



General Assembly

Amendment

February Session, 2008

LCO No. 5404

HB0564105404HDO

Offered by:

REP. FELTMAN, 6th Dist.
REP. ROY, 119th Dist.
REP. AMAN, 14th Dist.
SEN. FASANO, 34th Dist.

SEN. COLEMAN, 2nd Dist.
REP. MINER, 66th Dist.
REP. CHAPIN, 67th Dist.
REP. BACCHIOCHI, 52nd Dist.

To: Subst. House Bill No. 5641

File No. 342

Cal. No. 208

"AN ACT CONCERNING CONSERVATION DEVELOPMENT."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. (NEW) (*Effective July 1, 2008*) As used in sections 2 to 8,
4 inclusive, of this act, section 16a-32 of the general statutes, as amended
5 by this act, and section 8-25 of the general statutes, as amended by this
6 act:

7 (1) "Conservation development" means a residential development
8 that concentrates buildings and structures in specific areas of a lot, site
9 or parcel so that the remaining land can be used for recreation, open
10 space or preservation of features or structures with environmental,
11 historical, cultural or other significance;

12 (2) "Conservation development zone" means an overlay zone

13 adopted by a zoning commission pursuant to sections 2 to 4, inclusive,
14 of this act;

15 (3) "Open space" means land or a permanent interest in land that is
16 used for or satisfies one or more of the criteria listed in subsection (b)
17 of section 7-131d of the general statutes;

18 (4) "Zoning commission" means a municipal agency designated or
19 authorized to exercise zoning powers under chapter 124 of the general
20 statutes or any special act; and

21 (5) "Planning commission" means a municipal agency designated or
22 authorized to exercise subdivision powers under chapter 126 of the
23 general statutes or any special act.

24 Sec. 2. (NEW) (*Effective July 1, 2008*) (a) Notwithstanding the
25 provisions of any charter or special act, a zoning commission may
26 adopt, as part of the zoning regulations adopted under section 8-2 of
27 the general statutes or any special act, regulations establishing
28 conservation development zones and requirements for conservation
29 development site plans in accordance with the provisions of this
30 section and sections 3 and 4 of this act.

31 (b) A conservation development zone shall be an overlay zone and
32 regulations for such zone shall provide for the following:

33 (1) A conservation development shall be located in a conservation
34 development zone and be a permitted use in such zone and shall not
35 be subject to any special permit, special exception, special exemption
36 or other similar discretionary procedures, requirements or standards
37 under the provisions of chapter 124 of the general statutes;

38 (2) The number of housing units per acre in the conservation
39 development zone shall constitute an increase over the housing
40 density of the underlying zone of (A) at least ten per cent if the amount
41 of land set aside as open space is more than twenty per cent of the
42 development area; (B) at least fifteen per cent if the amount of land set

43 aside is more than twenty-five per cent of the development area; (C) at
44 least twenty per cent if the amount of land set aside as open space is
45 more than thirty per cent; or (D) at least thirty per cent if the amount of
46 land set aside as open space is more than forty per cent. For the
47 purpose of calculating density under this section, open space shall
48 consist of that portion of land in the proposal that is suitable for
49 development. As used in this section "suitable for development" shall
50 be construed to include all land except land described in subdivision
51 (5) of this subsection. The density provided for in this subdivision shall
52 be increased by two per cent if the open space to be set aside is
53 adjacent to other open space or to a public highway;

54 (3) Notwithstanding any minimum lot or building requirements in
55 the municipality, the size of lots shall be based on soil characteristics,
56 except as otherwise provided for in this subdivision. If a lot is served
57 by a public water or sewer system or served by an alternative on-site
58 sewage treatment system, the regulations may authorize the zoning
59 commission to waive the requirements of the zoning regulations,
60 including, but not limited to, requirements for lot size setbacks, lot
61 coverage, building height and road frontage. If a lot is not served by a
62 public water or sewer system or served by an alternative on-site
63 sewage treatment system, such regulations shall contain provisions for
64 lot size, setbacks, lot coverage, building height and road frontage that
65 are necessary to protect the health and safety of the municipality;

66 (4) Open space in a conservation development shall restore,
67 preserve or enhance wildlife habitation or use of the property. A
68 condition of approval shall include a written commitment by a
69 municipality or a nonprofit conservation organization for the
70 management of the open space. Such commitment shall be recorded on
71 the land records of each municipality in which the property is located;
72 and

73 (5) The amount of open space the zoning commission may require
74 in a conservation development shall be at least twenty per cent, but not
75 more than fifty per cent, of the land that can be improved excluding:

76 (A) Land already committed to a public use or purpose, whether
77 publicly or privately owned; (B) existing parks, recreation areas and
78 open space that is dedicated to the public or subject to a recorded
79 conservation easement; (C) land otherwise subject to an enforceable
80 restriction on or prohibition of development; (D) wetlands or
81 watercourses, as defined in chapter 440 of the general statutes; and (E)
82 land with steep slopes in excess of forty degrees.

