



CONNECTICUT PARTNERSHIP FOR
BALANCED GROWTH

**Connecticut State Legislature
Planning & Development Committee - Public Hearing
Legislative Office Building
Hartford, Connecticut
March 3, 2008**

HB-5641 An Act Concerning Conservation Development

To: Honorable Senator Eric Colman
Honorable Representative Art Feltman

From: Donald J. Poland, AICP
Executive Director & CEO

The Connecticut Partnership for Balanced Growth (CPBG) believes that Connecticut needs an aggressive growth policy to ensure our economic competitiveness and to maintain our high quality of life. CPBG also recognizes that to balance our need for growth we also need to consider how we grow and best utilize land use tools to conserve open space when appropriate. CPBG is supportive of the intent of HB-5641, but we are concerned with how it is drafted and how it will function once implemented in communities. CPBG agrees with the Technical Issues submitted by the CT Chapter of the American Planning Association and is willing to work with the Committee to improve this proposed bill to ensure that it best fulfills its intent.

CPBG recommends that the Committee consider changes in this legislation that would work within the parameters of the existing enabling legislation for conservation developments and those conservation regulations already adopted by communities. Provisions to require as-of-right approvals, density bonuses, and the utilization of Advanced Treatment Systems could still be required within the context of existing statutes and regulations.

CPBG is also concerned Section 7 of this bill and ongoing issues related to the State Plan of Conservation and Development and how the Locational Guide Map is being utilized by a number of state agencies. CPBG is willing to work with the Committee to address this issue and to ensure that State Plan and Map remain a planning document and planning map, not a set of state zoning regulations and zoning map.

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