Making Great Communities Happen

Connecticut Chapter of the American Planning Association

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PLANNING AND DEVELOPMENT COMMITTEE – March 14, 2014

POSITION STATEMENT ON RAISED BILL 405
AN ACT CONCERNING PUBLIC HEARINGS ON SUBDIVISION APPLICATIONS

INTRODUCTION

The Connecticut Chapter of the American Planning Association has over 400 members who are governmental and consulting planners, land use attorneys, citizen planners, and other professionals engaged in planning and managing land use, economic development, housing, transportation, and conservation for local, regional, and State governments, private businesses and other entities.

Many CCAPA members are responsible for assisting municipal planning commissions in the creation of subdivision regulations and in the review and processing of subdivision applications.

OVERVIEW

Raised Bill 405 would permit a planning commission to conduct a public hearing on a subdivision proposal only when such proposal does not comply with the subdivision regulations.

ANALYSIS

As it currently stands, public hearings on subdivisions are not required unless the planning commission, in its judgment, feels that specific circumstances require such action. Many planning commissions choose to hold a public hearing on all subdivision applications due to the potential for impacts on surrounding properties. Important factors for consideration are often not revealed until they are raised at a public hearing.

If a subdivision application does not comply with the subdivision regulations, then that is grounds to deny the application. A public hearing would not change that outcome unless the application was modified to bring it into compliance before the public hearing was closed. Failure to comply with the regulations should not be a causal factor in determining if a public hearing should be held, but other, more appropriate criteria could be explored.

CCAPA POSITION ON RAISED BILL 405

CCAPA opposes this bill.