

Conservation and Development Policies: The Plan for Connecticut

2018-2023 Draft Revision

www.ct.gov/opm/cdplan

CONTINUING LEGISLATIVE COMMITTEE
ON STATE PLANNING & DEVELOPMENT

JUNE 28, 2017

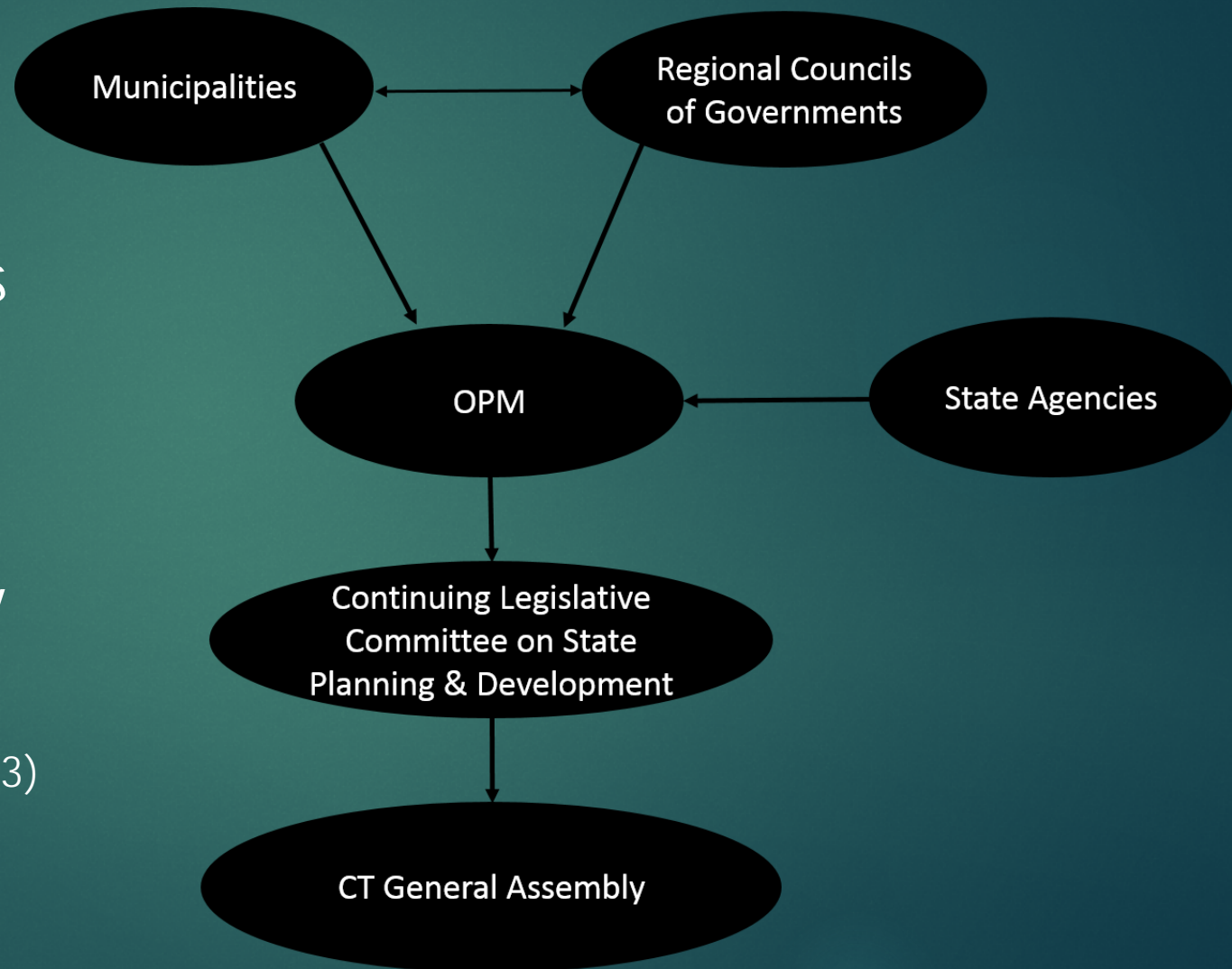
PRESENTED BY:
OFFICE OF POLICY AND MANAGEMENT