83 Sec. 3. (NEW) (*Effective July 1, 2008*) (a) A zoning commission, at the
84 time of and as part of its adoption of regulations for a conservation
85 development zone, may adopt design standards for a conservation
86 development within such zone.

87 (b) Such design standards may (1) ensure that construction within
88 the conservation development zone is complementary to adjacent and
89 neighboring buildings and structures; and (2) address the scale and
90 proportions of buildings, site coverage, alignment, width and grade of
91 streets and sidewalks, type and location of infrastructure, location of
92 building and garage entrances, off-street parking, protection of
93 significant natural site features, location and design of open spaces,
94 signage, and setbacks and buffering from adjacent properties.

95 Sec. 4. (NEW) (*Effective July 1, 2008*) (a) A zoning commission shall
96 prescribe, consistent with the provisions of this section and sections 2
97 and 3 of this act, the form of an application for approval of a
98 conservation development or conservation development site plan.
99 Receipt and processing of applications shall follow the time periods
100 and procedures of chapter 124 of the general statutes. A zoning
101 commission, or its agent, may, to the extent allowed by the Freedom of
102 Information Act, conduct one or more preliminary or preapplication
103 planning or workshop meetings with regard to a conservation
104 development zone or development.

105 (b) The regulations for a conservation development may require the
106 applicant for approval of a conservation development to pay the cost
107 of reasonable consulting fees to provide peer review of the technical

108 aspects of the application for the benefit of the commission. Such fees
109 shall be held in a separate account and used only for expenses
110 associated with the technical review of the application by consultants
111 who are not otherwise salaried employees of the municipality or the
112 commission, and any surplus remaining, including any interest
113 accrued, shall be returned to the applicant within forty-five days of the
114 completion of such technical review.

115 (c) Conservation development regulations may provide for the
116 referral of a site plan for comment to other agencies, boards or
117 commissions of the municipality. If a site plan is referred to another
118 agency, board or commission, such agency, board or commission may
119 provide any comments to the zoning commission within the applicable
120 time period for such commission to make a decision on the application.

121 (d) A conservation development shall be approved by the zoning
122 commission subject only to conditions that are necessary to (1) ensure
123 substantial compliance of the proposed development with the
124 requirements of the conservation development zone regulations,
125 design standards, if any, and, as applicable, site plan regulations,
126 pursuant to sections 1 to 4, inclusive, of this act and chapter 124 of the
127 general statutes; or (2) ensure compliance with the provisions of any
128 state law or regulations adopted thereunder or local ordinance
129 concerning land use. An application may be denied only on the
130 grounds that: (A) The development does not meet the requirements set
131 forth in the conservation development zone regulations or the
132 conservation development site plan regulations, as applicable; (B) the
133 applicant failed to submit information and fees required by the
134 regulations and necessary for an adequate and timely review of the
135 development; or (C) there is no grantee for an easement or conveyance
136 of the open space.

137 (e) The duration and renewal of an approval of a conservation
138 development shall be governed by subsection (i) or (j) of section 8-3 of
139 the 2008 supplement to the general statutes.

140 Sec. 5. (NEW) (*Effective July 1, 2008*) (a) Notwithstanding the
141 provisions of any charter or special act, a planning commission may
142 adopt, as part of the subdivision regulations adopted under section 8-
143 25 of the general statutes, as amended by this act, or any special act,
144 regulations for conservation development subdivisions, in accordance
145 with the provisions of sections 5 to 7, inclusive, of this act and section
146 8-25 of the 2008 supplement to the general statutes, as amended by this
147 act.

