



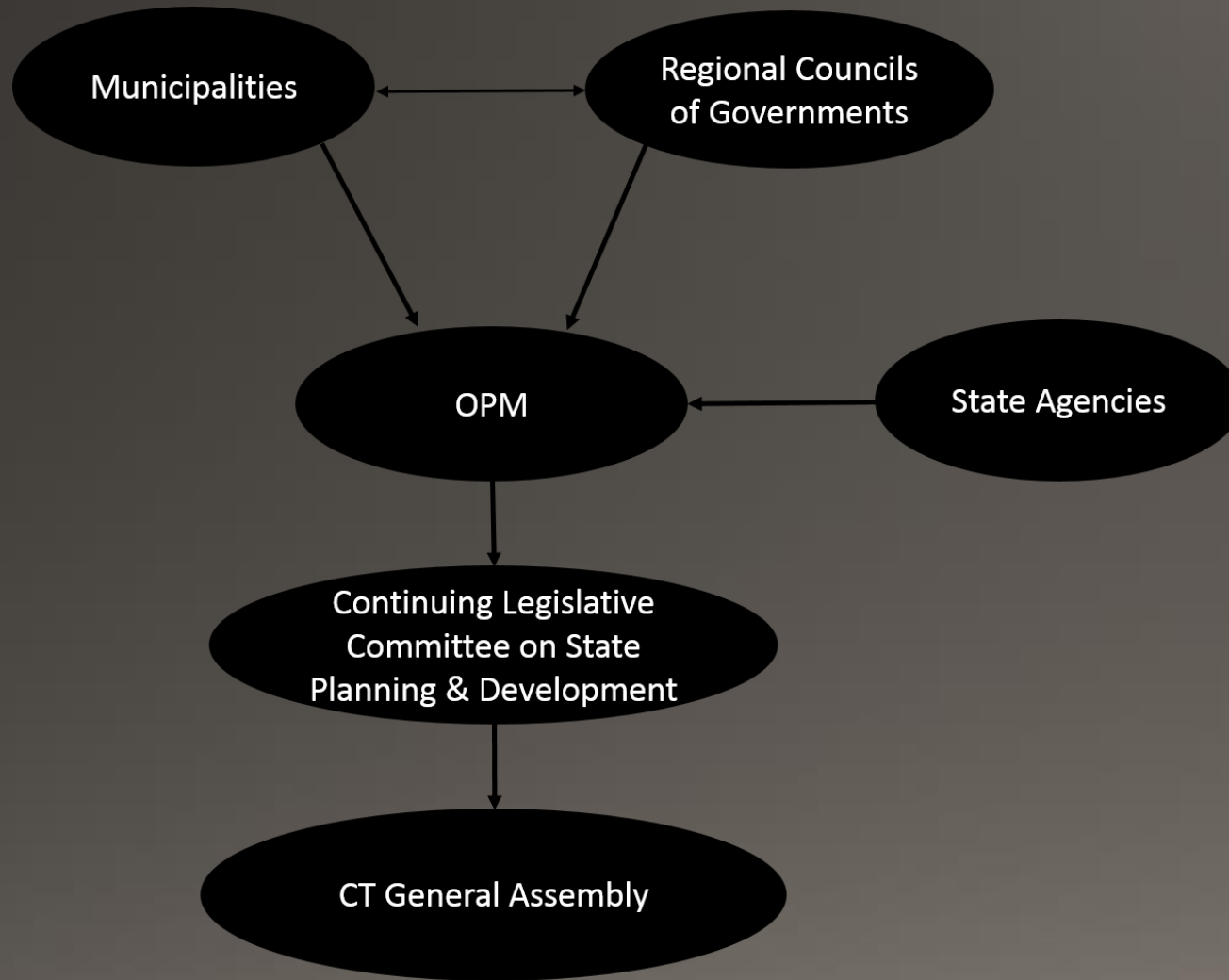
# Conservation and Development Policies: The Plan for Connecticut

2018-2023 Revision



Prepared by the Office of Policy and Management for the Continuing Legislative  
Committee on State Planning and Development  
February 16, 2021

# 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, 2019, 2020, 2021 Legislative Sessions** — 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



DOT maintenance facility under construction in Colchester, CT.  
Source: Lawrence Brunoli Inc.



