LAND USE DEVELOPMENT ACTIVITY

PRESENTATION TO TOWN COUNCIL

MARCH 12, 2018
PLANNING DEPARTMENT
STAFFING RESPONSIBILITIES

- PLANNING AND ZONING COMMISSION
- ZONING BOARD OF APPEALS
- CONSERVATION (wetlands) COMMISSION
- OTHERS AS APPOINTED OR AS NECESSARY
• RESIDENTIAL
  – Since start of 2016, 118 subdivided building lots approved to date.
  – Multi-family Development currently under construction – Eden Ave – 64 units.

• INDUSTRIAL
  – Activity – Industrial, Corporate and Executive Dr
  – Existing industrial park/unfilled inventory

• COMMERCIAL
  – Quite active on Queen, West and M-W Tnpk
  – New development and tear down/rebuilds
EDEN AVE – Age Restricted
originally approved late 2015
EDEN AVE – Revised Architecture
64 units
INDUSTRIAL

• New and relocating industrial companies into town.

• Green Energy – organic waste to energy
  – Supreme Industries in operation
  – Turning Earth remains in state review

• Staff and commission always standing ready to modify regulations for emerging technology.
COMMERCIAL

- QUEEN STREET
  - Aldi’s, Chick-Fil-A, AAA and others
  - Creation of BOZ over existing “island” of R12
COMMERCIAL

- MERIDEN-WATERBURY TNPK
  - Infill development/Redevelopment
  - Self storage/Retail/Office
COMMERCIAL

- WEST STREET
  - Filling occupancy of the former The Hartford Ins Co. Buildings
  - Hotel/Restaurants/Medical/Service
  - Proposed West Street Transportation Planning Study w/DOT
WHAT DOES THE FUTURE HOLD?

• CRANBERRY COVE RETAIL/REST – Approved

• GREENWAY COMMONS – Approved but aging

• BEATON AND CORBIN – Retail?

• ATHLETIC COMPLEX – Conceptually approved

• POCD IMPLEMENTATION – Steering Committee
PLANNING DEPT

• EXPECTATIONS - PREDICTABLE, TRANSPARENT AND EXPEDIENT LAND USE REVIEW PROCESS

• I LEAD A PERMITTING STAFF/DEVELOPMENT REVIEW MEETING 2x A MONTH OR MORE AS NECESSARY.
  – COORDINATE PLANNING, BUILDING, ENGINEERING, HEALTH, FIRE AND WATER STAFF REVIEW
  – PUBLIC PRE-APPLICATION REVIEW ENCOURAGED

• DEVELOPMENT REVIEW GUIDE - AVAILABLE ONLINE AS IS BUILDING, ZONING, SUBDIVISION AND SITE PLAN APPLICATION SUBMITTAL

• DIGITAL STAFF REVIEW OF APPLICATIONS AND PERMITS – MUNICITY 5