



Substitute House Bill No. 6466

Public Act No. 09-165

AN ACT CONCERNING PROJECTS OF REGIONAL SIGNIFICANCE.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) (*Effective October 1, 2009*) (a) As used in this section:

(1) "Regional planning organization" means (A) a regional council of governments organized under the provisions of sections 4-124i to 4-124p, inclusive, of the general statutes, (B) a regional council of elected officials organized under the provisions of sections 4-124c to 4-124h, inclusive, of the general statutes, or (C) a regional planning agency organized under the provisions of chapter 127 of the general statutes; and

(2) "Proposed project of regional significance" means a proposed project, to be built by a private developer, that is an open air theater, shopping center or other development that is planned to create more than (A) five hundred thousand square feet of indoor commercial or industrial space, (B) two hundred fifty residential housing units in structures under four stories, or (C) one thousand parking spaces.

(b) Each regional planning organization shall establish a voluntary process for applicants to any state or municipal agency, department or

Substitute House Bill No. 6466

commission to request a preapplication review of proposed projects of regional significance. Such process shall determine the components of the review which shall include a procedure to assure that all relevant municipalities and regional and state agencies provide the applicant with (1) preliminary comment on the project, which shall be in a form determined by the agency, (2) summaries of the review process of each agency, and (3) an opportunity for the applicant to discuss the project with representatives of each relevant municipality or state agency at a meeting convened by the regional planning organization. At least one representative from each relevant municipality and each state agency, department or commission shall participate in a review of a proposed project of regional significance upon request of a regional planning organization at a meeting convened for such purpose, provided (A) the regional planning organization notifies each agency, department or commission of any such meeting no later than the date three weeks before the date of such meeting, and (B) no such organization shall convene more than one such meeting in any quarter of a calendar year. Nothing in this section shall be deemed to prevent two or more regional planning organizations from convening joint meetings to carry out the provisions of this section. The regional planning organization shall prepare a report of the comments of the agencies reviewing the proposal and provide a copy of such report to the applicant and each reviewing agency.

(c) No results or information obtained from the preapplication review established under this section shall be appealed under any provision of the general statutes and no such results or information shall be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

Approved June 30, 2009