



General Assembly

February Session, 2022

Raised Bill No. 5360

LCO No. 2086



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING COASTAL SITE PLAN REVIEW.

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

1 Section 1. Section 22a-105 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2022*):

3 (a) Coastal municipalities shall undertake coastal site plan reviews in
4 accordance with the requirements of this chapter.

5 (b) The following site plans, plans and applications for activities or
6 projects to be located fully or partially within the coastal boundary and
7 landward of the mean high water mark shall be defined as "coastal site
8 plans" and shall be subject to the requirements of this chapter: (1) Site
9 plans submitted to a zoning commission in accordance with section 22a-
10 109; (2) plans submitted to a planning commission for subdivision or
11 resubdivision in accordance with section 8-25 or with any special act; (3)
12 applications for a special exception or special permit submitted to a
13 planning commission, zoning commission or zoning board of appeals
14 in accordance with section 8-2 or with any special act; (4) applications
15 for a variance submitted to a zoning board of appeals in accordance with

16 subdivision (3) of section 8-6 or with any special act; [,] and (5) a referral
17 of a proposed municipal project to a planning commission in accordance
18 with section 8-24 or with any special act.

19 (c) In addition to the requirements specified by municipal regulation,
20 a coastal site plan shall include a plan showing the location and spatial
21 relationship of coastal resources on and contiguous to the site; a
22 description of the entire project with appropriate plans, indicating
23 project location, design, timing, and methods of construction; an
24 assessment of the capability of the resources to accommodate the
25 proposed use; an assessment of the suitability of the project for the
26 proposed site; an evaluation of the potential beneficial and adverse
27 impacts of the project and a description of proposed methods to mitigate
28 adverse effects on coastal resources.

29 (d) Municipalities, acting through the agencies responsible for the
30 review of the coastal site plans defined in subsection (b) of this section,
31 may require a filing fee to defray the reasonable cost of reviewing and
32 acting upon an application.

33 (e) The board or commission reviewing the coastal site plan shall, in
34 addition to the discretion granted in any other sections of the general
35 statutes or in any special act, approve, modify, condition or deny the
36 activity proposed in a coastal site plan on the basis of the criteria listed
37 in section 22a-106 to ensure that the potential adverse impacts of the
38 proposed activity on both coastal resources and future water-dependent
39 development activities are acceptable. The provisions of this chapter
40 shall not be construed to prevent the reconstruction of a building after a
41 casualty loss.

42 (f) Notwithstanding the provisions of any other section of the general
43 statutes to the contrary, the review of any coastal site plan pursuant to
44 this chapter shall not be deemed complete and valid unless the board or
45 commission having jurisdiction over such plan has rendered a final
46 decision thereon. If such board or commission fails to render a decision
47 within the time period provided by the general statutes or any special

48 act for such a decision, the coastal site plan shall be deemed rejected.

49 (g) Whenever the approval of an activity or project would otherwise
50 require more than one coastal site plan review, only one such review
51 shall be required, and such review shall be completed by the board or
52 commission rendering a decision on the final coastal site plan review
53 required pursuant to subsection (b) of this section for such activity or
54 project.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2022	22a-105

Statement of Purpose:

To specify that where a project would require more than one coastal site plan review, only one such review shall be necessary.

[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.]