148 (b) Conservation development subdivision regulations shall provide
149 for the following:

150 (1) A conservation development subdivision shall not be subject to
151 any special permit, special exception or special exemption or other
152 similar discretionary procedures, requirements or standards under the
153 provisions of chapter 124 or 126 of the general statutes;

154 (2) The number of housing units per acre in the conservation
155 development subdivision shall constitute an increase over the housing
156 density of the underlying zone of (A) at least ten per cent if the amount
157 of land set aside as open space is more than twenty per cent of the
158 development area; (B) at least fifteen per cent if the amount of land set
159 aside is more than twenty-five per cent of the development area; (C) at
160 least twenty per cent if the amount of land set aside as open space is
161 more than thirty per cent; or (D) at least thirty per cent if the amount of
162 land set aside as open space is more than forty per cent. For the
163 purpose of calculating density under this section, open space shall
164 consist of that portion of land in the proposal that is suitable for
165 development. As used in this section "suitable for development" shall
166 be construed to include all land except land described in subdivision
167 (5) of this subsection. The density provided for in this subdivision shall
168 be increased by two per cent if the open space to be set aside is
169 adjacent to other open space or to a public highway;

170 (3) Notwithstanding any minimum lot or building requirements in
171 the municipality, the size of lots shall be based on soil characteristics,

172 except as otherwise provided for in this subdivision. If a lot is served
173 by a public water or sewer system or served by an alternative on-site
174 sewage treatment system, the regulations may authorize the planning
175 commission to waive the requirements of the subdivision regulations,
176 including, but not limited to, requirements for lot size setbacks, lot
177 coverage, building height and road frontage. If a lot is not served by a
178 public water or sewer system or served by an alternative on-site
179 sewage treatment system, such regulations shall contain provisions for
180 lot size, setbacks, lot coverage, building height and road frontage that
181 are necessary to protect the health and safety of the municipality;

182 (4) Open space in a conservation development subdivision shall
183 restore, preserve or enhance wildlife habitation or use of the property.
184 A condition of approval shall include a written commitment by a
185 municipality or a nonprofit conservation organization for the
186 management of the open space. Such commitment shall be recorded on
187 the land records of each municipality in which the property is located;
188 and

189 (5) The amount of open space the planning commission may require
190 in a conservation development subdivision shall be at least twenty per
191 cent, but not more than fifty per cent, of the land that can be improved
192 excluding: (A) Land already committed to a public use or purpose,
193 whether publicly or privately owned; (B) existing parks, recreation
194 areas and open space that is dedicated to the public or subject to a
195 recorded conservation easement; (C) land otherwise subject to an
196 enforceable restriction on or prohibition of development; (D) wetlands
197 or watercourses, as defined in chapter 440 of the general statutes; and
198 (E) land with steep slopes in excess of forty degrees.

199 Sec. 6. (NEW) (*Effective July 1, 2008*) (a) A planning commission, at
200 the time of and as part of its adoption of conservation development
201 subdivision regulations, may adopt design standards for a
202 conservation development subdivision.

203 (b) Such design standards may (1) ensure that construction within

204 the conservation development subdivision is complementary to
205 adjacent and neighboring buildings and structures; and (2) address the
206 scale and proportions of buildings, site coverage, alignment, width and
207 grade of streets and sidewalks, type and location of infrastructure,
208 location of building and garage entrances, off-street parking,
209 protection of significant natural site features, location and design of
210 open spaces, signage, and setbacks and buffering from adjacent
211 properties.

212 Sec. 7. (NEW) (*Effective July 1, 2008*) (a) A planning commission shall
213 prescribe, consistent with the provisions of this section and sections 5
214 and 6 of this act, the form of an application for approval of a
215 conservation development subdivision. Receipt and processing of
216 applications shall follow the time periods and procedures of chapter
217 126 of the general statutes. A planning commission, or its agent, may,
218 to the extent allowed by the Freedom of Information Act, conduct one
219 or more preliminary or preapplication planning or workshop meetings
220 with regard to a conservation development subdivision.

221 (b) The conservation development subdivision regulations may
222 require the applicant for approval of a conservation development
223 subdivision to pay the cost of reasonable consulting fees to provide
224 peer review of the technical aspects of the application for the benefit of
225 the commission. Such fees shall be held in a separate account and used
226 only for expenses associated with the technical review of the
227 application by consultants who are not otherwise salaried employees
228 of the municipality or the commission, and any surplus remaining,
229 including any interest accrued, shall be returned to the applicant
230 within forty-five days of the completion of such technical review.

231 (c) Conservation development subdivision regulations may provide
232 for the referral of a subdivision application for comment to other
233 agencies, boards or commissions of the municipality. If a subdivision
234 application is referred to another agency, board or commission, such
235 agency, board or commission may provide any comments to the
236 planning commission within the applicable time period for such

237 commission to make a decision on the application.