State C&D Plan Revision and Adoption Process

The State C&D Plan is developed by OPM, adopted by the General Assembly, and implemented by state agencies

(CGS Sec. 16a-24 thru Sec. 16a-33)



2018-2023 C&D Plan Revision Timeline

- ▶ **September 15, 2016** — OPM submitted an initial draft of the State C&D Plan to the Continuing Legislative Committee on State Planning and Development for a 90-day review. (CGS Sec. 16a-28(a))
- ▶ **May 12, 2017** — OPM published a revised draft C&D Plan based on feedback from the Continuing Committee and informal public workshops. (CGS Sec. 16a-28(b))
- ▶ **May 12, 2017 – October 16, 2017** — OPM conducts public hearings and solicits comments on the draft C&D Plan. (CGS Sec. 16a-28(c))
- ▶ **December 1, 2017** — OPM submits a recommended draft State C&D Plan to the Continuing Committee for consideration. (CGS Sec. 16a-29)
- ▶ **2018 Legislative Session** — Continuing Committee holds a public hearing on the draft State C&D Plan, prior to making its own recommendation to the General Assembly for approval or disapproval. (CGS Sec. 16a-30(a))

State C&D Plan Implementation

- ▶ CGS Sec. 16a-31(a) requires agencies to be consistent with the C&D Plan whenever they undertake, or authorize grants for, any of the following actions using more than \$200,000 in state or federal funds:
 - The acquisition of real property
 - The development or improvement of real property
 - The acquisition of public transportation equipment or facilities



State C&D Plan Implementation (cont.)

- ▶ CGS Sec. 16a-31(b) requires agencies to request an advisory statement from OPM commenting on the extent to which any proposed action is in conformity to the C&D Plan
- ▶ CGS Sec. 16a-31(c) requires OPM to submit an advisory statement commenting on the extent to which Bond Commission agenda items are in conformity with the C&D Plan
- ▶ CGS Sec. 16a-31(e) requires agencies to submit a draft of any plan prepared under state or federal law to OPM for a review of consistency with the C&D Plan

Growth Management Principles (GMP)

- ▶ GMP #1: Develop within Areas of Existing and Planned Infrastructure
- ▶ GMP #2: Expand Housing Opportunities for all Household Types
- ▶ GMP #3: Develop Around Transportation Nodes and Corridors
- ▶ GMP #4: Conserve and Restore the Natural Environment
- ▶ GMP #5: Protect Environmental Assets Critical to Health and Safety
- ▶ GMP #6: Integrate Planning Across all Levels of Government

Determining Consistency: Finding the Right Balance in Managing Conflicts

- ▶ Importance of Municipal POCD
 - Timely adoption ensures eligibility for discretionary state funding
 - Key role in Priority Funding Area exception process
 - Conduit for consistency among local land use commissions
- ▶ Role of Regional Councils of Governments (COGs), with regard to Regional POCD and GIS data coordination
- ▶ Improving transparency between State C&D Plan and CEPA statutory requirements (i.e., why vs. how)

Measuring Progress

- ▶ CGS Sec. 16a-27(e)
 - For each policy in the C&D Plan, (A) assign a priority; (B) estimate funding for implementation and identify potential funding sources; (C) identify each entity responsible for implementation; and (D) establish a schedule for implementation
 - For each Growth Management Principle, determine three benchmarks to measure progress in implementation of the principles, one of which shall be a financial benchmark
- ▶ CGS Sec. 16a-32(c)
 - OPM required to report annually to the Continuing Committee on the progress made in implementing the C&D Plan, and the extent to which state actions are in conformity with the plan

Priority Funding Areas (PFAs) Delineated on the Locational Guide Map (LGM) (CGS Sec. 16a-35c — 16a-35h)



