



General Assembly

Amendment

January Session, 2021

LCO No. 9496



Offered by:

SEN. FORMICA, 20th Dist.

SEN. HWANG, 28th Dist.

SEN. SOMERS, 18th Dist.

To: Subst. House Bill No. 6107

File No. 716

Cal. No. 477

"AN ACT CONCERNING THE ZONING ENABLING ACT, ACCESSORY APARTMENTS, TRAINING FOR CERTAIN LAND USE OFFICIALS, MUNICIPAL AFFORDABLE HOUSING PLANS AND A COMMISSION ON CONNECTICUT'S DEVELOPMENT AND FUTURE."

1 Strike section 13 in its entirety and substitute the following in lieu
2 thereof:

3 "Sec. 13. (*Effective from passage*) (a) There is established a Commission
4 on Connecticut's Development and Future within the Legislative
5 Department, which shall evaluate policies related to land use,
6 conservation, housing affordability and infrastructure.

7 (b) The commission shall consist of the following members:

8 (1) One appointed by the speaker of the House of Representatives;

9 (2) One appointed by the president pro tempore of the Senate;

10 (3) One appointed by the majority leader of the House of
11 Representatives;

12 (4) One appointed by the majority leader of the Senate;

13 (5) One appointed by the minority leader of the House of
14 Representatives;

15 (6) One appointed by the minority leader of the Senate;

16 (7) The chairpersons and ranking members of the joint standing
17 committee of the General Assembly having cognizance of matters
18 relating to planning and development;

19 (8) The chairpersons and ranking members of the joint standing
20 committee of the General Assembly having cognizance of matters
21 relating to the environment;

22 (9) The chairpersons and ranking members of the joint standing
23 committee of the General Assembly having cognizance of matters
24 relating to housing;

25 (10) The chairpersons and ranking members of the joint standing
26 committee of the General Assembly having cognizance of matters
27 relating to transportation;

28 (11) The Secretary of the Office of Policy and Management;

29 (12) The Commissioner of Administrative Services, or the
30 commissioner's designee;

31 (13) The Commissioner of Economic and Community Development,
32 or the commissioner's designee;

33 (14) The Commissioner of Energy and Environmental Protection, or
34 the commissioner's designee;

35 (15) The Commissioner of Housing, or the commissioner's designee;

36 (16) The Commissioner of Transportation, or the commissioner's
37 designee;

38 (17) One appointed by the Governor who shall represent the
39 Connecticut Council of Small Towns;

40 (18) One appointed by the Governor who shall represent the
41 Connecticut Council of Municipalities;

42 (19) One appointed by the Governor who shall represent a
43 municipality with a population of twenty-five thousand or less;

44 (20) One appointed by the Governor who shall represent a
45 municipality with a population of greater than twenty-five thousand
46 but less than sixty-five thousand;

47 (21) One appointed by the Governor who shall represent a
48 municipality with a population of greater than sixty-five thousand;

49 (22) One appointed by the Governor who shall represent the
50 Connecticut Association of Realtors;

51 (23) One appointed by the Governor who shall represent the
52 Connecticut Homebuilders Association; and

53 (24) One appointed by the Governor who shall represent the
54 Connecticut League of Conservation Voters.

55 (c) Appointing authorities, in cooperation with one another, shall
56 make a good faith effort to ensure that, to the extent possible, the
57 membership of the commission closely reflects the gender and racial
58 diversity of the state. Members of the commission shall serve without
59 compensation, except for necessary expenses incurred in the
60 performance of their duties. Any vacancy shall be filled by the
61 appointing authority.

62 (d) The speaker of the House of Representatives and the president
63 pro tempore of the Senate shall jointly select one of the members of the

64 General Assembly described in subdivision (1) or (2) of subsection (b) of
65 this section to serve as one cochairperson of the commission. The
66 Secretary of the Office of Policy and Management shall serve as the other
67 cochairperson of the commission. Such cochairpersons shall schedule
68 the first meeting of the commission.