238 (d) A conservation development subdivision shall be approved by
239 the planning commission subject only to conditions that are necessary
240 to (1) ensure substantial compliance of the proposed subdivision with
241 the requirements of the conservation development subdivision
242 regulations and design standards, if any, pursuant to sections 5 and 6
243 of this act and chapter 126 of the general statutes; or (2) ensure
244 compliance with the provisions of any state law or regulations adopted
245 thereunder or local ordinance concerning land use. An application
246 may be denied only on the grounds that: (A) The development does
247 not meet the requirements set forth in the conservation development
248 subdivision regulations or the design stands for the conservation
249 development subdivision; (B) the applicant failed to submit
250 information and fees required by the regulations and necessary for an
251 adequate and timely review of the development; or (C) there is no
252 grantee for an easement or conveyance of the open space.

253 (e) The duration and renewal of an approval of a conservation
254 development subdivision shall be governed by section 8-26c or 8-26g
255 of the general statutes, as applicable.

256 Sec. 8. Section 8-25 of the 2008 supplement to the general statutes is
257 repealed and the following is substituted in lieu thereof (*Effective July*
258 *1, 2008*):

259 (a) No subdivision of land shall be made until a plan for such
260 subdivision has been approved by the commission. Any person, firm
261 or corporation making any subdivision of land without the approval of
262 the commission shall be fined not more than five hundred dollars for
263 each lot sold or offered for sale or so subdivided. Any plan for
264 subdivision shall, upon approval, or when taken as approved by
265 reason of the failure of the commission to act, be filed or recorded by
266 the applicant in the office of the town clerk not later than ninety days
267 after the expiration of the appeal period under section 8-8 of the 2008
268 supplement to the general statutes, or in the case of an appeal, not later

269 than ninety days after the termination of such appeal by dismissal,
270 withdrawal or judgment in favor of the applicant but, if it is a plan for
271 subdivision wholly or partially within a district, it shall be filed in the
272 offices of both the district clerk and the town clerk, and any plan not so
273 filed or recorded within the prescribed time shall become null and
274 void, except that the commission may extend the time for such filing
275 for two additional periods of ninety days and the plan shall remain
276 valid until the expiration of such extended time. All such plans shall be
277 delivered to the applicant for filing or recording not more than thirty
278 days after the time for taking an appeal from the action of the
279 commission has elapsed or not more than thirty days after the date
280 that plans modified in accordance with the commission's approval and
281 that comply with section 7-31 are delivered to the commission,
282 whichever is later, and in the event of an appeal, not more than thirty
283 days after the termination of such appeal by dismissal, withdrawal or
284 judgment in favor of the applicant or not more than thirty days after
285 the date that plans modified in accordance with the commission's
286 approval and that comply with section 7-31 are delivered to the
287 commission, whichever is later. No such plan shall be recorded or filed
288 by the town clerk or district clerk or other officer authorized to record
289 or file plans until its approval has been endorsed thereon by the
290 chairman or secretary of the commission, and the filing or recording of
291 a subdivision plan without such approval shall be void. Before
292 exercising the powers granted in this section, the commission shall
293 adopt regulations covering the subdivision of land. No such
294 regulations shall become effective until after a public hearing held in
295 accordance with the provisions of section 8-7d of the 2008 supplement
296 to the general statutes. Such regulations shall provide that the land to
297 be subdivided shall be of such character that it can be used for
298 building purposes without danger to health or the public safety, that
299 proper provision shall be made for water, sewerage and drainage,
300 including the upgrading of any downstream ditch, culvert or other
301 drainage structure which, through the introduction of additional
302 drainage due to such subdivision, becomes undersized and creates the
303 potential for flooding on a state highway, and, in areas contiguous to

