



General Assembly

Amendment

January Session, 2009

LCO No. 6977

HB0646606977HDO

Offered by:

REP. SHARKEY, 88th Dist.

REP. AMAN, 14th Dist.

To: Subst. House Bill No. 6466

File No. 449

Cal. No. 299

"AN ACT CONCERNING PROJECTS OF REGIONAL SIGNIFICANCE."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

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

5 (1) "Regional planning organization" means (A) a regional council of
6 governments organized under the provisions of sections 4-124i to 4-
7 124p, inclusive, of the general statutes, (B) a regional council of elected
8 officials organized under the provisions of sections 4-124c to 4-124h,
9 inclusive, of the general statutes, or (C) a regional planning agency
10 organized under the provisions of chapter 127 of the general statutes;
11 and

12 (2) "Proposed project of regional significance" means a proposed
13 project, to be built by a private developer, that is an open air theater,

14 shopping center or other development that is planned to create more
15 than (A) five hundred thousand square feet of indoor commercial or
16 industrial space, (B) two hundred fifty residential housing units in
17 structures under four stories, or (C) one thousand parking spaces.

18 (b) Each regional planning organization shall establish a voluntary
19 process for applicants to any state or municipal agency, department or
20 commission to request a preapplication review of proposed projects of
21 regional significance. Such process shall determine the components of
22 the review which shall include a procedure to assure that all relevant
23 municipalities and regional and state agencies provide the applicant
24 with (1) preliminary comment on the project, which shall be in a form
25 determined by the agency, (2) summaries of the review process of each
26 agency, and (3) an opportunity for the applicant to discuss the project
27 with representatives of each relevant municipality or state agency at a
28 meeting convened by the regional planning organization. At least one
29 representative from each relevant municipality and each state agency,
30 department or commission shall participate in a review of a proposed
31 project of regional significance upon request of a regional planning
32 organization at a meeting convened for such purpose, provided (A) the
33 regional planning organization notifies each agency, department or
34 commission of any such meeting no later than the date three weeks
35 before the date of such meeting, and (B) no such organization shall
36 convene more than one such meeting in any quarter of a calendar year.
37 Nothing in this section shall be deemed to prevent two or more
38 regional planning organizations from convening joint meetings to
39 carry out the provisions of this section. The regional planning
40 organization shall prepare a report of the comments of the agencies
41 reviewing the proposal and provide a copy of such report to the
42 applicant and each reviewing agency.

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

48 proposed project."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2009</i>	New section