



Creating Great Communities For All
**Connecticut Chapter of the
American Planning Association**

**Testimony regarding
Proposed Bill No. 258– AN ACT CONCERNING CERTIFICATES OF APPROVAL FOR THE
LOCATION OF MOTOR VEHICLE DEALERSHIPS AND REPAIR SHOPS**

CCAPA strongly supports this Proposed Bill and has advocated for this modification to CGS §14-54 for several years. The Zoning Enabling Statute, §8-2, grants local Zoning Commissions (or combined Planning & Zoning Commissions) with broad authority over the management of land use decisions in a municipality, including the types of uses allowed, under which circumstances, in each part of a community. For some murky reason, the approval of location for motor vehicle dealerships and repair shops was carved out from the Zoning Commission's purview and handed to the Zoning Board of Appeals (ZBA). A ZBA has no independent standards nor guiding regulations to determine whether or not a dealership or repair shop is appropriate. Those regulations and standards belong to the Zoning Commission. Accordingly, the granting of certificates of approval and location are clearly more appropriately delegated to the Zoning Commission.

We would respectfully propose that this authorization of the Zoning Commission could be further extended to the Zoning Enforcement Officer to review and approve these applications at a staff level and further streamline this process. The result of this bill will be to unify a more complete range of land use regulation and review authorities in the most appropriate local entity.

WHO WE ARE

The Connecticut Chapter of the American Planning Association (CCAPA) has over 420 members who are governmental and consulting planners, land use attorneys, citizen planners, and other professionals engaged in planning and managing land use, economic development, housing, transportation, and conservation for local, regional, and State governments, private businesses and other entities. CCAPA has long been committed to assisting the legislature and State agencies with developing and furthering responsible growth management principles. The APA is an independent, not-for-profit, national educational organization that provides leadership in the development of vital communities.

CONTACTS

CCAPA Govt. Relations Committee Co-Chairs
John Guskowski, AICP
Jenna Montesano, Esq.
Phone: (860) 455-8251
ctplannersgovrel@gmail.com

CCAPA President
Rebecca Augur, AICP
Phone: (203) 271-1773
raugur@mminc.com