

PLANNING AND ZONING DEPARTMENT
QUARTERLY REPORT: APRIL 1, 2002 – JUNE 30, 2002

The Planning and Zoning Commission met nine times this period. Two of those nights (April 18th and May 21st) were exclusively dedicated to a determination on whether to modify, suspend or revoke the existing AvalonBay Communities special permit. A decision on that matter is expected on July 16th. In May, the Commission held a public hearing on the proposed rezoning of a portion of the Noroton Bay neighborhood. Staff has revised that proposal in response to comments received, and there will be another public hearing on a modified proposal on July 16th.

Permits by type this quarter:

Flood Damage Prevention: 5 approved; 1 amendment approved

Coastal Site Plan Review: 6 approved; 2 amendments approved

Land Filling/Excavation: 3 approved

Special Permit: 1 withdrawn; 3 amendments approved

Change of Zone applications 1 denied

Total* (total does not add up, due to applications which include multiple permits): 16

Two of the applications involve razing an existing residence and constructing a new residence.

An extra meeting has already been scheduled for July 2002 to account for the large number of applications received, and the many decisions that are currently pending.

The Zoning Board of Appeals (ZBA) met five times this quarter to process 33 applications. Overall for the quarter, 16 applications were granted; 15 denied; one granted in part/denied in part, and one withdrawn. This is a large increase over the 2nd quarter of 2001, when 17 applications were processed. The ZBA also approved a settlement of an appeal of one of its decisions. Although the number of April and May applications were lower than usual, the ZBA had a very active June. In that month alone, they met twice to act upon 15 applications—the busiest June in over 22 years.

The Environmental Protection Commission (EPC) met three times this quarter. A total of twenty-seven applications were processed. Of those, 24 were approved; one denied; and two withdrawn. Its busiest month was April, when a total of ten applications were processed and approved. The EPC is now working with a number of landowners regarding the remediation of ongoing wetlands violations. Similar to the Planning and Zoning Commission, the EPC will likely have to add an extra July meeting to process the number of applications received.

The Architectural Review Board (ARB) met three times to process 20 applications. Of those, 14 were approved, two denied, and one withdrawn.

A total of 171 Zoning Permits were issued this quarter—eight for new residences; ten for new swimming pools, and six for new signs, awnings, or canopies. A total of 71 of these zoning permits were reviewed and acted upon in June, the busiest month for zoning permits in two years.

GIS was used for a number of exciting projects this quarter. Further effort went into providing mapping for the Planning and Zoning Commission's proposed rezoning of a portion of Noroton Bay. In addition, we continue to work closely with the Tax Assessor on preparing updated tax maps. The GIS mapping replaces the map updating that was formerly done by hand and was outsourced. Thus, there was a \$900 cost savings to the Town by using GIS on this project. Both mylar originals and color prints will be produced, and the prints will be available for purchase.