# State C&D Plan Implementation

- 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

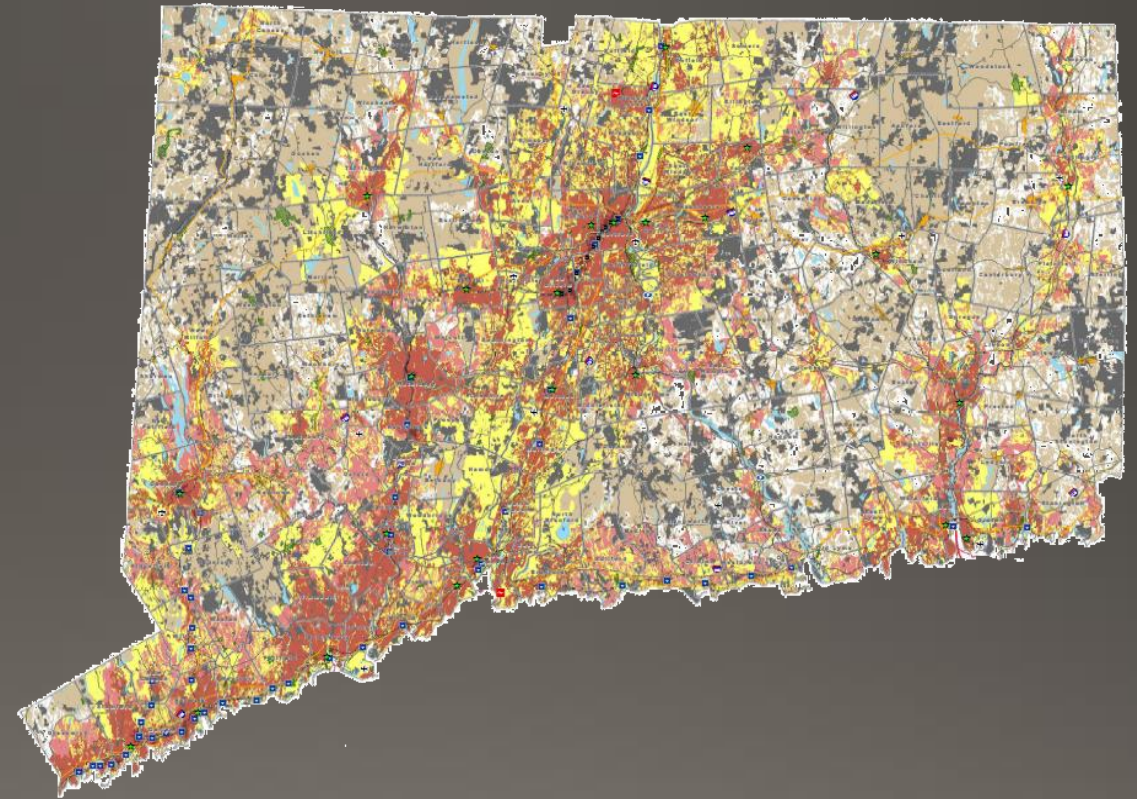
# Revisions to the C&D Plan for 2018-2023

- Growth Management Principle (GMP) chapter preambles updated to reflect current trends and conditions
- Out of 67 total policies:
  - 14 revisions (majority in GMP #4 - protection of natural resources)
  - 2 new policies
    - Policy #1.2
    - Policy #4.3
- Updated appendices/attachments
- Improved readability and technical edits
- Fresh graphics and visual design

