

February 12, 2019

Hon. Representative McCarthy Vahey
Hon. Senator Cassano
Hon. Members of Planning and Development Committee

Re: Senate Bill 522: AN ACT CONCERNING ALTERNATE MEMBERS OF PLANNING COMMISSIONS

Dear Chairs and members of Planning and Development Committee:

On behalf of the Connecticut Association of Zoning Enforcement Officials (CAZEO), we are writing to you to express our concern of **Senate Bill 522**.

CAZEO was founded in 1979 as the professional organization representing individuals employed as Zoning Enforcement Officers throughout the State of Connecticut. Currently, CAZEO has over 180 members which represent over a 110 communities throughout Connecticut.

Members should first review the roles and responsibilities of each land use commission provided by statute:

Zoning Commission: The legislative body that develops regulations concerning the use of land within a community

Planning Commission: The regulatory body that regulates the division of land within a community and responsible for the development of the plan of conservation and development once every ten years.

Zoning Board of Appeals: The board serves in a judicial capacity in hearing cases for variances (request to modify existing zoning regulations), appeals of decisions of the official charged with the enforcement of the zoning regulations, and DMV locational approvals.

In addition to the roles and responsibilities outlined in statute, members of Zoning Commission and Zoning Board of Appeals are prohibited from going before either Commission. Members of both the Zoning Board of Appeals and the Zoning Commission are not permitted to go before the Planning Commission.

Some communities have combined Planning and Zoning Commissions. In these towns, the Planning and Zoning Commissions has the responsibilities and roles of both land use commissions. We **cannot support** this legislation because in communities that have combined commissions, it is not appropriate for a person to serve on the commission that develops the rules and the commission that grants exceptions of the rules.

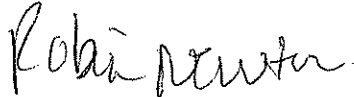
If the legislation only applies to communities that have separate Zoning and Planning Commission.
We support the bill.

In closing, CAZEO asks that members of Planning and Development please consider the points
above when deliberating **Senate Bill 522**.

Thank you for your attention to this matter.

A handwritten signature in black ink, appearing to read "M. Glidden". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Michael Glidden, CZEO CFM
Vice President /Legislative Liaison

A handwritten signature in black ink, appearing to read "Robin Newton". The signature is cursive and somewhat stylized, with a large initial "R" and a long, sweeping underline.

Robin Newton, CZEO
President