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PLEASE SUPPORT S.B. 1084 (File # 396), An Act Reorganizing Local Land Use Commissions, Boards and Agencies

- **S.B. 1084 authorizes, but does not mandate**, a new way to organize local land use commissions and boards. **This is permissive authority** – no town has to do it, but several in the northeast corner of the state, and perhaps others, want to try this.
- **There's a better way to do local land use work.** Current planning and zoning commissions are based on an outdated, 1920s model from the U.S. Dept. of Commerce
- S.B. 1084 allows municipalities to create a “**land use commission**” to write the plan of conservation and development and all the land use regulations that would implement the plan (i.e., zoning map, zoning regulations, subdivision regulations, inland wetland regulations), greatly improving the coordination among various regulations and local planning efforts.
- Another board, the “**development review agency**,” can be created to review all applications, applying the regulations, creating a holistic review of a development proposal and a one-stop shop, greatly improving the application and local review process.
- **S.B. 1084 does not change a single substantive requirement or authority regarding regulations or applications. IT WILL NOT HARM NATURAL RESOURCES. The main objection to the bill: It does allow inland wetlands issues and planning and zoning matters to be handled by the same body – But this is SOMETHING TOWNS CAN ALREADY DO.**

Adopting this bill would have multiple benefits and solve many land use issues about which advocates from all sides have complained, such as:

1. Preserves local control over land uses under planning, zoning, wetlands and other land use enabling statutes;
2. Better coordinates land use planning with regulatory implementation- **smarter** “smart growth”;
3. Ensures that the local plan of conservation and development and all land use maps, zoning and natural resource boundaries and regulations are adopted by the same local commission, a better way to make the plan of C&D mean something in a municipality;
4. Ensures that all local land use maps, zoning and natural resource boundaries and all land use regulations are coordinated, eliminating conflicting provisions, and consolidated into a single regulatory structure;
5. Provides a single responsible commission for creating a land use vision of a community, planning its land uses and facilitating the public's involvement in this process, subject of course to local legislative approval;
6. Clarifies, simplifies and streamlines the land use process for all constituents;
7. Eliminates unnecessary permit and other approval processing delays and applicant referrals to other boards and commissions for multiple reviews;
8. Creates a single, one-stop review agency for all land use applications to ensure the land use application complies with all applicable regulations;
9. Eliminates tunnel vision that occurs with some local land use boards today who focus on only their piece of the land use puzzle and creates a system where both the regulation writers and application decision makers look at land use in a holistic, comprehensive and balanced way; and
10. By simplifying the system, empowers local citizens to better plan and design their community through adoption of the local plan of conservation and development and implementing land use regulations while handling the tasks of reviewing land use applications in a streamlined administrative and public process.

Please pass S.B. 1084 and let municipalities try a new, better, smarter way to organize their local land use responsibilities.

Representing the Home Building, Remodeling and Land Development Industries In Connecticut
“Enhancing Our Member's Value to Their Customers and Our Industry's Value to Society”