# Role of the Locational Guide Map

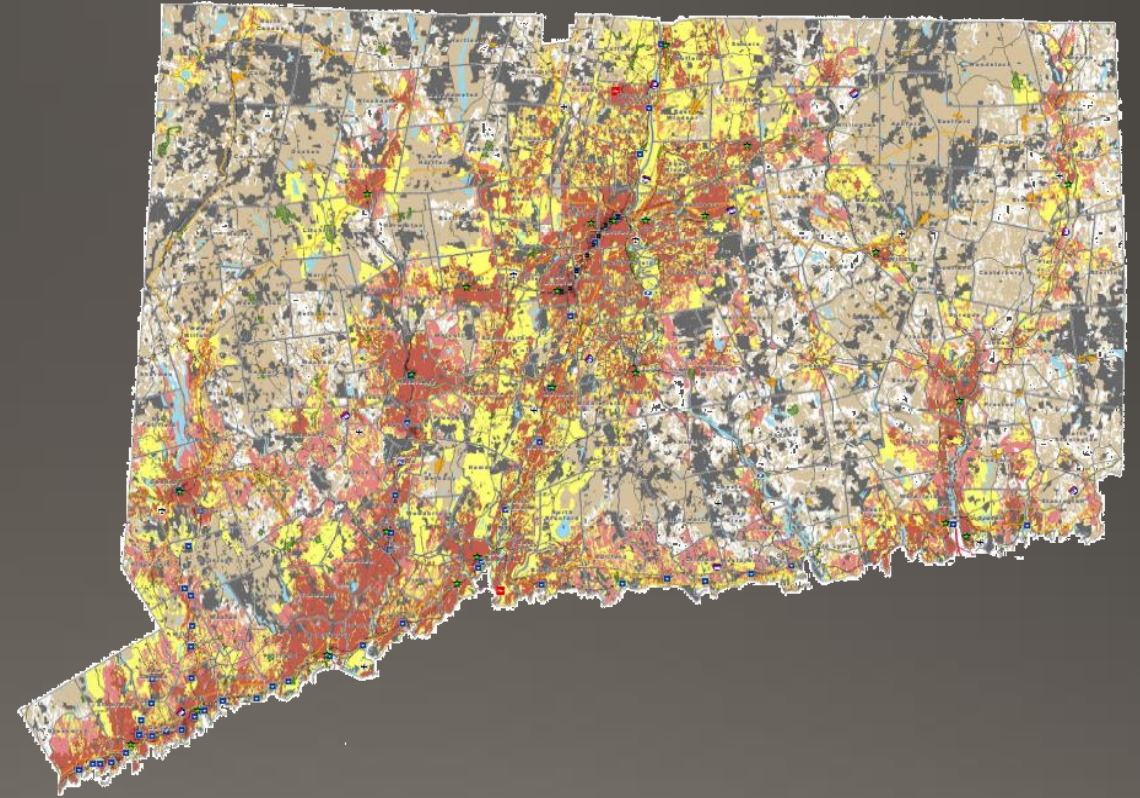
(CGS Sec. 16a-35c — 16a-35h)

- State agencies shall not provide funding for certain “growth-related projects”, as defined in CGS 16a-35c, unless such projects are located within a priority funding area (PFA)
- *The Locational Guide Map shall not be used by itself to determine consistency with the written policies of the State C&D Plan* (see 2013 Continuing Committee endorsement letter)



# Exception process for Growth-Related Projects outside of a PFA

- State agencies may provide funding for a growth-related project located outside of a PFA by following an 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





# Exception process for Growth-Related Projects outside of a PFA

- In addition to being consistent with municipal POCD, growth related projects outside a PFA must also satisfy at least one of the following nine criteria:
  - enhances other activities targeted by state within a PFA
  - located in a distressed municipality or a targeted/public investment community
  - supports existing neighborhoods or communities
  - promotes the use of mass transit
  - provides for compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse and promotes such development patterns and land reuse
  - problems from not doing it there outweigh the benefits of doing it in a PFA elsewhere
  - no reasonable alternative for doing the project in a PFA elsewhere
  - must be located away from other developments due to its characteristics
  - is for the reuse or redevelopment of an existing site.

