

Commission on Connecticut's Development and Future

Regular Commission Meeting

Tuesday, December 7th, 2021

3:00 PM

Room 1D of the Legislative Office Building or via Zoom

Members in Attendance: Norman Needleman, Anika Lemar, Representative Jason Rojas, Donna Hamzy, Steven Kleppin, Lamond Daniels, Kiley Gosselin, Benjamin Wenograd, Gregory Ugalde, Francis Pickering, Rudy Marconi (on behalf of Elizabeth Gara), Senator Steve Cassano, Representative Cristin McCarthy Vahey, Senator Tony Hwang, Senator Christine Cohen, Senator Paul Cicarella, Senator Will Haskell, Representative Roland Lemar, Representative Devin Carney, Timothy Hollister, Erin Kemple, Secretary Melissa McCaw, David Barkin, Alexandra Daum, Jennifer Perry, Randi Pincus, David Elder

- I. Call to Order
 - a. The meeting was called to order by Majority Leader Rojas at approximately 3pm.
- II. Opening Remarks from the Co-Chairs
 - a. Majority Leader Rojas and Secretary McCaw made opening remarks highlighting the opportunity of the Commission to deal with land use issues.
- III. Commission Members Introductions
 - a. Secretary McCaw introduced individual members and invited them to express their goals for the commission.
- IV. PA 21-29/HB 6107
 - a. Recent Legislative Action Around Development Actions
 - i. Representative McCarthy Vahey provided an overview of legislation that passed during the 2021 legislative session (PA 21-29). A PowerPoint was presented. The legislation reorganized and clarified the Zoning enabling act (CGS 8-2); allows towns to charge technical consultant fees during a proposed development analysis; establishes standards for accessory dwelling units; requires training and certification for land use and zoning enforcement officers; clarifies the process for Municipal Affordable Housing Plan submissions; allows Water Pollution Control Authority plans to include plans for developing areas.
 - b. Overview of the Commission on Connecticut's Development and Future
 - i. PA 21-29 created this Commission. The Act requires the Commission to issue an interim report on January 1, 2022 and a final report on January 1, 2023. The reports must include recommendations on the state's plan on conservation and development, the state's consolidated plan for housing and community development, municipal affordable housing plans, modifications to the

wastewater and sewerage systems requirements, and model design guidelines for municipalities.

V. Organizational Discussion

a. Working groups

- i. Secretary McCaw detailed the proposed working groups for the Commission and highlighted some of the potential stakeholders that the Commission will ask to participate.

- State and Municipal Statutory Plan Reporting Process

- a. The group is purposed with making recommendation on any statutory changes. Proposed membership includes Regional Council of Governments, Connecticut Chapter of American Planning Association.

- Model Code Development

- a. Proposed membership includes Department of Administrative Services, Home Builders and Remodelers Association, Department of Transportation, local fire marshals, town engineers, public works. David Barkin of Department of Administrative Services proposed to change name to Model Code “and Design” Development.

- State Consolidated Housing Plan

- a. The group is purposed with recommending statutory changing on process for developing the plan for housing and community development and the implementation of that plan. Proposed membership includes the Department of Economic and Community Development, Department of Housing, Connecticut Housing Finance Authority.

- Municipal Affordable Housing Plans

- a. This group is purposed with creating guidelines and incentives for affordable housing plans. Proposed membership includes CT Conference of Municipalities, Council on Small Towns, Department of Housing.

- Sewerage

- a. This group is purposed with looking at various categories of discharge and how they impact certain communities. Proposed membership includes Department of Public Health, Department of Energy and Environmental Protection.

- ii. Mr. Barkin asked for clarification on the Model Code Development working group and suggested that the title of the group be clarified. Secretary McCaw suggested incorporating the word "design".

- iii. Mr. Hollister asked for clarification on the Municipal Affordable Housing Plan working group and their role with respect to towns current working on their plans that are due June 2022. Majority Leader Rojas explained that we want towns to continue their work and submit their plans for review; and that this

group would be providing guidance for the future. Representative McCarthy Vahey said the idea for this group is to help communities implement plans and measure results.

- iv. Ms. Kemple asked if any of the working groups would be looking at model zoning codes or addressing zoning codes. OPM Undersecretary Heft explained that the Model Code Development working group would be discussing this issue. Ms. Kemple then asked about enforcement authority of the group, Majority Leader Rojas explained that this group is intended to make recommendations for legislative action.
- v. Mr. Pickering suggested simplifying the language around the title of the "State and Municipal Statutory Plan Reporting Process" working group because it is not solely focused on reporting. Mr. Pickering also asked if Commission members could participate in multiple groups. Secretary McCaw said yes.

Ms. Kemple made a motion to create five Working Groups:

- State and Municipal Statutory Plan Process
- Model Code and Design Development
- State Consolidated Housing Plan
- Municipal Affordable Housing Plans
- Sewerage

Motion was seconded by Rep. McCarthy Vahey. All members voted in favor.

- b. Working group co-chairs
 - i. Representative Rojas said that the Commission Co-Chairs will name Co-Chairs of each Working Group with the goal of one legislator and one non-legislator as Co-Chairs. He invited members of the Commission to express interest in their interest.
- c. Working group membership
 - i. Representative Rojas said that after the meeting a form would be going out to invite participation in the working groups. Representative McCarthy Vahey noted that experts would be invited to participate and present.
 - ii. Mr. Pickering asked if there was any differentiation between the Commission members and outside experts in the working groups. Secretary McCaw said that the Co-Chairs would entertain any ideas on governance if members would send those through staff.
- d. Commission meeting frequency
 - i. Motion to approve the meeting schedule as presented. The commission shall meet bi-monthly as a full commission on the first Monday the month at 3:00 PM. All members voted in favor.

VI. January 1, 2022 Interim Report to Legislature, Request for Extension of Time

- a. Ms. Gosselin proposed that the Commission request and extension of the deadline for the interim report to July 1, 2022.

- b. Motion by Erin Kemple and seconded by Rudy Marconi to authorize the Co-Chairs to request an extension of the deadline for the interim report to July 1st, 2022.
- VII. Public Comment
 - a. No members of the public offered comment.
- I. Adjournment
 - a. It was moved, seconded and voted to adjourn the meeting at 3:58 PM.