

Town Zoning Compliance Process

1. Regulated Activities Permit
 - a. Application submitted to Conservation Commission.
 - 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)
 - a. Application submitted to Zoning Commission.
 - 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)
 - a. Application submitted to Zoning Commission.
 - b. Zoning Commission reviews application.
 - c. Zoning Commission may require Special Preservation Permit for buildings 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 approved 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.

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Redding, State, and Federal Approvals

Project Funding and Other Milestones

Initiation "Human Exposures Under Control" indicator

2004

Special Development District designation and Master Plan Special Permit Approval

2005

Commission license for sewage treatment plant

Commission license for sewage treatment plant

Commission approves Master Plan Site Plan amendment

Commission license for approved activities

Planning Commission subdivision approval

Zoning Commission approves Site Plan for main site

ACOE General Permit Sec. 404 (expired May 2011)

CT DOT Rail Crossing Relocation

Commission approves Master Plan Site Plan amendment

Commission approves Master Plan Site Plan amendment

Site Plan map filed in Redding Land Records

Appeals floor elevations in 4 historic bldgs variance

2007

CT DEP Stream Channel Encroachment

CT DEP Dam Safety Permit Approval

Planning Commission approves resubdivision

Commission approves Master Plan Special Permit amendment

CT DEP approves Remedial Action Plan

Commission approves Master Plan Site Plan amendment

GLDC plan present in the 2008 Redding Town Plan

Individual Permit - Surface Water for removing buildings

CT DEP Water Diversion Permit

CT DOT rules need for significant mitigation action

2009

CT DOT issues certificate for major traffic generator

2010

2011

EPA Brownfields Cleanup Grant \$200,000

Georgetown Special Tax District (GSTD) 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 forbearance on green bonds