



CONNECTICUT PARTNERSHIP FOR
BALANCED GROWTH

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

**HB-5673 An Act Concerning Review of Projects of Regional Significance by
Regional Planning Organizations**

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 recognizes that the land use approval process is very lengthy and costly and we are very concerned about any proposed legislation that will increase the length of the approval process or create additional barriers to growth is bad policy.

CPBG strongly opposes HB-5673 for many reasons:

- The STC threshold is unreasonable to determine a project of regional significance. A proposed building of only 20,000 square feet in a community that requires 10 parking spaces per 1,000 square feet would be classified as a project of regional significance.
- The bill provides no criteria or context for the RPO to review such a project. Nor does the proposed bill define "inconsistent."
- A super majority vote is arbitrary in the context of this bill.

CPBG oppose HB-5673. We recommend the Committee further review our testimony on SB-39 related to "developments of regional significance." Last, CPBG disagrees with the top down (forcing state and regional planning on municipalities) approach to planning that is being proposed in a number of bills. The aim should be to integrate planning at all levels of government, not to force a top down or even a bottom up approach. CPBG is willing to aid in the development of policies that integrate planning at all levels of government.

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