General Assembly

Raised Bill No. 6959

January Session, 2025

LCO No. **4454**

Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING THE APPROVAL OF SOLAR ENERGY SYSTEMS IN HISTORIC DISTRICTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 7-147f of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025*):

(a) (1) If the commission determines that the proposed erection, alteration or parking will be appropriate, it shall issue a certificate of appropriateness. In **[**passing on**]** determining appropriateness as to exterior architectural features, buildings or structures, the commission shall consider, in addition to other pertinent factors, the type and style of exterior windows, doors, light fixtures, signs, above-ground utility structures **[**,**]** and mechanical appurtenances and the type and texture of building materials. In **[**passing upon**]** determining appropriateness as to exterior architectural features, the commission shall **[**also**]** consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, scale, general design, arrangement, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style and

pertinent features of other buildings and structures in the immediate neighborhood.

(2) No application for a certificate of appropriateness for an exterior architectural feature **[**, such as a solar energy system,**]** designed for the utilization of renewable resources, such as a solar energy system, shall be denied unless the commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the district. The commission shall not find that a solar energy system will substantially impair the historic character and appearance of the district if such system (A) will be installed on the roof of a structure, and (B) the roof surface upon which such system will be installed faces the rear of the lot upon which such structure is located. A certificate of appropriateness for **[**such**]** a feature may include stipulations requiring design modifications and limitations on the location of the feature **[**which**]** that do not significantly impair **[**its**]** the feature's effectiveness.

(3) In **[**passing upon**]** determining appropriateness as to parking, the commission shall take into consideration the size of such parking area, the visibility of cars parked therein, the closeness of such area to adjacent buildings and other similar factors.

(b) In its deliberations, the historic district commission shall act only for the purpose of controlling the erection or alteration of buildings, structures or parking **[**which**]** that are incongruous with the historic or architectural aspects of the district. The commission shall not consider interior arrangement or use. However, the commission may recommend adaptive reuse of any buildings or structures within the district compatible with the historic architectural aspects of the district.

This act shall take effect as follows and shall amend the following sections:		
Section 1	*October 1, 2025*	7-147f

Statement of Purpose:

To prohibit a historic district commission from declining to issue a certificate of appropriateness based on the proposed installation of a solar energy system if such system will be installed on a roof surface that faces the rear of the lot upon which such structure is located.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]