



OFFICE OF PLANNING AND DEVELOPMENT SERVICES

November 2018

COMMISSION HIGHLIGHTS

Planning Commission

The Planning Commission approved site plans for a new worship center for the Groton Bible Chapel on Tollgate Road and for a new commercial building at 255 Route 12. The Route 12 building will replace a structure that was built in 1987.

Zoning Commission

The Zoning Commission worked on the Open Space Subdivision and Cottage Design sections of the Zoning Regulations. They are considering requiring a percentage of the units be “visitable” in these developments as developers will be allowed an increased density. “Visitability” means a person with a physical disability or mobility limitations can easily get into a home or building for a visit, be able to move about, and also have access to a bathroom.

Conservation Commission

The Conservation Commission has recently finalized a plastics reduction survey that can be found here: <https://www.surveymonkey.com/r/J2G8TGL>. The Commission has been studying how the town can reduce the use of plastics and will present their findings to the Town Council in February.

DEPARTMENT UPDATES

Planning Staff met with a Mystic property owner to discuss the conversion of an existing restaurant space to an office use. The office would serve as the headquarters for a new start-up business. Applications are expected next month.

Planning Staff, in coordination with Parks and Recreation and Public Works, submitted several ideas to the Southeastern CT Council of Governments for pop-up projects to demonstrate potential alterations to a street or other public space for the benefit of safety and economic development. The chosen project involves the installation of temporary bike route signs directing people from Crystal Lake Road to the Gold Star Bridge. The signage will use elements of the way-finding sign program and will be installed in the spring.

ECONOMIC & COMMUNITY DEVELOPMENT

Thames River Innovation Place (TRIP): Staff participated in the public formal launch November 8th at UConn Avery Point. Staff also was involved in the Entrepreneur Session held at Pfizer on November 28th. The redevelopment Placemaking effort involving Thames Street and Hodges Square is advancing.

Groton Economic Development Strategy: Staff continues to work with Camoin to address findings from the October workshop and draft the strategies document. In light of the multiple ongoing initiatives, the document’s goal is to offer a tool that illustrates various priorities and how they should best be implemented.

Tax Abatement Program: Staff has completed the tax abatement program draft. It has now been forwarded to the Town Manager for comment. Soon it will be sent to the Town Attorney for formatting and legal refinement. The program will ultimately be presented to the Town Council for approval. It contains a tiered tax benefit structure based upon project size and benefit to Groton.

Wildflower Salon



[Wildflower Salon](#) opened recently at 21 Fort Hill Road in the Poquonnock Bridge neighborhood. The salon takes advantage of the large windows in the 1903 mixed use building and is a great example of the type of development envisioned by the Poquonnock Bridge Village Design Guidelines project.

INSPECTION SERVICES DIVISION HIGHLIGHTS — NOVEMBER

- ◆ Total building fees collected for FYI 2019 less reimbursements: \$242,075
- ◆ This month two large-scale interior renovation projects were approved. The first is McDonald’s at 561 Long Hill Road where they are remodeling to make way for the installation of self-service kiosks. The second is an interior upgrade that is taking place at the Big Y Supermarket located at 995 Poquonnock Road.
- ◆ The building permit for an interior fit-out at 225 Leonard Drive is approved and will be the location of Mystic Cheese Company when completed.
- ◆ Mystic Business Park II at 700 Flanders Road continues to grow with another unit approved for a tenant fit-out.
- ◆ CorePlus Credit Union has received a Certificate of Occupancy and is open for business in its new location at 441 Long Hill Road, which is part of Lighthouse Square.

ITEM	RECEIVED IN NOVEMBER	FISCAL YEAR 2019 TOTAL
BUILDING PERMITS	56	302
ELECTRICAL PERMITS	31	156
PLUMBING PERMITS	13	55
MECHANICAL PERMITS	34	181
SPRINKLER PERMIT	0	3
MOBILE HOME PERMITS	0	1
ESTIMATED VALUE	5,130,679	
RESIDENTIAL PERMITS ISSUED—NEW	1	6
ESTIMATED VALUE	320,000	1,176,000
RESIDENTIAL ADDITIONS/ALTERATIONS	33	223
NEW COMMERCIAL PERMITS	1	3
COMMERCIAL ADDITIONS	8	24
SIGNS	0	6
POOL PERMITS	0	4
SHED PERMITS	2	8
SINGLE FAMILY/DUPLEX UNITS APPROVED	0	3
TOTAL FEES COLLECTED (less reimbursements)	80,661	
CERTIFICATES OF OCCUPANCY ISSUED	2	23
HDC CERTIFICATES OF APPROPRIATENESS	0	24
CODE ENFORCEMENT		
SIGN VIOLATIONS	5	12
VEHICLES/WASTE	1	4
OTHER ENFORCEMENT ACTIONS	1	4
PENDING LITIGATION	0	0
CASES RESOLVED	1	4
BLIGHT CODE	5	12