



General Assembly

January Session, 2007

**Raised Bill No. 1057**

LCO No. 3489

\*03489\_\_\_\_\_PD\_\*

Referred to Committee on Planning and Development

Introduced by:  
(PD)

**AN ACT CONCERNING MUNICIPAL PLANNING.**

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

1 Section 1. Section 8-26g of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2007*):

3 (a) Any person, firm or corporation making a subdivision of land  
4 for a project consisting of four hundred or more dwelling units shall  
5 complete all work in connection with such subdivision [within] not  
6 more than ten years after the approval of the plan for such subdivision;  
7 the commission's endorsement of approval on the plan shall state the  
8 date on which such ten-year period expires.

9 (b) In the case of a subdivision plan approved on or after June 19,  
10 1987, failure to complete all work within such ten-year period shall  
11 result in automatic expiration of the approval of such plan provided  
12 the commission shall file on the land records of the town in which such  
13 subdivision is located notice of such expiration and shall state such  
14 expiration on the subdivision plan on file in the office of the town clerk  
15 of such town, and no additional lots in the subdivision shall be  
16 conveyed by the subdivider or his successor in interest as such

17 subdivider except with approval by the commission of a new  
18 application for subdivision of the subject land. If lots have been  
19 conveyed during such ten-year period, the municipality shall call the  
20 bond or other surety on said subdivision to the extent necessary to  
21 complete the bonded improvements and utilities required to serve  
22 those lots. ["Work" for purposes of] As used in this section, "work"  
23 means all physical improvements required by the approved plan,  
24 other than the staking out of lots, and includes but is not limited to the  
25 construction of roads, storm drainage facilities and water and sewer  
26 lines, the setting aside of open space and recreation areas, installation  
27 of telephone and electric services, planting of trees or other  
28 landscaping, and installation of retaining walls or other structures.

29 Sec. 2. Section 8-28 of the general statutes is repealed and the  
30 following is substituted in lieu thereof (*Effective October 1, 2007*):

31 Notice of all official actions or decisions of a planning commission,  
32 not limited to those relating to the approval or denial of subdivision  
33 plans, shall be published in a newspaper having a substantial  
34 circulation in the municipality [within] not more than fifteen days after  
35 such action or decision. Any appeal from an action or decision of a  
36 planning commission shall be taken pursuant to the provisions of  
37 section 8-8.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2007</i>	8-26g
Sec. 2	<i>October 1, 2007</i>	8-28

**Statement of Purpose:**

To make technical changes to certain planning statutes.

*[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.]*