CGS Sec. 16a-35d(b)

# How are Priority Funding Areas Defined?

- CGS Sec. 16a-35c(b) asks OPM to recommend PFA boundaries after consulting with DECD, DOH, DEEP, DAS, DoAg, DOT, councils of governments, and others.
- Consistent with the 2013-2018 State C&D Plan, OPM recommends mapping PFAs by Census Block, the smallest geographical statistical unit, and specifying criteria that must be met for the entirety of the Census Block to be designated a PFA
- Alternatively, PFA boundaries can be mapped:
  - By other pre-existing geographical units (e.g., parcel boundaries)
  - By raster data (e.g., high-resolution land cover)
  - By customized boundaries (independent of any pre-existing geographical units)
- Broad-reaching PFAs are preferred by some municipal officials who (incorrectly) view them as necessary for receiving state funding.
- Narrowing the PFA boundaries may make them more useful.

# Recommended PFAs for 2018-2023

- Majority of public input requested a stricter approach to delineating PFAs (preference toward census blocks containing two or more of the following criteria as opposed to one or more):

PFA Criterion	Source of Data
Designation as an Urban Area or Urban Cluster in 2010 Census	U.S. Census Bureau
Boundaries that intersect a ½ mile buffer surrounding existing or planned mass-transit stations (busway or passenger rail)	Generated by OPM using data from CT DOT
Existing or planned sewer service	DEEP; municipalities; COGs
Existing or planned water service	DPH; municipalities; COGs
Local bus routes when service is provided 7 days a week	CT DOT; local transit authorities; COGs



# Priority Funding Areas



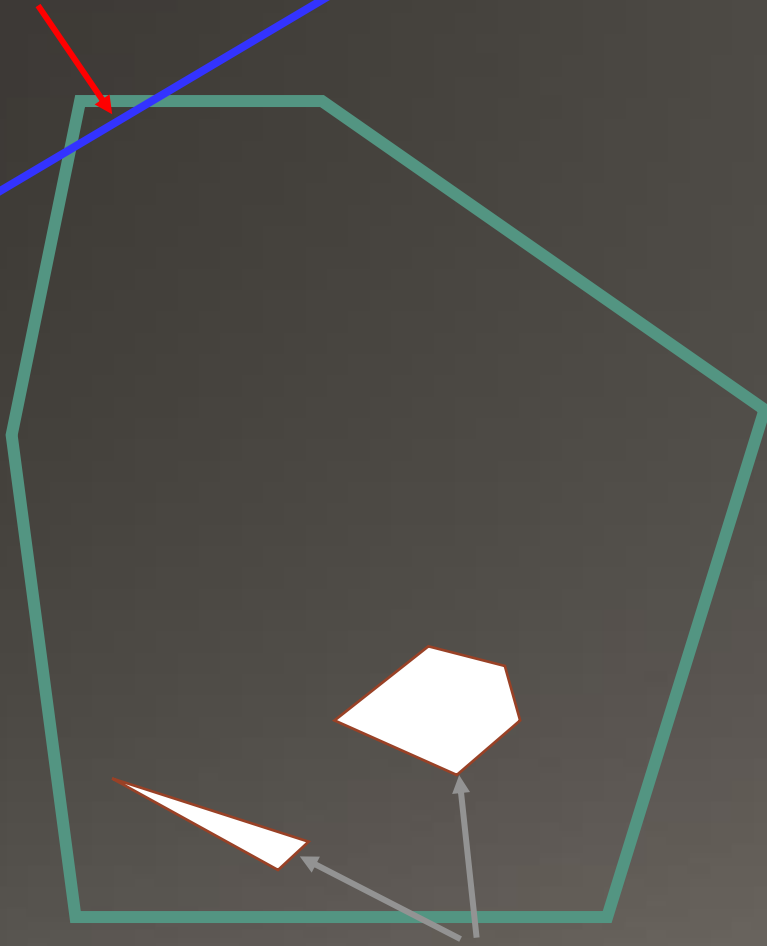
Larger Census  
Blocks in less  
populated areas