Continuing Committee Endorsement & Role of LGM (May 2013)

- ▶ State agencies shall not use the LGM by itself to determine consistency with the text of the C&D Plan
 - ▶ LGM shall only be used to determine whether a growth-related project is located within a priority funding area
- ▶ Priority funding area requirements of CGS Sec. 16a-35d allow for a PFA exception process that is weighted toward consistency with the municipal POCD
 - ▶ Ensures local support for projects located outside of PFAs
 - ▶ Reduces the need for interim map changes
 - ▶ Encourages municipalities to develop robust POCDs

Priority Funding Area Criteria:

- ▶ Designation as an Urban Area or Urban Cluster in 2010 Census
- ▶ Boundaries that intersect a ½ mile buffer surrounding existing or planned mass-transit stations (busway or passenger rail)
- ▶ Existing or planned sewer service
- ▶ Existing or planned water service
- ▶ Local bus routes when service is provided 7 days a week

Conservation Criteria:

- ▶ Core forest areas greater than 250 acres
- ▶ Drinking water supply watersheds
- ▶ Aquifer protection areas
- ▶ Wetland soils greater than 25 acres
- ▶ Undeveloped prime, statewide important, and locally important agricultural soils greater than 25 acres
- ▶ Hurricane inundation zones
- ▶ 100-year flood zones
- ▶ Critical wildlife habitats
- ▶ Locally important conservation areas (data submitted by municipalities)

PFA Delineation Options for 2018-2023

- ▶ Geographic unit (i.e., Census Block), PFA Criteria, and Conservation Criteria remain unchanged
- ▶ Public input being sought on whether to change methodology for delineating the boundaries of PFAs from Census Blocks containing one to any two or more of the following criteria:
 - ▶ Designation as an Urban Area or Urban Cluster in 2010 Census
 - ▶ Boundaries that intersect a ½ mile buffer surrounding existing or planned mass-transit stations (busway or passenger rail)
 - ▶ Existing or planned sewer service
 - ▶ Existing or planned water service
 - ▶ Local bus routes when service is provided 7 days a week

