

# OFFICE OF PLANNING AND DEVELOPMENT SERVICES

October 2015

## DEPARTMENT UPDATES

- \* An application for construction funds to improve the Kings Highway-Bridge Street intersection was submitted to the Council of Governments. If granted, the funds will come from the Connecticut Department of Transportation through the Local Transportation Capital Improvement Program (LOTICIP).
- \* Staff held preliminary discussions with developers interested in reviving previous approvals for two large multi-family developments.

## COMMISSION HIGHLIGHTS

**Planning Commission** approved a 4 lot subdivision off Briar Hill Road and the conversion of the former Caldor building to office space for approximately 800 Electric Boat employees.

**Zoning Board of Appeals** denied a variance application for an off-site sign for a Hazelnut Hill Church.

**Inland Wetlands Agency** approved an application for The Sandbox, an indoor beach volleyball facility on Gold Star Highway.

## ECONOMIC & COMMUNITY DEVELOPMENT

- \* Staff worked with a consultant to submit two Groton based defense contracting businesses in response to an RFP for a "Design Readiness Assessment" project that will be conducted in the coming months.
- \* Staff has been working with town departments to determine whether the community policing substation in downtown Mystic can be used for a visitor information kiosk and is putting together a proposal for what it would take to get such a facility up and running.

Land Use Applications	This Month	Calendar Year to Date
Site Plans	2	12
Subdivisions	0	6
Inland Wetland Permits	0	7
Special Permits	0	2
Regulation/Map Amendments	0	1
Variances/Appeals	1	15
Cert. of Appr. of Location	0	1
Coastal Site Plans	0	6
Administrative Site Plans	5	22
<b>Land Use Applications Submitted</b>	<b>8</b>	<b>72</b>

## SOME KEY POINTS FROM THE DRAFT MARKETING AND REGULATORY AUDIT REPORT

### MARKET ANALYSIS TRENDS

- ⇒ **Quality of Place** must be a part of the economic development strategy because it drives where people want to live, work, and invest. **Opportunity:** recreational and cultural assets, quality design, educational and housing opportunities, transportation alternatives, broadband infrastructure, and niche retail.
- ⇒ **Segmentation of visitors and local consumers** has led to tired existing retail and less than maximized tourism model. **Opportunity** is "growth with integration" with modern retail targeting both residents and visitors.
- ⇒ **Demographic peaks** with aging population as well as young adults are driving economic demand for new uses. **Opportunities** include housing (apartments/condos), goods and services, dining, and retail.
- ⇒ **The real estate market** is soft overall and there is no significant demand for any one use. **Status quo** will lead to continued loss of market share. **Opportunities** include improving "quality of place" for competitive edge, key mixed use development in the "downtown", and catalytic, market leading projects.
- ⇒ **Real Estate "GAP"** analysis findings found demand in some industry sectors. **Opportunities** resulting include: full service restaurants, building materials & supply dealers, electronics & appliance stores, clothing stores, health & personal care stores, sporting goods/hobby/musical instrument stores, and miscellaneous retailers.
- ⇒ **Strong regional focus** on manufacturing with local strengths including defense, bioscience, tourism, maritime, creative and agriculture. **Opportunities:** growth of small to medium sized manufacturing sector.
- ⇒ **Growth of entrepreneurial ecosystem** has been suppressed mainly as a result of overreliance on the existing large corporate institutions. **Opportunities:** refocus on small to medium sized entrepreneurs and innovative businesses to support diversification and growth.

### REGULATORY AUDIT

- ⇒ **Simplify the Table of Permitted Uses** and reduce the number of uses that require special permits
- ⇒ **Make the zoning and subdivision regulation documents** more user friendly
- ⇒ **Revise regulations** to reinforce a "sense of place"

## INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2016 less reimbursements: \$113,507
- ◇ Mystic-Noank Library, located at 40 Library Street, is continuing its building upgrades with the addition of an exterior staircase and exterior lighting.
- ◇ The division's uptick in fees collected this month is derived primarily from residential property improvements. These include new single family dwellings, addition and renovations to existing dwellings, and continued investment in solar PV panel installations.

ITEM	RECEIVED IN OCTOBER	CALENDAR 2015 TOTAL
BUILDING PERMITS	59	469
ELECTRICAL PERMITS	33	291
PLUMBING PERMITS	13	130
MECHANICAL PERMITS	26	236
SPRINKLER PERMIT	1	8
MOBILE HOME PERMITS	0	6
ESTIMATED VALUE	2,216,000	
RESIDENTIAL PERMITS ISSUED—NEW	2	15
ESTIMATED VALUE	300,000	2,192,400
RESIDENTIAL ADDITIONS/ALTERATIONS	41	339
NEW COMMERCIAL PERMITS	0	2
COMMERCIAL ADDITIONS	3	45
SIGNS	2	9
POOL PERMITS	0	28
SHED PERMITS	2	29
SINGLE FAMILY/DUPLEX UNITS APPROVED	3	14
TOTAL FEES COLLECTED (less reimbursements)	23,689	
CERTIFICATES OF OCCUPANCY ISSUED	8	73
UNITS CONNECTED TO TOWN SEWER	2	25
HDC CERTIFICATES OF APPROPRIATENESS	6	39
<b>CODE ENFORCEMENT</b>		
SIGN VIOLATIONS	97	414
VEHICLES/WASTE	1	14
OTHER ENFORCEMENT ACTIONS	0	16
PENDING LITIGATION	0	1
CASES RESOLVED	3	13