Smaller Census  
Blocks in highly  
populated areas

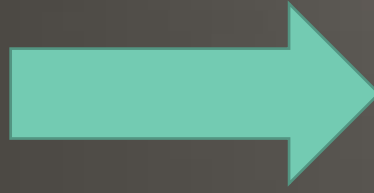


## Water Service

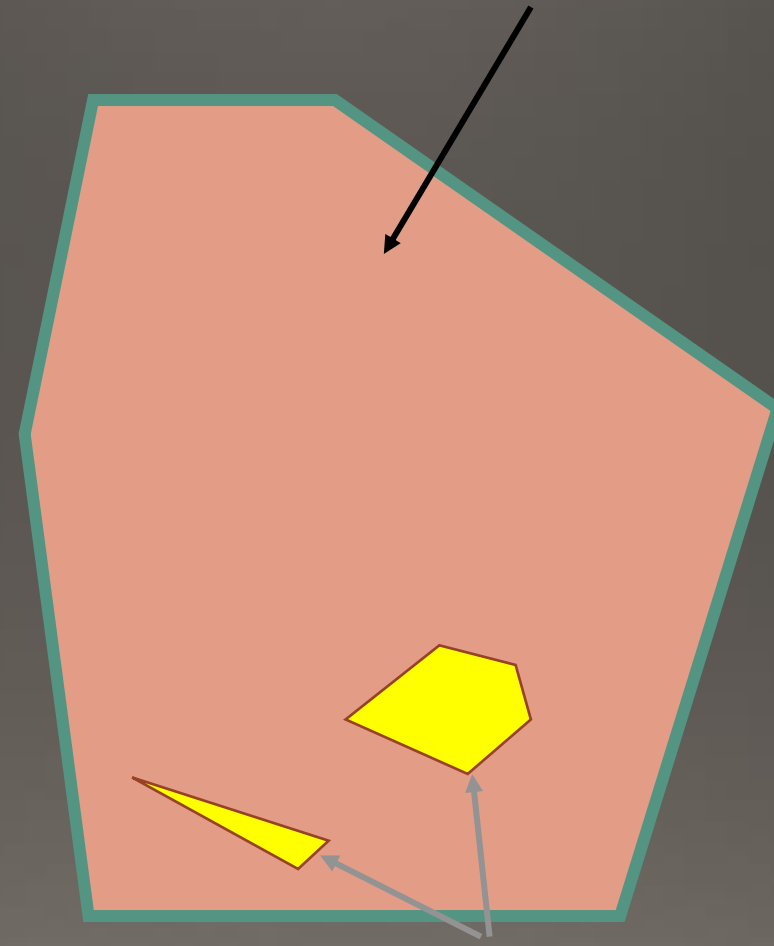
**Area** passes through one corner of census block:



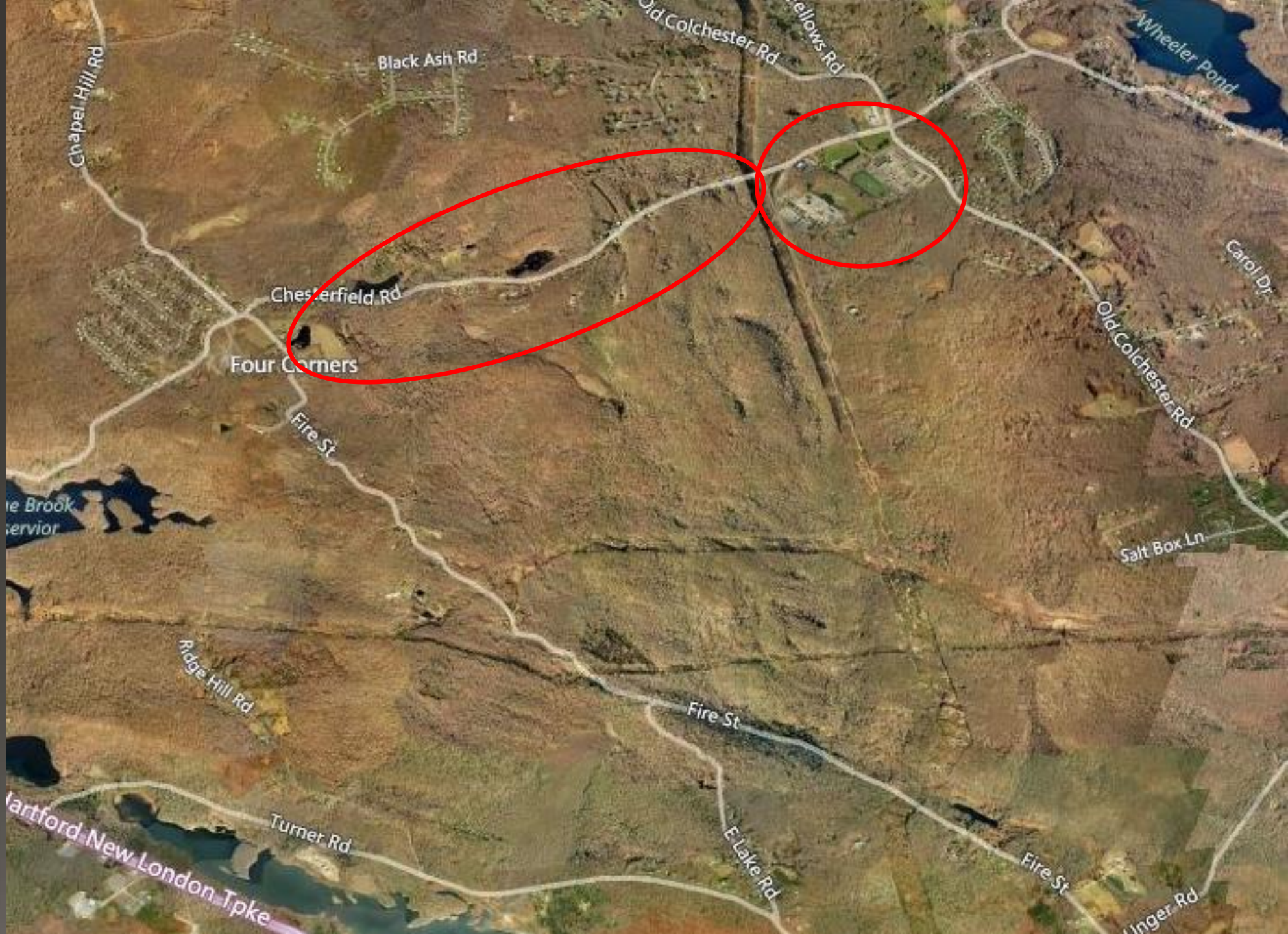
**Wetland or some other conservation factor**