69 (e) The commission may accept administrative support and technical
70 and research assistance from outside organizations and employees of
71 the Joint Committee on Legislative Management. The cochairpersons
72 may establish, as needed, working groups consisting of commission
73 members and nonmembers and may designate a chairperson of each
74 such working group.

75 (f) (1) Except as provided in subdivision (2) of this subsection, not
76 later than January 1, 2022, and not later than January 1, 2023, the
77 commission shall submit a report to the joint standing committees of the
78 General Assembly having cognizance of matters relating to planning
79 and development, environment, housing and transportation and to the
80 Secretary of the Office of Policy and Management, in accordance with
81 the provisions of section 11-4a of the general statutes, regarding the
82 following:

83 (A) Any recommendations for statutory changes concerning the
84 process for developing, adopting and implementing the state plan of
85 conservation and development;

86 (B) Any recommendations for (i) statutory changes concerning the
87 process for developing and adopting the state's consolidated plan for
88 housing and community development prepared pursuant to section 8-
89 37t of the general statutes, and (ii) implementation of such plan;

90 (C) Any recommendations (i) for guidelines and incentives for
91 compliance with (I) the requirements for affordable housing plans
92 prepared pursuant to section 8-30j of the general statutes, as amended
93 by this act, and (II) subdivisions (4) to (6), inclusive, of subsection (b) of
94 section 8-2 of the general statutes, as amended by this act, and (ii) as to
95 how such compliance should be determined, as well as the form and

96 manner in which evidence of such compliance should be demonstrated.
97 Nothing in this subparagraph may be construed as permitting any
98 municipality to delay the preparation or amendment and adoption of
99 an affordable housing plan, and the submission of a copy of such plan
100 to the Secretary of the Office of Policy and Management, beyond the
101 date set forth in subsection (a) of section 8-30j of the general statutes, as
102 amended by this act;

103 (D) An examination of the provisions of section 8-30g of the general
104 statutes, as amended by this act, and the impact of the policy underlying
105 said section upon affordable housing in the state;

106 (E) (i) Existing categories of discharge that constitute (I) alternative
107 on-site sewage treatment systems, as described in section 19a-35a of the
108 general statutes, (II) subsurface community sewerage systems, as
109 described in section 22a-430 of the general statutes, and (III)
110 decentralized systems, as defined in section 7-245 of the general statutes,
111 as amended by this act, (ii) current administrative jurisdiction to issue
112 or deny permits and approvals for such systems, with reference to daily
113 capacities of such systems, and (iii) the potential impacts of increasing
114 the daily capacities of such systems, including changes in administrative
115 jurisdiction over such systems and the timeframe for adoption of
116 regulations to implement any such changes in administrative
117 jurisdiction;

118 (F) (i) Development of model design guidelines for both buildings
119 and context-appropriate streets that municipalities may adopt, in whole
120 or in part, as part of their zoning or subdivision regulations, which
121 guidelines shall (I) identify common architectural and site design
122 features of building types used in urban, suburban and rural
123 communities throughout this state, (II) create a catalogue of common
124 building types, particularly those typically associated with housing, (III)
125 establish reasonable and cost-effective design review standards for
126 approval of common building types, accounting for topography,
127 geology, climate change and infrastructure capacity, (IV) establish
128 procedures for expediting the approval of buildings or streets that

129 satisfy such design review standards, whether for zoning or subdivision
 130 regulations, and (V) create a design manual for context-appropriate
 131 streets that complement common building types, and (ii) development
 132 and implementation by the regional councils of governments of an
 133 education and training program for the delivery of such model design
 134 guidelines for both buildings and context-appropriate streets.

135 (2) If the commission is unable to meet the January 1, 2022, deadline
 136 set forth in subdivision (1) of this subsection for the submission of the
 137 report described in said subdivision, the cochairpersons shall request
 138 from the speaker of the House of Representatives and president pro
 139 tempore of the Senate an extension of time for such submission and shall
 140 submit an interim report.

141 (3) The commission shall terminate on the date it submits its final
 142 report or January 1, 2023, whichever is later."

This act shall take effect as follows and shall amend the following sections:		
Sec. 13	<i>from passage</i>	New section