



CONNECTICUT PARTNERSHIP FOR  
BALANCED GROWTH

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

**SB-376 An Act Requiring the Establishment of a Land Use Docket**

To: Honorable Senator Eric Colman  
Honorable Representative Art Feltman

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

Thank you for the opportunity to testify on SB-376.

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 recognize that the land use approval process is very lengthy and costly. In addition, when land use approvals and related actions are appealed to court, the legal process can add 12 to 18 months to the approval process.

CPBG recommended this bill be proposed and a hearing be held to begin the discussion how to best facilitate creation of a specialized Connecticut Land Use Court. Our vision of this Land Use Court would be that it specifically handles appeals related to municipal land use applications. This would include all record appeals from planning, zoning and inland wetland commissions. Other land related issues, such as declaratory judgment cases challenging the legality of land use regulations and eminent domain cases could also go to this specialized land use court.

CPBG believe that this proposed legislation will aid in making a more effective and efficient land use appeal process for both developers and municipal agencies. In doing so it will reduce the time required for development approvals and will also encourage economic development.

**CPBG recommend approval of SB-376 or the creation of a Task Force to further study this issue.** CPBG is prepared to work with the Committee and other interested person or organization to establish a Connecticut Land Use Court.

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