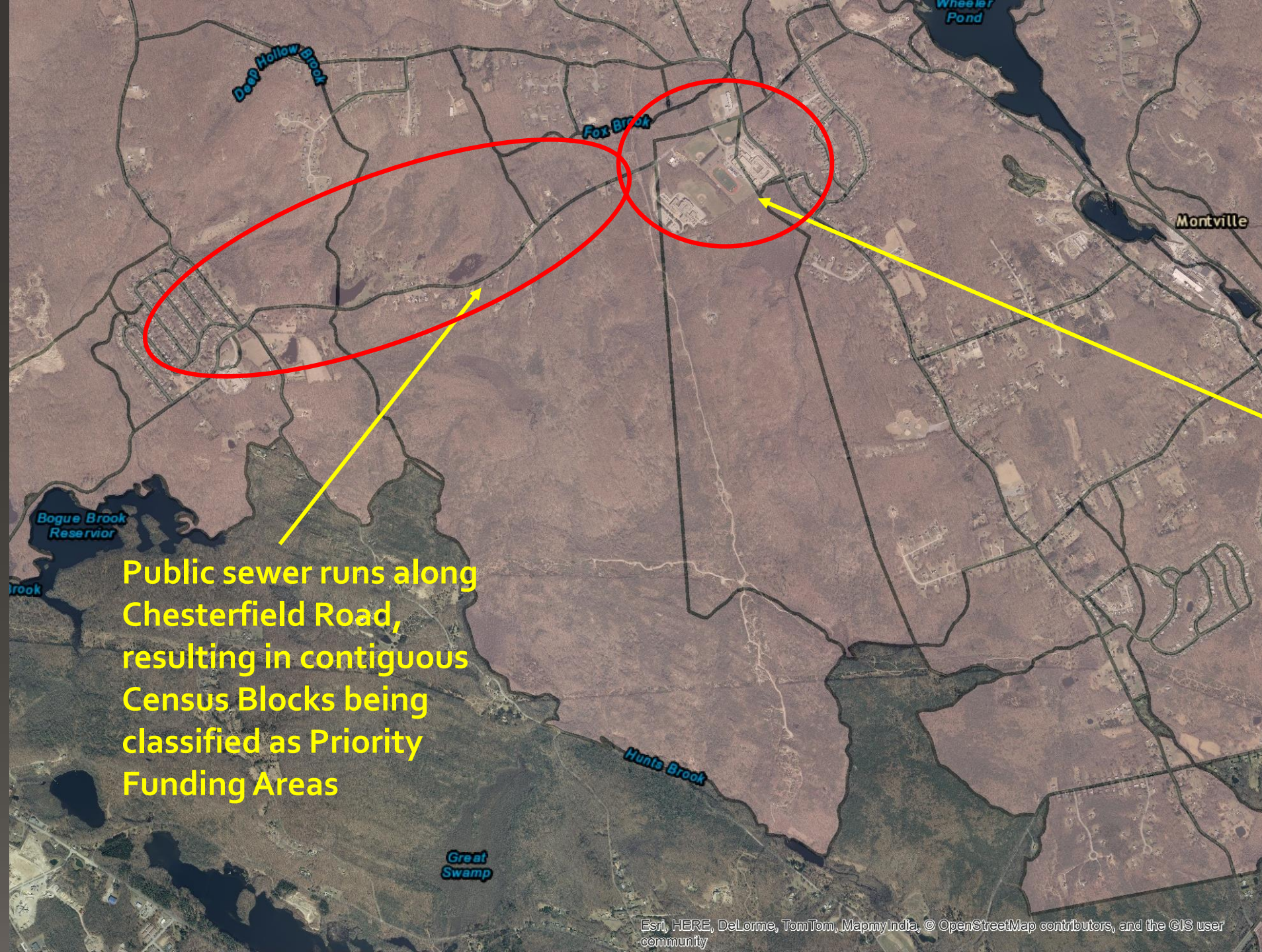
Results in entire census block being designated as a **Priority Funding Area (PFA)**:



**Balanced PFA** designation only where conservation factors exist (still a PFA, but requires consideration of conservation factors)



