



OFFICE OF PLANNING AND DEVELOPMENT SERVICES

September 2018

COMMISSION HIGHLIGHTS

Planning Commission

The Planning Commission held a public hearing and approved the six-lot Mystic Hollow Re-Subdivision on Sandy Hollow Road. The development includes dedication of nearly 2.5 acres of open space along Bindloss Brook.

Zoning Commission

The Zoning Commission continued work on the Zoning Regulation update project, focusing on the Sign, Open Space Subdivision, and Mixed Use development standards.

Inland Wetland Agency

The Inland Wetland Agency approved a grading modification for the Groton Village multi-family development, currently under construction on Fort Hill Road. They also scheduled a public hearing for the Consolidated Middle School for October.

DEPARTMENT UPDATES

Planning and Building staff met with the owner of Sift bakery to discuss expansion plans in the current location, staff met with a potential buyer of 3 Water Street in Mystic to discuss a new building and with a new salon business that will open in Poquonnock Village.

OPDS welcomed Bruce Lofgren as its new Planner 1. Bruce was the Planning Technician in Narragansett Rhode Island and has five years of experience working in a planning department.

ECONOMIC & COMMUNITY DEVELOPMENT

Marketing: Monthly business articles have begun to be released on the web with the second release in September focused on "Fearless Flyers." The release is part of a nine business article series. Please "Like" and "Share" the posts on Facebook. Sharing really makes a difference to expand the reach. <http://www.exploremoregroton.com/groton>.

Thames River Innovation Place (TRIP): TRIP received Year 2 funding totaling \$620,000 to continue the re-

gional economic development innovation initiative. Staff attended part of the September 17th and 18th Defense Trade Summit at the Mystic Hilton. The Consortium has been renamed the "Naval & Maritime Consortium" and it held the first meeting with suppliers on September 26th. The "Thames River Reconnection" project, which will make plans to connect Hodges Square in New London and Thames Street in Groton, selected Ninigret Partners to assist with the redevelopment project.

Tax Abatement Program: Staff is progressing with this formal program. The general framework of the program has the support of the Town Manager and Tax Assessor. Next steps include fleshing out the narrative and future coordination with the Town Attorney. The program will ultimately be presented to the Town Council for approval and will contain a tiered tax benefit structure based upon project size and benefit to Groton.



Beer'd started brewing at their Leonard Drive facility at the end of September. For now they are transporting their beer to their Stonington outlet while they finish work on the front tasting room. They hope to have the tasting room open by December. Next door, Mystic Cheese is taking the opposite approach. Their tasting and retail area should be open in late November serving cheese from their Lebanon facility. They will then start work to fit out their cheese making operation on Leonard Drive.

INSPECTION SERVICES DIVISION HIGHLIGHTS — SEPTEMBER

- ◆ Total building fees collected for FYI 2019 less reimbursements: \$113,608

Permits of note this month were issued for the following projects:

- ◆ \$4.2m expansion and upgrade to the Effluent Pump Station at 170 Gary Court
- ◆ Tenant fit-out for Aesthetics, Inc. which is newly located at Star Plaza—1291 Gold Star Highway
- ◆ Permit for Sandbox Sports, LLC indoor beach volley ball facility at 1500 Gold Star Highway
- ◆ Tenant fit-out for new business Beer'd Brewery to be located at 225 Leonard Drive

Certificates of Occupancy were issued at the following locations:

- ◆ 225 Leonard Drive for a steel shell building for future tenant use
- ◆ 2906 Gold Star Highway for the expansion of Advantage Personal Training

ITEM	RECEIVED IN SEPTEMBER	FISCAL YEAR 2019 TOTAL
BUILDING PERMITS	62	169
ELECTRICAL PERMITS	31	94
PLUMBING PERMITS	10	33
MECHANICAL PERMITS	37	112
SPRINKLER PERMIT	1	2
MOBILE HOME PERMITS	0	1
ESTIMATED VALUE	3,295,353	
RESIDENTIAL PERMITS ISSUED—NEW	1	3
ESTIMATED VALUE	210,000	535,000
RESIDENTIAL ADDITIONS/ALTERATIONS	36	122
NEW COMMERCIAL PERMITS	1	1
COMMERCIAL ADDITIONS	4	11
SIGNS	1	6
POOL PERMITS	2	4
SHED PERMITS	4	5
SINGLE FAMILY/DUPLEX UNITS APPROVED	1	2
TOTAL FEES COLLECTED (less reimbursements)	52,401	
CERTIFICATES OF OCCUPANCY ISSUED	8	17
HDC CERTIFICATES OF APPROPRIATENESS	7	20
CODE ENFORCEMENT		
SIGN VIOLATIONS	5	7
VEHICLES/WASTE	1	3
OTHER ENFORCEMENT ACTIONS	0	2
PENDING LITIGATION	0	0
CASES RESOLVED	1	3
BLIGHT CODE	1	5