304 brooks, rivers or other bodies of water subject to flooding, including
305 tidal flooding, that proper provision shall be made for protective flood
306 control measures and that the proposed streets are in harmony with
307 existing or proposed principal thoroughfares shown in the plan of
308 conservation and development as described in section 8-23 of the 2008
309 supplement to the general statutes, especially in regard to safe
310 intersections with such thoroughfares, and so arranged and of such
311 width, as to provide an adequate and convenient system for present
312 and prospective traffic needs. Such regulations shall also provide that
313 the commission may require the provision of open spaces, parks and
314 playgrounds when, and in places, deemed proper by the planning
315 commission, which open spaces, parks and playgrounds shall be
316 shown on the subdivision plan. Such regulations may, with the
317 approval of the commission, authorize the applicant to pay a fee to the
318 municipality or pay a fee to the municipality and transfer land to the
319 municipality in lieu of any requirement to provide open spaces. Such
320 payment or combination of payment and the fair market value of land
321 transferred shall be equal to not more than ten per cent of the fair
322 market value of the land to be subdivided prior to the approval of the
323 subdivision. The fair market value shall be determined by an appraiser
324 jointly selected by the commission and the applicant. A fraction of
325 such payment the numerator of which is one and the denominator of
326 which is the number of approved parcels in the subdivision shall be
327 made at the time of the sale of each approved parcel of land in the
328 subdivision and placed in a fund in accordance with the provisions of
329 section 8-25b. The open space requirements of this section shall not
330 apply if the transfer of all land in a subdivision of less than five parcels
331 is to a parent, child, brother, sister, grandparent, grandchild, aunt,
332 uncle or first cousin for no consideration, or if the subdivision is to
333 contain affordable housing, as defined in section 8-39a, equal to twenty
334 per cent or more of the total housing to be constructed in such
335 subdivision. Such regulations shall not impose conditions or
336 requirements on conservation developments, as defined in section 1 of
337 this act, that are different from other subdivisions permitted under this
338 chapter, except as provided by section 5 to 7, inclusive, of this act. Such

339 regulations, on and after July 1, 1985, shall provide that proper
340 provision be made for soil erosion and sediment control pursuant to
341 section 22a-329. Such regulations shall not impose conditions and
342 requirements on manufactured homes having as their narrowest
343 dimension twenty-two feet or more and built in accordance with
344 federal manufactured home construction and safety standards or on
345 lots containing such manufactured homes which are substantially
346 different from conditions and requirements imposed on single-family
347 dwellings and lots containing single-family dwellings. Such
348 regulations shall not impose conditions and requirements on
349 developments to be occupied by manufactured homes having as their
350 narrowest dimension twenty-two feet or more and built in accordance
351 with federal manufactured home construction and safety standards
352 which are substantially different from conditions and requirements
353 imposed on multifamily dwellings, lots containing multifamily
354 dwellings, cluster developments or planned unit developments. The
355 commission may also prescribe the extent to which and the manner in
356 which streets shall be graded and improved and public utilities and
357 services provided and, in lieu of the completion of such work and
358 installations previous to the final approval of a plan, the commission
359 may accept a bond in an amount and with surety and conditions
360 satisfactory to it securing to the municipality the actual construction,
361 maintenance and installation of such improvements and utilities
362 within a period specified in the bond. Such regulations may provide,
363 in lieu of the completion of the work and installations above referred
364 to, previous to the final approval of a plan, for an assessment or other
365 method whereby the municipality is put in an assured position to do
366 such work and make such installations at the expense of the owners of
367 the property within the subdivision. Such regulations may provide
368 that in lieu of either the completion of the work or the furnishing of a
369 bond as provided in this section, the commission may authorize the
370 filing of a plan with a conditional approval endorsed thereon. Such
371 approval shall be conditioned on (1) the actual construction,
372 maintenance and installation of any improvements or utilities
373 prescribed by the commission, or (2) the provision of a bond as

374 provided in this section. Upon the occurrence of either of such events,
375 the commission shall cause a final approval to be endorsed thereon in
376 the manner provided by this section. Any such conditional approval
377 shall lapse five years from the date it is granted, provided the
378 applicant may apply for and the commission may, in its discretion,
379 grant a renewal of such conditional approval for an additional period
380 of five years at the end of any five-year period, except that the
381 commission may, by regulation, provide for a shorter period of
382 conditional approval or renewal of such approval. Any person who
383 enters into a contract for the purchase of any lot subdivided pursuant
384 to a conditional approval may rescind such contract by delivering a
385 written notice of rescission to the seller not later than three days after
386 receipt of written notice of final approval if such final approval has
387 additional amendments or any conditions that were not included in
388 the conditional approval and are unacceptable to the buyer. Any
389 person, firm or corporation who, prior to such final approval, transfers
390 title to any lot subdivided pursuant to a conditional approval shall be
391 fined not more than one thousand dollars for each lot transferred.
392 Nothing in this subsection shall be construed to authorize the
393 marketing of any lot prior to the granting of conditional approval or
394 renewal of such conditional approval.

