



OFFICE OF PLANNING AND DEVELOPMENT SERVICES

October 2018

COMMISSION HIGHLIGHTS

Planning Commission: The Planning Commission approved a one-year site plan extension for Mystic River Residential Care on Godfrey Street in Mystic. The development had stalled due to contractor issues. The Commission also approved a storage yard for Electric Boat at their property on Poquonnock Road. The site will be used to store material associated with the expansion of their City facility.

Zoning Commission: The Zoning Commission heard presentations about design guidelines for a number of housing types, including cottage communities and two unit development. They also discussed the concept of visitability which allows people of all abilities to be able to enter and move about residential units.

Inland Wetland Agency: The Inland Wetland Agency approved a permit to construct a foot bridge over Fishtown Brook behind Cutler Middle School. This bridge will be part of the 6 mile Cross Town Trail which crosses state, town and private open space parcels.

The Agency held a public hearing for the Consolidated Middle School wetland application. They granted a permit to fill an isolated wetland area and to allow stormwater discharge. The plan provides protections for the two significant wetland systems on the property.

DEPARTMENT UPDATES

Planning and Economic Development staff held 'Coffee with a Planner' at the Center Groton Chelsea Groton bank branch. Staff met with bank employees and the public to discuss planning and development efforts in town.

The department participated in the Community Forum held at the Groton Public Library. This event was a community conversation with Groton residents and was moderated by the OPDS Director and the Community Foundation of Eastern Connecticut President & CEO, Maryam Elahi.

ECONOMIC & COMMUNITY DEVELOPMENT

Marketing: Staff participated in the Groton Fall Festival on October 6th. We spoke to many residents who are interested in what is going on in Groton. We continue to build our social networks. Please "Like" and "Share" the posts on Facebook and LinkedIn and sign up for our newsletter. Sharing

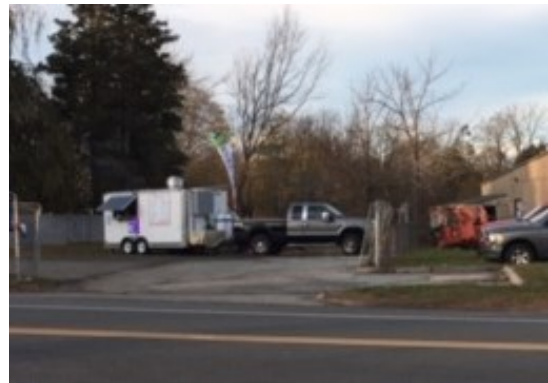
really makes a difference to expand the reach. <http://www.exploremoregroton.com/groton>.

Groton Economic Development Strategy: The strategy session was held on October 17th from 5-7:00 p.m. at the Town Hall Annex. Approximately 25 participants engaged with Camoin to discuss challenges, opportunities and vision. The purpose of the larger effort is to develop a strategy document to serve as a guiding instrument for ongoing initiatives.

Groton Shoppers Mart ("Big Y" Plaza): Staff met with Fairfield Retail Partners regarding their plans to decrease vacancies, address key upgrades and focus on longer term redevelopment for the shopping center.

Public Property Redevelopment (Groton Heights): Several responses to the RFP were received. Staff continues to review responses and to schedule interviews. Updates will be provided to the Town Council in November. Staff is completing a detailed grant proposal for Brownfield funds due October 31st to secure environmental remediation funding to assist with the property's redevelopment.

Frequently Asked Questions



Hey – Is that taco truck next to Johnson's Hardware legal?

Yes and the food is good. Food trucks are allowed on commercially zoned property with the property owner's permission. They must comply with Ledge Light Health District regulations. Typically, we see applications for them in retail parking lots. This truck is located on a commercial lot where a residential structure was demolished in 2011.

INSPECTION SERVICES DIVISION HIGHLIGHTS — OCTOBER

- ◆ Total building fees collected for FYI 2019 less reimbursements: \$161,414
- ◆ A building permit was issued for a new steel building at 90 Leonard Drive which is the future location of a CrossFit Gym.
- ◆ A tenant fit-out is underway at 34 Water Street where Seaport Dermatology will be located.
- ◆ A tenant fit-out has also started at 21 Fort Hill Road where a new salon will be located in the building recently vacated by Pequot Appliance Store.
- ◆ Temporary office space is being configured for Chelsea Groton Bank at 904 Poquonnock Road in anticipation of a larger remodel for the building at a future date.
- ◆ A new roof project is proceeding on the main building at Noank Baptist Church at 18 Cathedral Heights.

| ITEM | RECEIVED IN OCTOBER | FISCAL YEAR 2019 TOTAL |
|--|---------------------|------------------------|
| BUILDING PERMITS | 77 | 246 |
| ELECTRICAL PERMITS | 31 | 125 |
| PLUMBING PERMITS | 9 | 42 |
| MECHANICAL PERMITS | 35 | 147 |
| SPRINKLER PERMIT | 1 | 3 |
| MOBILE HOME PERMITS | 0 | 1 |
| ESTIMATED VALUE | 2,933,278 | |
| | | |
| RESIDENTIAL PERMITS ISSUED—NEW | 2 | 5 |
| ESTIMATED VALUE | 321,000 | 856,000 |
| RESIDENTIAL ADDITIONS/ALTERATIONS | 68 | 190 |
| NEW COMMERCIAL PERMITS | 1 | 2 |
| COMMERCIAL ADDITIONS | 5 | 16 |
| SIGNS | 0 | 6 |
| POOL PERMITS | 0 | 4 |
| SHED PERMITS | 1 | 6 |
| | | |
| SINGLE FAMILY/DUPLEX UNITS APPROVED | 1 | 3 |
| TOTAL FEES COLLECTED (less reimbursements) | 47,806 | |
| | | |
| CERTIFICATES OF OCCUPANCY ISSUED | 4 | 21 |
| HDC CERTIFICATES OF APPROPRIATENESS | 4 | 24 |
| | | |
| CODE ENFORCEMENT | | |
| SIGN VIOLATIONS | 0 | 7 |
| VEHICLES/WASTE | 0 | 3 |
| OTHER ENFORCEMENT ACTIONS | 1 | 3 |
| PENDING LITIGATION | 0 | 0 |
| CASES RESOLVED | 0 | 3 |
| BLIGHT CODE | 2 | 7 |