

OFFICE OF PLANNING AND DEVELOPMENT SERVICES

May 2016

DEPARTMENT UPDATES

The Towns of Groton and Waterford were nominated to conduct a Joint Land Use study which aims to reduce potential conflicts between military installations and surrounding areas while accommodating new growth and economic development. After discussion with other towns around the SUBASE, the study area was expanded and the Southeastern Connecticut Council of Governments began preparing a grant application to the Department of Defense's Office of Economic Adjustment. The application for \$320,000 in federal funds which requires a 10% in-kind local match will be submitted by the end of June.

The Spicer Mansion on Elm Street in Mystic was issued its certificate of occupancy in mid May. The mansion has been renovated from an 8-unit apartment building to an 8-unit owner occupied luxury hotel. The restoration work can be seen at their website: <http://spicermansion.com>

Planning staff met with representatives of The Nature Conservancy (TNC) to discuss a coastal hazard vulnerability study for the Poquonnock Bridge area. TNC will identify vulnerabilities to residential, industrial and business areas as well as evacuation routes and critical infrastructure. This study will be done at no cost to the town.

Planning Staff worked to expedite the approval process for a new deli-style restaurant in Mystic. The Zoning Regulation amendments recently approved by the Zoning Commission allowed the owners of Drawbridge Ice Cream to relocate their deli business to an empty retail shop on the west side of the Central Hall building with less regulatory hurdles.

COMMISSION HIGHLIGHTS

Zoning Commission

The Zoning Commission approved a special permit for a new 147 unit apartment complex on Route 12 and Pleasant Valley Road North. The one and two bedroom apartments will fill a need for smaller units. The complex includes a club house and pool.

The Commission continued to work on regulation revisions with staff and consultants. They are focusing on

reducing the number of zoning districts and simplifying the Table of Permitted Uses.

Planning Commission

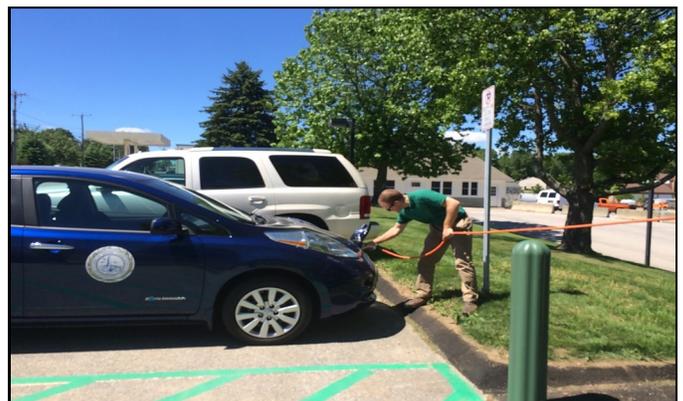
The Planning Commission approved a plan for a day spa along Poquonnock Road. The renovated structure will allow an existing business to expand and to own their own property.

ECONOMIC & COMMUNITY DEVELOPMENT

Two applications for Economic Assistance funds were reviewed by the division. Both will help existing small businesses pay for infrastructure associated with their expansions.

The division participated in a review of I-95 signage coordinated by the Connecticut Department of Transportation. Staff supported signage at exit 89 to direct traffic to Mystic destinations. Ultimately, the Town Council did not support the change in signage at this location.

The department took delivery of a new electric Nissan Leaf which was purchased with grant funds from the Department of Energy and Environmental Protection. Susan Cullen, Planner II, wrote the successful grant application. As part of the program public charging stations were installed at Town Hall, the Town Hall Annex and the Groton Library. The charging stations were also paid for by the grant. The Leaf replaces another much less fuel efficient car.



The new electric Nissan Leaf is now the only car that Matt Allen, Planner I, will drive.

INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2016 less reimbursements: \$349,979
- ◇ Building permits were issued for an Aldi's Supermarket at 688 Long Hill Road and the new Rise Restaurant located at 10 Water Street Mystic.
- ◇ A Certificate of Occupancy was issued for The Spicer Mansion, a renovated bed and breakfast/inn located at 15 Elm Street, Mystic.

ITEM	RECEIVED IN MAY	FISCAL YEAR 2016 TOTAL
BUILDING PERMITS	47	565
ELECTRICAL PERMITS	24	320
PLUMBING PERMITS	13	139
MECHANICAL PERMITS	31	261
SPRINKLER PERMIT	0	8
MOBILE HOME PERMITS	0	6
ESTIMATED VALUE	2,453,602	
RESIDENTIAL PERMITS ISSUED—NEW	2	12
ESTIMATED VALUE	1,700,000	3,550,500
RESIDENTIAL ADDITIONS/ALTERATIONS	36	389
NEW COMMERCIAL PERMITS	0	3
COMMERCIAL ADDITIONS	4	48
SIGNS	2	17
POOL PERMITS	1	6
SHED PERMITS	2	23
SINGLE FAMILY/DUPLEX UNITS APPROVED	6	34
TOTAL FEES COLLECTED (less reimbursements)	16,999	
CERTIFICATES OF OCCUPANCY ISSUED	13	97
UNITS CONNECTED TO TOWN SEWER	2	25
HDC CERTIFICATES OF APPROPRIATENESS	5	52
CODE ENFORCEMENT		
SIGN VIOLATIONS	0	361
VEHICLES/WASTE	2	11
OTHER ENFORCEMENT ACTIONS	0	17
PENDING LITIGATION	1	3
CASES RESOLVED	0	15