395 (b) The regulations adopted under subsection (a) of this section shall
396 also encourage energy-efficient patterns of development and land use,
397 the use of solar and other renewable forms of energy, and energy
398 conservation. The regulations shall require any person submitting a
399 plan for a subdivision to the commission under subsection (a) of this
400 section to demonstrate to the commission that such person has
401 considered, in developing the plan, using passive solar energy
402 techniques which would not significantly increase the cost of the
403 housing to the buyer, after tax credits, subsidies and exemptions. As
404 used in this subsection and section 8-2, passive solar energy techniques
405 mean site design techniques which maximize solar heat gain, minimize
406 heat loss and provide thermal storage within a building during the
407 heating season and minimize heat gain and provide for natural

408 ventilation during the cooling season. The site design techniques shall
409 include, but not be limited to: (1) House orientation; (2) street and lot
410 layout; (3) vegetation; (4) natural and man-made topographical
411 features; and (5) protection of solar access within the development.

412 (c) The regulations adopted under subsection (a) of this section,
413 may, to the extent consistent with soil types, terrain, infrastructure
414 capacity and the plan of development for the community, provide for
415 cluster development, and may provide for incentives for cluster
416 development such as density bonuses, or may require cluster
417 development.

418 Sec. 9. Section 16a-32 of the general statutes is repealed and the
419 following is substituted in lieu thereof (*Effective July 1, 2008*):

420 (a) Each revision of the plan of conservation and development shall
421 be initiated by the secretary and shall be undertaken in accordance
422 with the process outlined in this chapter.

423 (b) Without initiating a revision of the plan and after receiving
424 written approval from the committee, the secretary may undertake
425 interim changes in the plan upon the secretary's own initiative or upon
426 application by (1) the chief executive officer of a municipality, with the
427 approval of the legislative body of such municipality, or (2) any owner
428 of real property or any interest therein on which a change is proposed.
429 No application for an interim change from a municipality under
430 subdivision (1) of this subsection may be submitted unless (A) the
431 municipality in which the change is proposed has a plan of
432 conservation and development that has been updated in accordance
433 with section 8-23 of the 2008 supplement to the general statutes, and
434 (B) the application includes evidence, in writing, of the opinion of the
435 planning commission of the municipality regarding the interim
436 change. The secretary shall adopt regulations in accordance with
437 chapter 54 to establish procedures for applications for such interim
438 changes by any person, political subdivision of the state or state
439 agency. Such regulations shall include, but need not be limited to,

440 provisions for interviews and consultations with local planning and
441 zoning commissions or, in those municipalities which have adopted
442 the provisions of chapter 124 but which do not have a zoning
443 commission, the persons designated to exercise zoning powers
444 pursuant to section 8-1, review of local plans of development and
445 public hearings. The secretary shall notify the chief executive officer
446 and the persons exercising planning or zoning powers in any
447 municipality which is the subject of an application for change in the
448 locational guide map and shall notify any members of the General
449 Assembly representing any area which is the subject of such an
450 application. A joint public hearing by the secretary and the committee
451 shall be held in any such municipality if requested by any chief
452 executive officer or planning or zoning official notified by the secretary
453 pursuant to this subsection. The committee shall also hold a hearing in
454 addition to any hearing required to be held in any municipality
455 concerning the locational guide map on any other proposed changes.
456 After such public hearing, the committee shall approve or disapprove
457 the application and notify the secretary of its decision not more than
458 ten days thereafter. In the case of an application to change the
459 development priority classification of an area on the locational guide
460 map from rural lands to rural community centers and, if the area
461 described in the application is a conservation development, as defined
462 in section 1 of this act, there shall be a rebuttable presumption that
463 such change is in the best interest of the state. The secretary shall make
464 interim changes in the plan to reflect the approved changes.

465 (c) The secretary shall report annually on or before February
466 fifteenth to the committee progress on the implementation of the plan
467 and the extent to which state actions are in conformity with the plan.

468 (d) Nothing in this section shall be construed to prohibit the
469 committee from initiating a revision of the plan at any time."

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>July 1, 2008</i>	New section
Sec. 2	<i>July 1, 2008</i>	New section
Sec. 3	<i>July 1, 2008</i>	New section
Sec. 4	<i>July 1, 2008</i>	New section
Sec. 5	<i>July 1, 2008</i>	New section
Sec. 6	<i>July 1, 2008</i>	New section
Sec. 7	<i>July 1, 2008</i>	New section
Sec. 8	<i>July 1, 2008</i>	8-25
Sec. 9	<i>July 1, 2008</i>	16a-32