

**PLANNING AND ZONING COMMISSION**  
**ANNUAL REPORT FOR:**

**July 1, 2012 – June 30, 2013**

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 nine (9) regular meetings and one (1) special meeting. A total of fourteen (14) project applications for land use approvals were submitted and one application for a site plan waiver. Staff of the Commission closed out the Bridge Street Streetscape Project funded through the federal ARRA program.

The work of the Commission also included processing three (3) referrals from municipal agencies, boards and committees including the Zoning Board of Appeals, the Mayor and Council for Community and Economic Development issues and the Mayor's annual Capital Improvement Program, a six-year capital spending plan for the City totaling more than \$15,000,000.

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

<b>Special Permit</b>	<b>0</b>
<b>Site Plan</b>	<b>5</b>
<b>Coastal Site Plan</b>	<b>6</b>
<b>Subdivision Modification</b>	<b>1</b>
<b>Zone changes</b>	<b>0</b>
<b>Zoning Regulation changes</b>	<b>2</b>
<b>Site Plan modifications</b>	<b>0</b>

During the upcoming year, the Planning & Zoning Commission will continue to implement some of the recommendations of the Plan of Conservation and Development specifically the recommendations with regard to community and economic development issues in the Five Corners and Thames Street areas. The Commission will also begin the process for a comprehensive review and rewrite of the City Zoning Regulations. The staff of the Commission will continue to assist with the implementation of the redesign and reuse of the Costa Property including the bulkhead at the property and adjacent PAF site, the stabilization and renovation of the Mother Bailey House, and the annual preparation of the Capital Improvement Budget.

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, interpretation of regulations and other land use, infrastructure and capital projects.

Respectfully submitted,

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David P. Rose, Chairperson  
Planning & Zoning Commission

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Barbara Goodrich  
City Planner