Priority Funding Areas

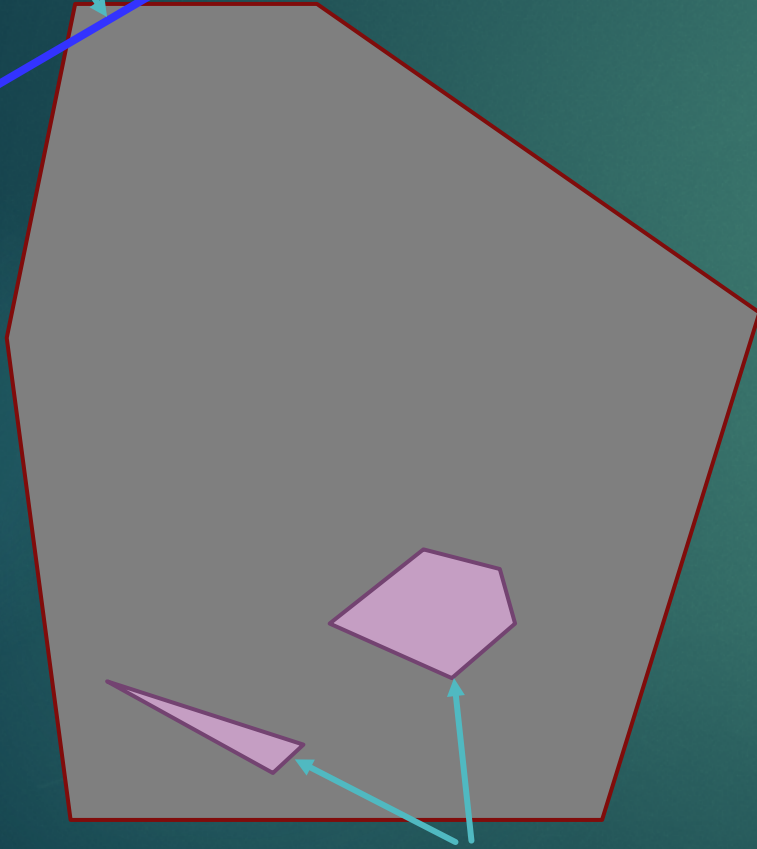


Larger Census
Blocks in less
populated
areas

Smaller Census
Blocks in highly
populated
areas

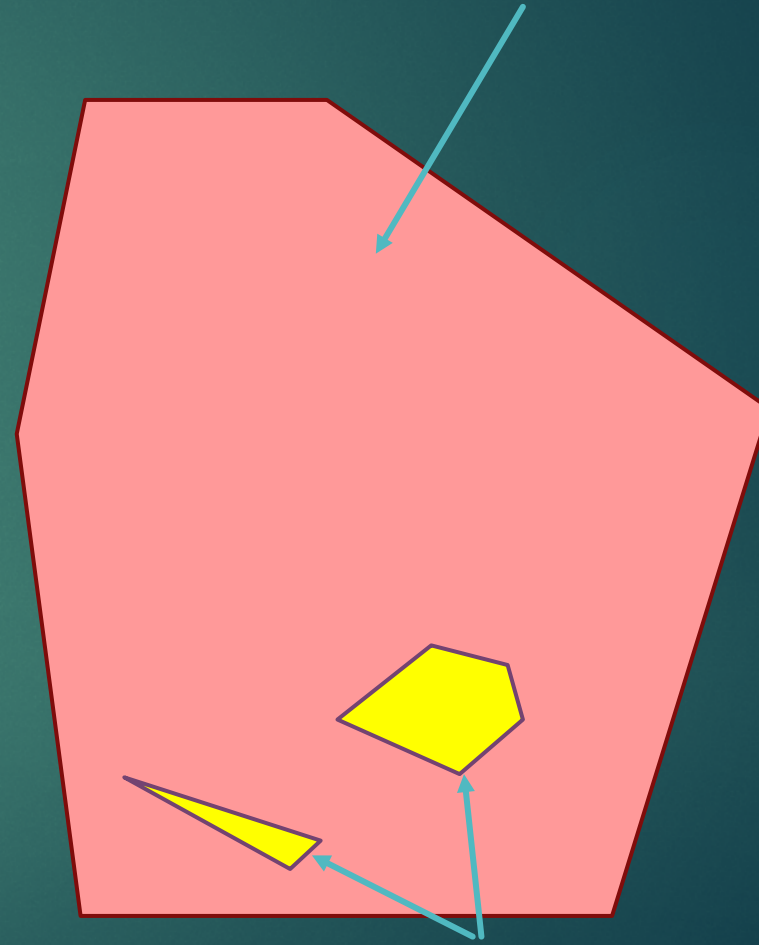
Water Service

Area passes
through one corner
of Census Block:



Critical habitat area
(conservation factor)

Results in entire Census Block
being designated as a **Priority
Funding Area (PFA)**:



Balanced PFA designation only
where conservation factors exist

Application of the LGM for 2018-2023

Priority Funding Areas	Balanced Priority Funding Areas	Village Priority Funding Areas	Conservation Areas	Undesignated Areas
Growth-related projects may proceed without an exception	Growth-related projects may proceed without an exception, if the sponsoring agency documents how it will address any potential policy conflicts after consulting with the appropriate resource consultation agency	Growth-related projects may proceed without an exception, if the sponsoring agency documents how it will help sustain village character	Growth-related projects may proceed with an exception*	Growth-related projects may proceed with an exception*

* Exception Process Requires a State Growth-Related Project to be Consistent with the Municipality's POCD

