home Occupations will be divided into three categories, one of which is proposed to require no zoning approval at all. The Commission continued to work on the new Zoning map. The Office Multi-Family districts will be changed to a commercial or a mixed use zone, depending on location. The Commercial districts will become either CN (Neighborhood Commercial) or CR (Regional Commercial) The latest version of the map and a description of the zones can be found at www.grotonctzoning.com.

DEPARTMENT UPDATES

OPDS hosted a well-attended public meeting for the Poquonnock Bridge Village Design Guidelines at the Groton Public Library. Over 50 residents, business owners and interested citizens listened to a presentation by Union Studio regarding the goals of the project, inventory of structures, the existing uses and possible district boundaries. The meeting concluded with a visual preference survey for the attendees. Generally, the audience preferred rural village scale development patterns, traditional styles of architecture, and expressed a desire to minimize the visual impact of parking lots. The public was clear that they did not want the Village area to become a Mystic-like tourist destination.

Staff met with an owner and site manager of the Groton Shoppers Mart to review the benefits of Tax Increment Financing on a potential re-development project for the property.

Staff attended a Joint Land Use Study implementation committee meeting. A grant application prepared by Southeastern CT Council of Governments to review the Nautilus Memorial Design District regulations has been submitted. The grant will cover the cost of a transportation analysis linking the Subase to the Electric Boat and Pfizer campus to downtown Groton. The grant will also pay for an analysis of, and the creation of, new zoning around the Subase.

ECONOMIC & COMMUNITY DEVELOPMENT

Marketing: Staff worked with Focus Media Group on an article to run in "Business in Focus". The article ran in the magazine's April edition along with a spotlight on Stamford, CT, the Groton article can be viewed [here](#). The article was distributed to over 460,000 readers nationwide. The article will be integrated into our marketing packages for use at targeted economic development conferences in Hartford, Boston, and New York City later this year. The new hard copy marketing materials are available from economic development staff.

Opportunity Zones: Staff received notification that the Governor's Office selected one Groton census tract (8702) recommended for federal designation as an "Opportunity Zone" as per Groton's request. This census tract is generally located between Route 12 and Gungywamp Road and between I-95 and the Ledyard town line. There were over 300 census tracts considered and 75 were chosen. The Federal Opportunity Zone program offers significant capital gains benefits when property investments are made in an area. When finalized, such tracts will receive significant exposure from the development community.

Enterprise Zone Program: Staff attended a meeting with the state at which it was reaffirmed that they will not be funding the EZ Program tax reimbursement of 40% credit back to municipalities. This includes the new Airport Development Zone program. Groton is now discussing and evaluating its future options. This might include a locally managed program.



Poquonnock Bridge Village public meeting.

INSPECTION SERVICES DIVISION HIGHLIGHTS — APRIL

- ◇ Total building fees collected for FYE 2018 less reimbursements: \$280,981
- ◇ Of note this month is the issuance of 5 building permits for new residential housing construction, including the first building in the multi-family development on Pleasant Valley Road North that will provide 44 apartment units.
- ◇ Phase II code renovations are beginning at the former Fitch Middle School located at 61 Fort Hill Road to ready the building for reuse by the Parks and Recreation Department.
- ◇ A new steel building is being constructed at 250 Leonard Drive.
- ◇ Sign permits issued this month are for two projects on Route 12. The first one is to reface an existing canopy and a freestanding sign for a gas station rebranding. The second is adding a wall sign on an existing business location.

ITEM	RECEIVED IN APRIL	FISCAL YEAR 2018 TOTAL
BUILDING PERMITS	72	524
ELECTRICAL PERMITS	28	268
PLUMBING PERMITS	13	120
MECHANICAL PERMITS	25	318
SPRINKLER PERMIT	0	7
MOBILE HOME PERMITS	0	6
ESTIMATED VALUE	5,485,190	
RESIDENTIAL PERMITS ISSUED—NEW	5	10
ESTIMATED VALUE	3,877,801	920,000
RESIDENTIAL ADDITIONS/ALTERATIONS	43	386
NEW COMMERCIAL PERMITS	1	3
COMMERCIAL ADDITIONS	2	41
SIGNS	2	16
POOL PERMITS	1	8
SHED PERMITS	1	19
SINGLE FAMILY/DUPLEX UNITS APPROVED	1	14
TOTAL FEES COLLECTED (less reimbursements)	\$39,542	
CERTIFICATES OF OCCUPANCY ISSUED	4	59
HDC CERTIFICATES OF APPROPRIATENESS	10	42
CODE ENFORCEMENT		
SIGN VIOLATIONS	3	12
VEHICLES/WASTE	1	9
OTHER ENFORCEMENT ACTIONS	0	9
PENDING LITIGATION	0	3
CASES RESOLVED	2	13
BLIGHT CODE	1	17