



General Assembly

February Session, 2008

**Amendment**

LCO No. 5612

\*SB0003905612SD0\*

Offered by:  
SEN. COLEMAN, 2<sup>nd</sup> Dist.

To: Subst. Senate Bill No. 39

File No. 355

Cal. No. 245

**"AN ACT CONCERNING RESPONSIBLE GROWTH."**

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 and 3  
4 of this act:

5 (1) "Development of regional significance" means a construction  
6 project that is planned to create, or a renovation or expansion project  
7 that is planned to result in, more than (A) two hundred fifty thousand  
8 square feet of indoor commercial or industrial space, (B) two hundred  
9 fifty residential housing units that are less than four stories, or (C) five  
10 hundred parking spaces;

11 (2) "Responsible growth" means economic, social and  
12 environmental development that uses land and resources to enhance  
13 the long-term quality of life for the current and future generations; and

14 (3) "Responsible growth principles" means (A) protecting open

15 space, farmlands and historic sites, (B) cleaning up and reusing  
16 brownfields, (C) encouraging growth and real estate development to  
17 areas served by existing infrastructure, (D) promoting development of  
18 housing, including affordable housing, in proximity to existing  
19 highways and sewers, (E) revitalizing cities, (F) preserving the unique  
20 charm of the state, (G) developing pedestrian or other nonmotorized  
21 transportation, and (H) building livable, economically strong  
22 communities while protecting our natural resources.

23 Sec. 2. (NEW) (*Effective July 1, 2008*) (a) There shall be a Responsible  
24 Growth Cabinet which shall consist of the Secretary of the Office of  
25 Policy and Management, the Commissioners of Economic and  
26 Community Development, Environmental Protection, Agriculture,  
27 Transportation and Public Health, or their designees, and the executive  
28 directors of the Connecticut Housing Finance Authority and the  
29 Connecticut Development Authority, or their designees. The Secretary  
30 of the Office of Policy and Management, or the designee of the  
31 secretary, shall be the chairperson of the cabinet.

32 (b) The cabinet shall advise the Governor on policies and initiatives  
33 to implement responsible growth principles and review developments  
34 of regional significance in accordance with the provisions of section 3  
35 of this act.

36 Sec. 3. (NEW) (*Effective January 1, 2009*) (a) Before issuing a state  
37 permit or providing state financial assistance of more than five  
38 hundred thousand dollars in connection with a development of  
39 regional significance, a state agency shall refer the development for  
40 review to the Responsible Growth Cabinet, established under section 2  
41 of this act. The cabinet may invite the developer to the next meeting of  
42 the cabinet to make a presentation on the development and answer  
43 questions asked by the members of the cabinet. Such meeting shall be  
44 open to the public and notice of such meeting shall be in accordance  
45 with section 1-225 of the 2008 supplement to the general statutes. Not  
46 more than thirty days after the meeting, the cabinet shall provide  
47 written comments to the developer on the consistency of the

48 development with the principles of responsible growth. Such  
49 comments may include (1) specific recommendations to strengthen the  
50 consistency of the development with responsible growth principles,  
51 and (2) a recommendation whether it would be in the public interest  
52 for state agencies to coordinate the review and issuance of permits for  
53 the development and, if it is in the public interest, whether such  
54 development should receive state financial assistance. The comments  
55 shall also be sent to the regional council of elected officials, the  
56 regional council of governments or the regional planning agency of the  
57 planning region impacted by the development, the Departments of  
58 Education and Higher Education, the Connecticut Commission on  
59 Culture and Tourism, the Office of Workforce Competitiveness, and  
60 any other state agency that the cabinet finds may be impacted by, in a  
61 position to directly assist, or required to approve some aspect of the  
62 development.

63 (b) The meeting, process and agenda and comments provided in  
64 this section shall not be construed to constitute a decision or approval  
65 of a state agency. Any action of the cabinet under this section may not  
66 be appealed and only parties described in this section may intervene in  
67 any meeting held under this section.

68 (c) The minutes of any meeting held under subsection (a) of this  
69 section shall be sent to the regional council of elected officials, the  
70 regional council of governments or the regional planning agency of the  
71 planning region impacted by the development, the Departments of  
72 Education and Higher Education, the Connecticut Commission on  
73 Culture and Tourism, the Office of Workforce Competitiveness, and  
74 any other state agency that the cabinet finds may be impacted by, in a  
75 position to directly assist, or required to approve some aspect of the  
76 development.

77 Sec. 4. (NEW) (*Effective July 1, 2008*) Each state agency that provides  
78 state financial assistance to any development of real property under  
79 any provision of the general statutes or any public or special act, shall,  
80 to the extent authorized, allocate from such state aid an amount

81 sufficient for pedestrian or other nonmotorized transportation  
82 improvements in connection with such property. The Secretary of the  
83 Office of Policy and Management may waive the application of this  
84 section upon a finding that the nature, scope or location of the  
85 development is not appropriate for such improvements."

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>January 1, 2009</i>	New section
Sec. 4	<i>July 1, 2008</i>	New section