

PLANNING AND ZONING COMMISSION
ANNUAL REPORT FOR:

July 1, 2016 – June 30, 2017

The Planning and Zoning Commission, with the support of the City Planner, is responsible for the orderly and appropriate use and development of residential, commercial and industrial land and the conservation of natural resources. Services provided include the review and approvals of a wide range of land use applications, zoning regulation amendments, planning and development projects, and grant opportunities to ensure that development and growth within the City occurs in a manner which is consistent with existing land use and environmental policy and the objectives contained in the Plan of Conservation and Development.

During the report period, the Planning and Zoning Commission held eight (8) regular meetings. A total of twelve project applications for land use approvals were submitted and seven applications for site plan waivers. Four applications for Coastal Site Plan exemptions were submitted

The revisions to the Zoning Regulations were completed, approved and took effect in December of 2016. A RFP for an update to the 2008 Plan of Conservation and Development (POCD) was approved and consultant selection is expected to be finalized in October of 2017, work to begin immediately.

Staff continued to staff the Economic Development Commission serve as the City's responsible representative to the Innovations Places regional initiative sponsored by the State and CTNext, staff the Mother Bailey Committee, serve as the City representative to the Joint Land Use Study, the Historic Resiliency Study, and the Coastal Resiliency Study. Staff assisted in the successful application by the City to CTNext to fund a Redevelopment/Placemaking project as part of the innovation places project.

The work of the Commission also included processing five referrals from municipal agencies, boards and committees including the Zoning Board of Appeals, the Wetlands Commission and the Mayor's annual Capital Improvement Program, a six-year capital spending plan for the City.

A distribution of the applications acted upon by the Commission during the period follows:

Special Permit	5
Site Plan	2
Coastal Site Plan	5
Subdivision Modification	0
Zone changes	0
Zoning Regulation changes	1
Site Plan modifications	0

During the upcoming year, the Planning & Zoning Commission will select, contract with and begin work with the consultant charged with completing and update to the City's POCD, continue to review land use applications, and provide oversight and review of the new Zoning Regulations.

The Commission and staff will continue to provide technical assistance and expertise to other city departments and members of the public in areas such as land development, coastal management, source-water protection, resiliency, climate change, economic development, interpretation of regulations and other land use, infrastructure and capital projects.

Respectfully submitted,

Paul Kunkemoeller, Chairman
Planning & Zoning Commission

Barbara Goodrich
City Planner

