



General Assembly

January Session, 2009

Raised Bill No. 1043

LCO No. 3760

03760_____PD_

Referred to Committee on Planning and Development

Introduced by:
(PD)

**AN ACT CONCERNING ENERGY EFFICIENCY DATA FOR
PROPOSED SUBDIVISIONS.**

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

1 Section 1. Subsection (b) of section 8-25 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2009*):

4 (b) The regulations adopted under subsection (a) of this section shall
5 [also encourage] require energy-efficient patterns of development and
6 land use, the use of solar and other renewable forms of energy, and
7 energy conservation. The regulations shall require any person
8 submitting a plan for a subdivision to the commission under
9 subsection (a) of this section to [demonstrate to the commission]
10 submit an analysis to the commission demonstrating that such person
11 has [considered] used, in developing the plan, [using] passive solar
12 energy techniques [which] that would not significantly increase the
13 cost of the housing to the buyer, after tax credits, subsidies and
14 exemptions, and that such passive solar energy techniques maximize
15 solar heat gain, minimize heat loss and provide thermal storage within
16 a building during the heating season and minimum heat gain during

17 the cooling season. As used in this subsection and section 8-2, passive
18 solar energy techniques mean site design techniques which maximize
19 solar heat gain, minimize heat loss and provide thermal storage within
20 a building during the heating season and minimize heat gain and
21 provide for natural ventilation during the cooling season. The site
22 design techniques shall include, but not be limited to: (1) House
23 orientation; (2) street and lot layout; (3) vegetation; (4) natural and
24 man-made topographical features; and (5) protection of solar access
25 within the development.

26 Sec. 2. Subsection (e) of section 8-26 of the general statutes is
27 repealed and the following is substituted in lieu thereof (*Effective*
28 *October 1, 2009*):

29 (e) If an application involves land regulated as an inland wetland or
30 watercourse under the provisions of chapter 440, the applicant shall
31 submit an application to the agency responsible for administration of
32 the inland wetlands regulations no later than the day the application is
33 filed for the subdivision or resubdivision. The commission shall,
34 within the period of time established in section 8-7d, accept the filing
35 of and shall process, pursuant to section 8-7d, any subdivision or
36 resubdivision involving land regulated as an inland wetland or
37 watercourse under chapter 440. The commission shall not render a
38 decision until the inland wetlands agency has submitted a report with
39 its final decision to the commission. In making its decision the
40 commission shall give due consideration to the report of the inland
41 wetlands agency and if the commission establishes terms and
42 conditions for approval that are not consistent with the final decision
43 of the inland wetlands agency, the commission shall state on the
44 record the reason for such terms and conditions. In making a decision
45 on an application, the commission shall consider [information] the
46 analysis submitted by the applicant under subsection (b) of section 8-
47 25, as amended by this act, concerning passive solar energy techniques.
48 The provisions of this section shall apply to any municipality which
49 exercises planning power pursuant to any special act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2009</i>	8-25(b)
Sec. 2	<i>October 1, 2009</i>	8-26(e)

Statement of Purpose:

To require applicants to municipal planning commissions to demonstrate that a proposed subdivision is energy efficient.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]