



## OFFICE OF PLANNING AND DEVELOPMENT SERVICES

February 2019

### COMMISSION HIGHLIGHTS

The Zoning Commission worked on site standards including landscaping, parking and buffer requirements for various uses. They also refined the zoning map, reviewing a number of parcels that are currently split by zone lines.

The Planning Commission approved the expansion of the Sift Bake Shop on Water Street. The kitchen will be moved into the one story addition to be built in the rear parking area and the existing kitchen and counter area will become indoor seating. The project also includes a roof top seating area and a new patio on the north side of the building.

Planning Staff held pre-application meetings to discuss a three building apartment complex off of Crystal Lake Road and a proposed 'Chocolate Café' on Water Street.

### ECONOMIC & COMMUNITY DEVELOPMENT

**Marketing:** Staff prepared for the upcoming ICSC Hartford conference in March. New marketing ideas were discussed with our website company Golden Shovel. Marketing material will focus on how the 80% commuter statistic can be reduced through offering new housing types. Additionally, staff participated in the development of the new economic development video now found on the website at <http://www.exploremoregroton.com/news-and-media/videos>

**Economic Assistance Fund Applications:** Staff has advanced two applications from Grand Wine and Spirits - 255 Route 12 (retail/mixed use) and Sift Bake Shop - 5 Water Street. The EDC will consider these applications at their March 7th regular meeting.

**Collaboration Committee:** Staff was active in coordinating the regional collaboration meetings with munic-

ipal economic development groups including New London, City of Groton, Stonington, North Stonington, and Norwich. This led to a meeting with Electric Boat and a small representation of the larger group. The Southeastern Connecticut Enterprise Region has agreed to help coordinate future meetings and continue to involve the larger group.

### DEPARTMENT UPDATES

Staff participated in a regional discussion regarding the impact of sea level rise on municipalities hosted by the UCONN Department of Civil & Environmental Engineering at Storrs.



Seumas Quinn, Building Inspector I, completed the requirements and passed the test to become a Connecticut licensed Construction Inspector. He will be able to take some of the inspection load from the other building officials as building permit activity increases. News of his certification came the day Planning staff was at Storrs and the department celebrated with cake and Dairy Bar ice cream.

## INSPECTION SERVICES DIVISION HIGHLIGHTS — FEBRUARY

- ◆ Total building fees collected for FYE 2019 less reimbursements: \$378,553
- ◆ A building permit was issued for miscellaneous repairs and upgrades at Mystic River Congregate which is located at 205 Elm Street, Noank.
- ◆ A permit for the first car barn was issued for Pleasant Valley Apartments located at 700 Pleasant Valley Road North. Elevators were also permitted for each of the three apartment buildings.
- ◆ A permit for a generator install and antenna upgrades was approved for the cell tower at 130 Welles Road.
- ◆ A previously issued permit for the Fitch High School greenhouse has been renewed and the project is moving forward.

ITEM	RECEIVED IN FEBRUARY	FISCAL YEAR 2019 TOTAL
BUILDING PERMITS	49	430
ELECTRICAL PERMITS	44	260
PLUMBING PERMITS	13	92
MECHANICAL PERMITS	29	279
SPRINKLER PERMIT	1	4
MOBILE HOME PERMITS	2	3
ESTIMATED VALUE	4,766,499	
RESIDENTIAL PERMITS ISSUED—NEW	1	14
ESTIMATED VALUE	150,000	6,303,301
RESIDENTIAL ADDITIONS/ALTERATIONS	40	335
NEW COMMERCIAL PERMITS	0	4
COMMERCIAL ADDITIONS	1	31
SIGNS	0	14
POOL PERMITS	0	4
SHED PERMITS	1	9
SINGLE FAMILY/DUPLEX UNITS APPROVED	1	6
TOTAL FEES COLLECTED (less reimbursements)	75,102	
CERTIFICATES OF OCCUPANCY ISSUED	2	32
HDC CERTIFICATES OF APPROPRIATENESS	4	36
<b>CODE ENFORCEMENT</b>		
SIGN VIOLATIONS	2	18
VEHICLES/WASTE	0	6
OTHER ENFORCEMENT ACTIONS	5	11
PENDING LITIGATION	0	1
CASES RESOLVED	2	8
BLIGHT CODE	6	21