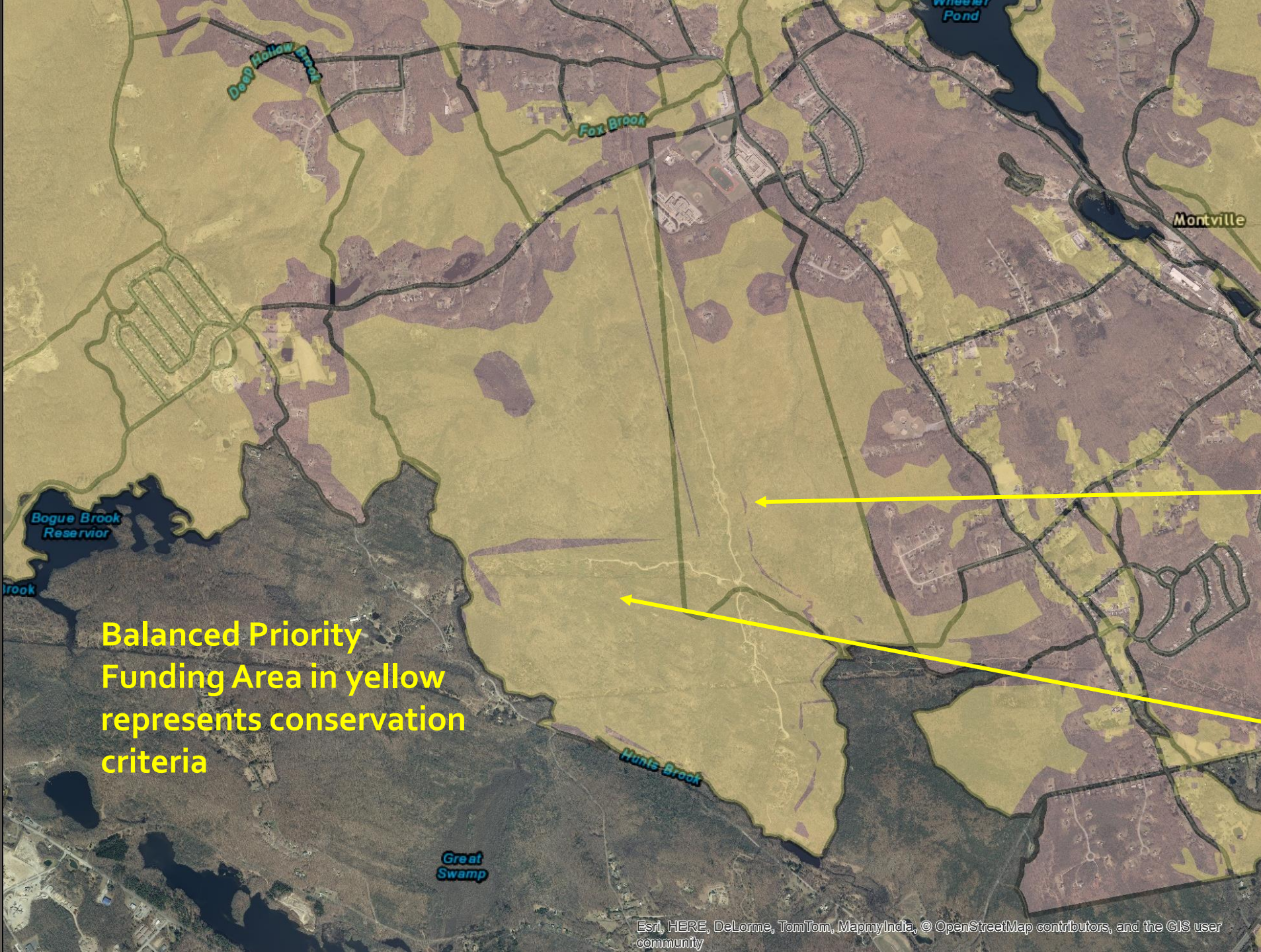




Public sewer runs along Chesterfield Road, resulting in contiguous Census Blocks being classified as Priority Funding Areas

Public sewer serves Leonard J. Tyl Middle School campus; resulting in entire Census Block being classified as a Priority Funding Area





Balanced Priority  
Funding Area in yellow  
represents conservation  
criteria

Locally  
important  
conservation  
area

Core forest



# 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

# Factors Considered for Balanced PFAs:

Conservation Factor	Source of Data
Core forest areas greater than 250 acres	UConn CLEAR Changing Landscape Project
Drinking water supply watersheds	DPH
Aquifer Protection Areas	DEEP
Wetland soils greater than 25 acres	DEEP; DoAg
Undeveloped prime, statewide important, and locally important agricultural soils greater than 25 acres	DoAg; USDA NRCS
Hurricane Inundation Zones	FEMA; CT DESPP
100-year flood zones	FEMA; CT DESPP
Critical wildlife habitats	DEEP
Locally important conservation areas	Municipalities

# Revision Timeline Considerations

- **OPM Recommendation: Adopt the draft State C&D Plan as the 2021-2026 State C&D Plan**
  - This would require corresponding amendments to CGS Sec. 16a-28 and Sec. 16a-29 to re-set the next 5-year revision cycle, respectively, by changing the referenced 2011 dates to 2024 and the referenced 2013-2018 period to 2026-2031, with a new submission date of December 1, 2025.
  - The Continuing Committee maintains the authority to undertake interim changes, as it had often done prior to the adoption of the 2013-2018 State C&D Plan
  - If the 5-year statutory revision cycle is not revised as recommended, OPM must start the planning process for the next State C&D Plan revision in summer 2021, without knowledge of how the changes in the newly adopted plan affect its implementation.

Visit OPM's website at  
[portal.ct.gov/cdplan](http://portal.ct.gov/cdplan)

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