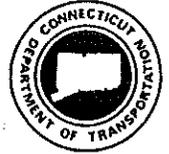




STATE OF CONNECTICUT

DEPARTMENT OF TRANSPORTATION

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Office of the
Commissioner

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Public Hearing – March 7, 2011 Transportation Committee

Testimony Submitted by Deputy Commissioner James P. Redeker Department of Transportation

SB 824 - An Act Requiring Consideration By The Department Of Transportation And The State Traffic Commission Of Certain Applications Prior To Local Planning And Zoning Approvals.

The Department of Transportation (Department) has concerns with S.B. 824 and offers the following comments related to the elimination of local planning and zoning approval prior to action by the State Traffic Commission (STC).

The STC, along with the Department, begins the application review process *concurrently* with the local planning and zoning approval process. Because changes to development plans often occur during the planning and zoning approval process, neither the STC nor the Department takes final action on an application until local planning and zoning approval is granted. This eliminates the need for the development to have to be re-reviewed by the Department or STC should such changes occur as a result of the planning and zoning approval process.

Submission of a development plan for local planning and zoning approval is an indication that the developer is serious about moving forward with a project. The Department is concerned that S.B. 824 might result in certificate applications being submitted for speculative development proposals in an effort to get a sense of what mitigation may be required.

The traffic associated with pending certificate applications, as well as those which have been acted on by the STC, must also be considered by subsequent certificate applicants. Current statute, in conjunction with current office practice, promotes fairness by having subsequent certificate applicants include only those projects that are truly serious about moving forward. Also, off-site local traffic issues that can only be addressed through the STC certification process are often brought to the forefront by local citizens during the local planning and zoning approval process. The current practice of reviewing a certificate application concurrently with the local planning and zoning approval process allows off-site local traffic concerns to be evaluated and any resulting mitigation included in the STC certificate. STC certification prior to planning and zoning approval would likely result in an increase of revisions to STC certificates to address local concerns.

For further information or questions, please contact Pam Sucato, Legislative Program Manager for the Department of Transportation, at (860) 594-3013.