

OFFICE OF PLANNING AND DEVELOPMENT SERVICES

August 2015

DEPARTMENT UPDATES

Staff met with a developer interested in developing a 140 unit apartment complex on Route 12, near the SUBASE.

Final inspections were done at the Fields of Fire Adventure Park on Noank-Ledyard Road. The new aerial ropes course will open in early September.



ECONOMIC & COMMUNITY DEVELOPMENT

Thames River Heritage Park

Staff participated in several meetings for the TRHP transition team in August to begin establishing a chart of accounts and to explore grant and other funding opportunities. The organizational committee met to discuss a name for the new non-profit and to create a timeline for the handover of the new non-profit to the inaugural board of directors by Memorial Day 2016.

Mystic Education Center

Staff spoke with a developer who is interested in the Mystic Education Center property. The developer will wait for the results of the market and zoning analysis for the property and requested environmental reports and a walkthrough.

STEP UP assistance

Staff assisted a business owner to qualify a new employee for the STEP UP program. STEP UP is a grant program administered by the CT Department of Labor that provides grants to employers for hiring veterans and unemployed individuals who meet certain criteria.

Brownfield information session

Staff traveled to Manchester with a representative from Public Works to attend a brownfield information session that was hosted by an engineering firm. Representatives from DECD/CT Office of Brownfields, DEEP and the EPA Brownfields program made presentations that explained their grant programs, success stories, and what goes into a successful grant application.

AARP/SBA "Encore Entrepreneurs" event

Staff presented to a group "encore entrepreneurs" as part of a panel that included representative from the Small Business Development Center, the Small Business Administration, SCORE, Webster Bank, and the Women's Business Center in Hartford. The event was attended by

about 30 people and took place at the Webster Bank in Groton. "Encore Entrepreneurs" are retirement age adults that are looking for an "encore" career during retirement years.

Small Cities Competitive Grant Program

The department was notified that the town did not receive funding for the Groton Housing Authority from the 2015 Small Cities Competitive Grant Program. An application had been developed requesting \$800,000 to convert additional units at Pequot Village to be ADA compliant and to rehabilitate existing non-ADA units by upgrading kitchens, bathroom, windows and flooring.

COMMISSION HIGHLIGHTS

Planning Commission

The Commission is waiting for a revised draft of the Plan of Conservation and Development. The emerging themes of this update include the conservation and enhancement of Groton's historic villages, the promotion of sustainable economic development, and preparing the town's infrastructure for climate change.

Zoning Commission

The Commission approved a special permit to allow the expansion of the Cardinal Honda display area on Route 12. The auto dealer is a prohibited use located in the Water Resource Protection District (WRPD) overlay zone and expansion is limited to 50 percent. The WRPD regulations were adopted in 1987 to protect the Groton Utilities surface water reservoir. In the next year the department and the Zoning Commission will work to refine the regulations to add new allowed uses and to reflect the most current technology and low impact development practices to protect water quality.

Land Use Applications	This Month	Calendar Year to Date
Site Plans	2	9
Subdivisions	0	6
Inland Wetland Permits	1	7
Special Permits	0	2
Regulation/Map Amendments	0	1
Variances/Appeals	0	12
Cert. of Appr. of Location	0	1
Coastal Site Plans	0	6
Administrative Site Plans	2	15
Land Use Applications Submitted	5	59

INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2016 less reimbursements: \$73,877
- ◇ Two noteworthy projects have contributed to more than doubling our fee income for August. The first, a significant expansion project for Doncasters located at 835 Poquonnock Road, consists of the addition of a stand alone storage building and interior renovations to existing structures. The second marks the start of the expansion and renovations planned for the Mystic Indoor Sports Facility located at 90 Welles Road.
- ◇ Elsewhere, improvement projects are underway to replace the roof on the bowling alley located at 27 Kings Highway and in downtown Mystic where the roof is also being replaced on Mystic Arts Center at 9 Water Street.

ITEM	RECEIVED IN AUGUST	CALENDAR 2015 TOTAL
BUILDING PERMITS	39	358
ELECTRICAL PERMITS	31	225
PLUMBING PERMITS	6	102
MECHANICAL PERMITS	19	184
SPRINKLER PERMIT	2	6
MOBILE HOME PERMITS	2	6
ESTIMATED VALUE	5,130,600	
RESIDENTIAL PERMITS ISSUED—NEW	1	12
ESTIMATED VALUE	160,000	1,592,400
RESIDENTIAL ADDITIONS/ALTERATIONS	34	259
NEW COMMERCIAL PERMITS	0	2
COMMERCIAL ADDITIONS	2	36
SIGNS	0	5
POOL PERMITS	2	28
SHED PERMITS	3	25
SINGLE FAMILY/DUPLEX UNITS APPROVED	1	11
TOTAL FEES COLLECTED (less reimbursements)	53,269	
CERTIFICATES OF OCCUPANCY ISSUED	6	61
UNITS CONNECTED TO TOWN SEWER	1	21
HDC CERTIFICATES OF APPROPRIATENESS	6	27
CODE ENFORCEMENT		
SIGN VIOLATIONS	48	210
VEHICLES/WASTE	3	13
OTHER ENFORCEMENT ACTIONS	2	10
PENDING LITIGATION	1	1
CASES RESOLVED	3	10