



OFFICE OF PLANNING AND DEVELOPMENT SERVICES

December 2018

COMMISSION HIGHLIGHTS

Zoning Commission

The Zoning Commission worked on revising the standards for multi-unit developments. They reviewed requirements for recreation areas, storage areas and density. They agreed that density should be increased in the mixed use zones.

Planning Commission

The Planning Commission re-approved a one-lot subdivision off of Hancock Drive. They also approved a site plan for the consolidated middle school.

DEPARTMENT UPDATES

The old Poquonnock Bridge Fire House at 13 Fort Hill Road is back on the market and staff has been fielding inquiries from potential buyers.

Special Permit applications were received for a major expansion of the Sift bake shop and for the conversion of a former restaurant space to an office use on Water Street. The office space involves an addition at Factory Square into the courtyard and will be used as a headquarters for a new food related business.

OPDS and Parks & Recreation staff continued to work on a living shoreline design at the Esker Point Beach parking area on the north side of Groton Long Point Road. At no cost to the town, The Nature Conservancy is preparing preliminary plans to reduce shoreline erosion in the area of the small craft boat launch.

OPDS staff continues to work with Chelsea Groton Bank as they develop plans for their building on Poquonnock Road.

ECONOMIC & COMMUNITY DEVELOPMENT

Marketing

Staff attended the ICSC NYC conference held December 4th – December 6th. This is the largest retail conference in New England. Staff participated in over one hundred brief meetings with investors, brokers, developers, and

retailers regarding Groton's offerings and key opportunities.

Community Development Block Grant (CDBG)

Staff has discussed potential project concepts with three local teams. The Mystic River Homes concept was deemed most advanced and ready to proceed in meeting federal and state CDBG guidelines. The Town is eligible to apply for up to \$1,500,000 for this grant to work on ADA accessibility, elevator repairs, generator replacement, as well as other housing and energy improvements. A formal proposal to the State of Connecticut will be developed and public notice/hearings will be conducted over the next few months in preparation for the deadline.

Groton Economic Development Strategy

Staff coordinated with Camoin Associates regarding the draft Economic Development Strategies document. The document will illustrate various priorities and recommendations for our economic development program. The economic strategy will also focus on how these priorities should best be implemented.

Mystic Cheese



The [Mystic Cheese](#) retail shop is nearly ready for its grand opening on February 9, 2019. Patrons will be able to sample local cheeses from local cows and watch the cheese being made from the retail store. The store and production facility is located at 225 Leonard Drive – at the end of the cul-de-sac.

INSPECTION SERVICES DIVISION HIGHLIGHTS — DECEMBER

- ◆ Total building fees collected for FYE 2019 less reimbursements: \$272,355
- ◆ A building permit was issued this month for construction of Building “B” in the Pleasant Valley Apartment complex. The second of three buildings, this 44-unit apartment building is located at 704 Pleasant Valley Road North.
- ◆ A building permit was issued to the Parks and Recreation Department for the repurpose of a portable classroom structure at 61 Fort Hill Road for use as an equipment storage accessory structure.
- ◆ Sign permits were issued for the rebranding of a Mobil Station at 2414 Gold Star Highway as a Gulf Station and for Webster Bank at 654 Long Hill Road which is now United Bank. Additionally, sign permits were issued for a new retail business in downtown Mystic at 3 Pearl Street, for a new spa at 743 Long Hill Road, and for Fields of Fire at 715 Noank Ledyard Road.

ITEM	RECEIVED IN DECEMBER	FISCAL YEAR 2019 TOTAL
BUILDING PERMITS	38	340
ELECTRICAL PERMITS	30	186
PLUMBING PERMITS	10	65
MECHANICAL PERMITS	38	219
SPRINKLER PERMIT	0	3
MOBILE HOME PERMITS	0	1
ESTIMATED VALUE	2,246,894	
RESIDENTIAL PERMITS ISSUED—NEW	2	8
ESTIMATED VALUE	3,317,801	4,493,801
RESIDENTIAL ADDITIONS/ALTERATIONS	37	260
NEW COMMERCIAL PERMITS	0	3
COMMERCIAL ADDITIONS	4	28
SIGNS	5	11
POOL PERMITS	0	4
SHED PERMITS	0	8
SINGLE FAMILY/DUPLEX UNITS APPROVED	0	3
TOTAL FEES COLLECTED (less reimbursements)	30,280	
CERTIFICATES OF OCCUPANCY ISSUED	3	26
HDC CERTIFICATES OF APPROPRIATENESS	5	29
CODE ENFORCEMENT		
SIGN VIOLATIONS	2	14
VEHICLES/WASTE	1	5
OTHER ENFORCEMENT ACTIONS	1	5
PENDING LITIGATION	0	0
CASES RESOLVED	1	5
BLIGHT CODE	0	12