Town Zoning Compliance Process

1. Regulated Activities Permit
   b. Applications shall be open for public inspection, but not necessarily a
      public hearing.
   c. Commission notifies the applicant of the decision (also with legal notice
      in newspaper).
   d. Decisions may be appealed (within 15 days of newspaper publication).
   e. Statutorily, the Conservation Commission generates a “report” before
      Zoning can make a decision.

2. Special Permit (usually simultaneous with Site Plan Application)
   b. Zoning Office determines application to complete.
   c. Zoning Commission schedules a public hearing.
   d. Public hearing.
   e. Zoning Commission grants Special Permit.
   f. 15 day appeal period after date legal notice is published in newspaper.

3. Site Plan Application (within 1 year of Special Permit or simultaneous)
   b. Zoning Commission reviews application.
   c. Zoning Commission may require Special Preservation Permit for build-
      ings that may be Historic Landmarks.
   d. Optional public hearing.
   e. Zoning Commission approves site plan.
   f. Final site plan submitted with modifications.
   g. Final site plan accepted.
   h. Amendments to the plan take place to this part of the approval.

4. Zoning Permit
   a. Administrative Application submitted to the Zoning Office with ap-
      proved site plan and regulated activities permit.
   b. The Zoning Office handles administrative Zoning permit with a sign off
      from the following departments: Planning; Conservation, and Health.
   c. Performance bond submitted on request.
   a. Approved application is forwarded to the Building Department.
   b. Construction stakes set for site work.

5. Certificate of Zoning Compliance
   a. Application of Zoning Compliance.
   b. Zoning Enforcement Office inspects within 15 days.
   c. Decisions may be brought to Zoning Board of Appeals.
Timeline of Redding, State, and Federal Approvals

- Special Development District designation and Master Plan Special Permit Approval
- On Commission license for sewage treatment plant
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- Zoning Commission approves Master Plan Site Plan amendment
- Zoning Commission approves Site Plan for main site
- COE General Permit Sec. 404 (expired May 2011)
- CT DOT Rail Crossing Relocation
- CT DOTngine Traffic Safety Permit Approval
- Zoning Commission approves Master Plan Site Plan amendment
- Site Plan map filed in Redding Land Records
- Appeals floor elevations in 4 historic blds variance
- EPA Brownfields Cleanup Grant $200,000
- Georgetown Special Tax District (GST) created
- 2005 EPA National Award for Smart Growth Achievement
- GSTD receives $72m federal grant
- State Gov. Jodi Rell grants $0.6m for site cleanup
- GSTD receives $5m USDA loan for sewage plant
- Federal SAFETEA grant of $1.2m for streetscape master plan
- CT DEP notice that GLDC illegally diverted water from Factory Pond
- GSTD receives $14.5m green bond

- USGBC LEED Neighborhood Development
- State awards $300,000 to Town for emergency dispatch center
- 2007 CT APA Chapter Community Development of the Year
- YMCA backs out of project

- State awards $.45m for remediation and removal of contaminated soil
- Town approves $3.5m in Tax Increment Financing for GLDC
- State approves $3.5m in Tax Increment Financing for GLDC
- NYT "7 Years In, Renewal Plan Languishes" article
- Housatonic Valley Council of Elected Officials $1.6m for intersections
- State commits $1.7m for two intersection improvements
- State Gov. Jodi Rell grants $1.3m for road improvements
- No TIGER grant for Georgetown redevelopment train station
- Deal with Georgetown Green LLC developer falls through
- GSTD receives $1.5m forebearance on green bonds