



MEMORANDUM

TO: Legislative Committee
FROM: Carl J. Stephani, Executive Director
DATE: February 24, 2011
FOR AGENDA: March 2, 2011
SUBJECT: Status Update

Based on discussion at the Committee's February 3, 2011, meeting, the attached February 4th email was sent to the Town Planners in the Region inviting them to a luncheon on February 17th to discuss potential legislation. Three of the Region's seven planners participated in the lunch, the results of which are summarized in the attached February 17th email.

In addition, the Mayors and Chambers of Commerce have been asked to provide us with their lists of unfunded state mandates that they would like lifted. We are continuing to obtain a response to that request.

HB 5178 allowing submission of zoning referrals by email has been passed out of the Planning and Development Committee; we have asked the Committee to consider revising the Bill to allow the same procedure for subdivisions.

cc: Agency Board

Attachment(s): February 4 and February 17, 2011 email

Carl Stephani

From: Carl Stephani
Sent: Friday, February 04, 2011 12:03 PM
To: 'Alan Weiner (E-mail)'; 'Hellyn Riggins (E-mail)'; 'Karl Nielson'; Khara Dodds (kdodds@plymouthct.us); Land Use Burlington (landuseoffice@burlingtonct.us); Mark DeVoe (devoe@plainville-ct.gov); 'Mary Savage'; 'Steve Schiller'
Cc: Kristin Thomas
Subject: Planning/zoning related Statutory changes - noon Thursday February 17
Attachments: 060310 Allow referrals by email pdf; HB 5178 Feb 4 docx

Greetings Central Connecticut Region Planners!

Last night our Legislative Committee met to consider legislation we are supporting for this Session.

We have secured the introduction of HB 5178 which would allow municipalities to submit their planning/zoning/subdivision referrals by email, and we are strongly supporting this bill.

We are considering seeking the introduction of other legislation to improve various planning processes, such as an increase in the time allowed for filing a subdivision map.

Members of the Committee feel there may be other "hitches" in the statutes that cause planners, and the public, unnecessary difficulties – but we don't have them identified.

For that purpose I am inviting you, and/or staff that works with you, to an informal lunch at the offices of the CCRPA on Thursday, February 17th at noon. Please let me know if you, or any of your staff, will be able to join us for this discussion so that we will have a tally of the number of *steaks* sandwiches to order. If you have any questions about this lunch meeting, please let me know or contact Kristin Thomas, our Regional Planner for planning/zoning referrals.

Thank you and have a very nice afternoon!

- Carl

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Carl Stephani

From: Carl Stephani
Sent: Thursday, February 17, 2011 2:44 PM
To: 'Alan Weiner (E-mail)'; 'Hellyn Riggins (E-mail)'; 'Karl Nielson'; Khara Dodds (kdodds@plymouthct.us); Land Use Burlington (landuseoffice@burlingtonct.us); Mark DeVoe (devoe@plainville-ct.gov); 'Mary Savage'; 'Steve Schiller'
Cc: Kristin Thomas, Tim W. Furey (tfurey@fureydonovan.com)
Subject: RE: Planning/zoning related Statutory changes - noon Thursday February 17
Attachments: Referral Procedures Overview pdf

Greetings, Central Connecticut Region Planners -

I am contacting you in response to comments made at today's lunch for the Central Connecticut Region's planners –

To open the luncheon discussion, it was noted that HB 5178 received a unanimous vote out of the P & D Committee this week, and looks to have a very bright future in the legislature –

As it is written it would only extend the opportunity to send referrals by email to zone changes, but we are seeking to have the same opportunity granted for subdivisions and will keep you posted (current law covering referrals is excerpted in the attachment).

The majority of today's discussion related to alternatives to the current requirement to publish notices of planning and zoning matters in the newspaper. It was noted that an alternative that would save considerable money would be for the state to allow such notices to be published in an abbreviated form just noting the address of the property and then citing a web site address, or the Planning Department telephone number, for access to additional information. It was suggested that might already be possible to do under the wording in the statutes as they stand. If newspaper notices were abbreviated in that manner it was suggested that the state might want to set some minimal requirements for the posting of signs on the property, and the direct mailing of notices to property owners within a certain distance. It was suggested that, in any case, if a web site were used, the web site should have a counter appended to it such that it would show how many "hits" the site experiences.

Some discussion centered on the time limit for filing subdivision maps. The statutes currently grant up to 90 days with two extensions allowed. There was consensus that 180 should be the first deadline, with two extensions allowed after that. Furthermore, it is not clear in the statutes whether an extension can be granted after the original 90 days had run out – indications were that some towns allowed such extensions, others did not.

It was suggested that the statutory deadlines for the posting of notices for all planning, zoning, and wetland related actions should be reviewed for consistency and practicality; and that CTAPA be consulted regarding their work on this issue.

Finally it was suggested that the CCRPA sponsor an annual, or even semi-annual planners brainstorming lunch in anticipation of each legislative session to help focus the Agency's legislative advocacy efforts related to land use. On that basis, the CCRPA will tentatively consider sponsoring such a luncheon in the September/October time frame. Please advise if you would participate in such a luncheon if it avoided other calendar conflicts.

Thank you for your thoughts about any of these subjects. Have a very nice afternoon!

- Carl