Map Workshop
6/29
Public Hearing
7/13

Public Hearing
9/14

Map Workshop
6/28
Public Hearing
7/06

Map Workshop
8/01
Public Hearing
7/06

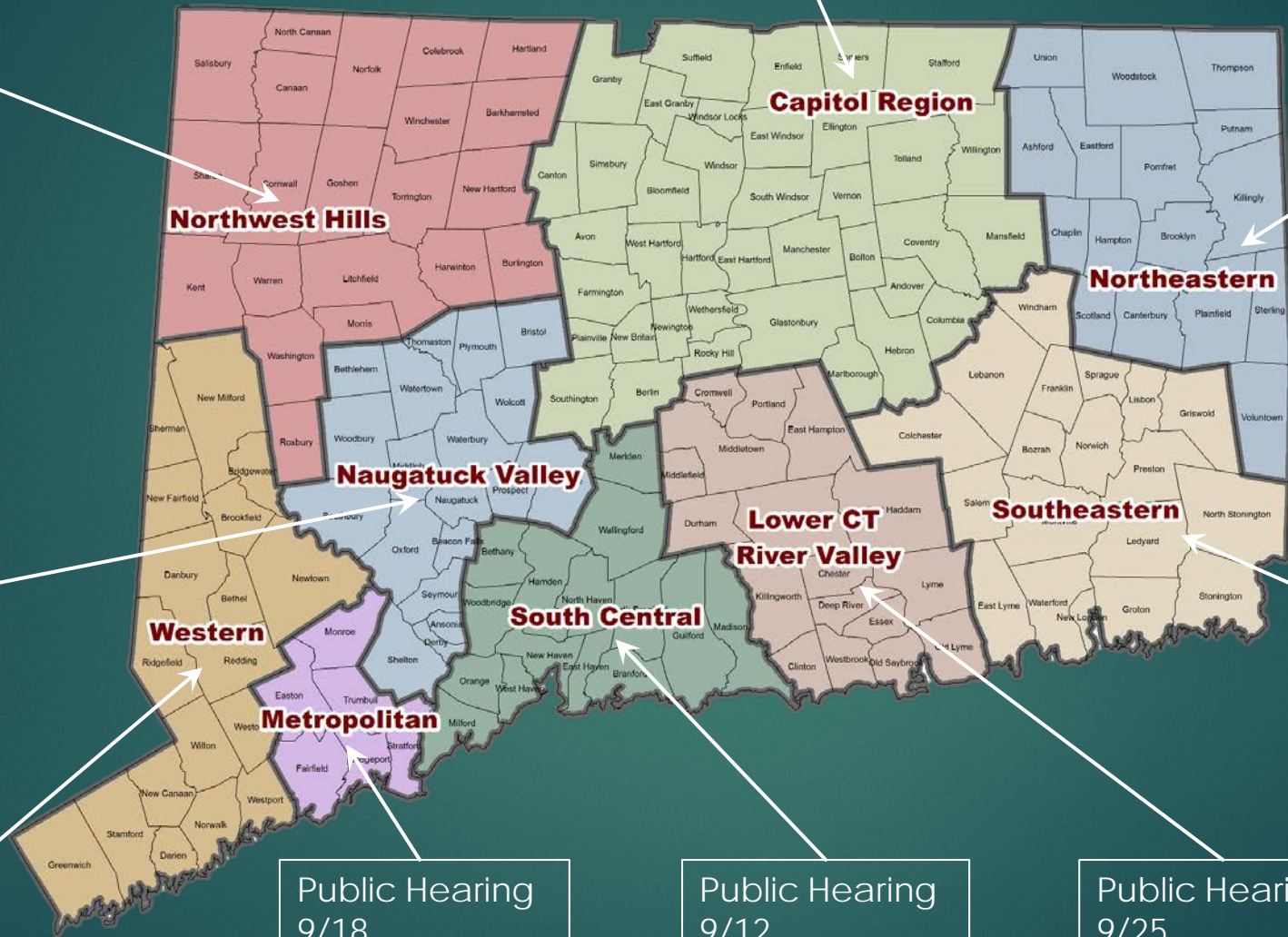
Map Workshop
6/27
Public Hearing
9/11

Public Hearing
8/17

Public Hearing
9/18

Public Hearing
9/12

Public Hearing
9/25





Check OPM's website for
information and updates:

www.ct.gov/opm/cdplan

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