

OFFICE OF PLANNING AND DEVELOPMENT SERVICES

April 2016

DEPARTMENT UPDATES

Sam Eisenbeiser was hired as the town’s Economic Development Specialist. Sam comes to Groton from a similar position in North Stonington. He is a graduate of the Coast Guard Academy and holds a Masters of Community Planning from the University of Rhode Island.

The Director attended the national Planning Conference where he participated in a number of sessions regarding economic development, the need for additional housing types and price points for middle income people, signage law and wayfinding. He also attended a day-long planning management seminar that was incredibly useful in learning new strategies with which to annoy his staff. The biggest takeaway from the conference was learning from municipalities across the country that are dealing successfully with many of the same issues that Groton is trying to address. These municipalities are examining their local market economy, implementing strategies to enhance their sense of place, and simplifying regulations.



Sift, a new bakery in Mystic. Sift was issued its Certificate of Occupancy. The much anticipated business will open in early May.

Work finally began in earnest on the Central Hall building in downtown Mystic. The old piles and decking were removed and work began on the installation of new piles to provide a foundation for the new building.

Department staff met a number of times with brewers planning on opening a nano brewery on Water Street in Mystic.

COMMISSION HIGHLIGHTS

Zoning Commission

The Zoning Commission approved a number of regulation amendments that reduces parking requirements in Mystic and allow some flexibility in landscape and buffer standards. The Commission also approved modifications to the Whittle Earth Processing facility special permit that resolves on-going litigation.

Inland Wetlands Agency

The Wetland Agency approved a permit to construct a U-Haul retail and self-storage facility at 187 Gold Star Highway. This new project will be developed with a number stormwater treatment facilities and with a large, undisturbed area preserved around the wetlands.

Planning Commission

The Planning Commission approved a new water storage tank for the Aquarion Water Company on the Northeast Academy property. This tank will replace an aging, undersized tank on Nantucket Avenue. The new tank will address water supply issues identified by the Fire Marshal during the site plan review process for Northeast Academy.

ECONOMIC & COMMUNITY DEVELOPMENT

A scope of work was developed to produce a “Doing Business in Groton” guide modeled on the recently published Norwich guide. Department staff are working with Norwich Community Development Corporation to develop this document geared toward helping new businesses navigate the complicated Groton regulatory landscape.

Division staff met a number of times with representatives of the Connecticut Department of Transportation about their project to replace aging signage on I-95 from the Gold Star

Land Use Applications	This Month	*Fiscal Year to Date
Site Plans	1	17
Subdivisions		1
Inland Wetland Permits		7
Special Permits	2	2
Regulation/Map Amendments		1
Variances/Appeals		9
Cert. of Appr. of Location		1
Coastal Site Plans	1	5
Administrative Site Plans		17
Land Use Applications Submitted	4	60

INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2016 less reimbursements: \$332,980
- ◇ A foundation only permit was issued to Historic Mystic LLC for the Central Hall project at 18 West Main Street.
- ◇ The Navy Federal Credit Union is undergoing a sizable interior renovation at its 24 Sailfish Drive location. Although the property is owned by the United State Navy, the location of this branch provides building permit revenue for the Town.
- ◇ Certificates of Occupancy were issued for Sift, a new bakery at 5 Water Street, for the Mystic-Noank Library’s new exterior staircase at 40 Library Street , and for a so-called “vanilla shell” at 441 Long Hill Road to prepare for a potential tenant at Lighthouse Square.

ITEM	RECEIVED IN APRIL	FISCAL YEAR 2016 TOTAL
BUILDING PERMITS	62	518
ELECTRICAL PERMITS	32	296
PLUMBING PERMITS	10	126
MECHANICAL PERMITS	22	230
SPRINKLER PERMIT	1	8
MOBILE HOME PERMITS	2	6
ESTIMATED VALUE	2,546,268	
RESIDENTIAL PERMITS ISSUED—NEW	0	10
ESTIMATED VALUE	0	1,850,500
RESIDENTIAL ADDITIONS/ALTERATIONS	44	353
NEW COMMERCIAL PERMITS	1	3
COMMERCIAL ADDITIONS	4	44
SIGNS	3	15
POOL PERMITS	0	5
SHED PERMITS	3	21
SINGLE FAMILY/DUPLEX UNITS APPROVED	2	28
TOTAL FEES COLLECTED (less reimbursements)	28,457	
CERTIFICATES OF OCCUPANCY ISSUED	7	84
UNITS CONNECTED TO TOWN SEWER	6	23
HDC CERTIFICATES OF APPROPRIATENESS	6	47
CODE ENFORCEMENT		
SIGN VIOLATIONS	18	361
VEHICLES/WASTE	0	9
OTHER ENFORCEMENT ACTIONS	3	17
PENDING LITIGATION	1	2
CASES RESOLVED	0	15