

**Commission on Connecticut's Development and Future**  
**Interim Report**  
**July 2022**

**Introduction**

Pursuant to [Public Act 21-29](#) Section 13(f)(2), this report is being submitted on behalf of the Commission on Connecticut's Development and Future to provide an interim update on the Commission's findings. Originally due January 1, 2022, the Commission was empowered to request an extension. Submitted December 30, 2021, the Commission requested an extension until July 1, 2022. Included below is a summary of the Commission's progress to date including a legislative update and updates from each working group.

**Commission Stand-up**

Pursuant to Public Act 21-29 Section(13)(a), the Commission on Connecticut's Development and Future has been established, its work has started, and we are charting a path forward. We have a 36-member commission that is composed of a combination of legislators, executive branch agency staff and Gubernatorial and legislative leadership appointments. As of today, 35 of the 36 members have been appointed. The Commission held its first meeting on December 7<sup>th</sup>, establishing our organizational structure, reviewing the goals of the Commission as defined in the legislation, and setting a meeting schedule for 2022. Additionally, we created five working groups: State and Municipal Statutory Plan Process; Model Code and Design Development; State Consolidated Housing Plan; Municipal Affordable Housing Plans; Sewerage. These working groups are up and running, co-chaired by members of the commission and composed of members of the commission as well as subject matter experts and members of the public.

**Commission Membership**

| No. | Auth | Appointer        | Specific Qualifications   | Appointee                                |
|-----|------|------------------|---|--|
| 1   | SPRO | Looney, Martin M | a member of the General Assembly who is not a chairperson or ranking member of the Planning and Development, Environment, Housing, or Transportation committees | Needleman, Norman of Essex               |
| 2   | SPRO | Looney, Martin M | a member who has expertise in state or local planning   | Lemar, Anika of New Haven                |
| 3   | SPKH | Ritter, Matthew  | a member of the General Assembly who is not a chairperson or ranking member of the Planning and Development, Environment, Housing, or Transportation committees | Rojas, Jason of East Hartford <b>(C)</b> |
| 4   | SPKH | Ritter, Matthew  | a representative of a municipal advocacy organization   | Hamzy, Donna of Unionville               |
| 5   | SMAJ | Duff, Bob        | a member who has expertise in zoning policy   | Kleppin, Steven of New Milford           |

|    |      |                      |  |                                     |
|----|------|----------------------|--|-------------------------------------|
| 6  | SMAJ | Duff, Bob            | a member who has expertise in community development policy   | Daniels, Lamond of Bridgeport       |
| 7  | HMAJ | Rojas, Jason         | a member who has expertise in state affordable housing policy  | Gosselin, Kiley of Avon             |
| 8  | HMAJ | Rojas, Jason         | a member who represents a town with a population of greater than thirty thousand but less than seventy-five thousand | Wenograd, Benjamin of West Hartford |
| 9  | SMIN | Kelly, Kevin C       | a member who has expertise in homebuilding   | Ugalde, Gregory of Burlington       |
| 10 | SMIN | Kelly, Kevin C       | a representative of the Connecticut Association of Councils of Governments   | Pickering, Francis of Southington   |
| 11 | HMIN | Candelora, Vincent J | a member who has expertise in environmental policy   | Vacant                              |
| 12 | HMIN | Candelora, Vincent J | a representative of a municipal advocacy organization  | Gara, Elizabeth of Durham           |
| 13 | CHR  |                      | Senate Chairperson, Planning and Development Committee   | Steve Cassano                       |
| 14 | CHR  |                      | House Chairperson, Planning and Development Committee  | Cristin McCarthy Vahey              |
| 15 | RM   |                      | Senate Ranking Member, Planning and Development Committee  | Tony Hwang                          |
| 16 | RM   |                      | House Ranking Member, Planning and Development Committee   | Joseph Zullo                        |
| 17 | CHR  |                      | Senate Chairperson, Environment Committee  | Christine Cohen                     |
| 18 | CHR  |                      | House Chairperson, Environment Committee   | Joseph Gresko                       |
| 19 | RM   |                      | Senate Ranking Member, Environment Committee   | Craig Miner                         |
| 20 | RM   |                      | House Ranking Member, Environment Committee  | Stephen Harding                     |
| 21 | CHR  |                      | Senate Chairperson, Housing Committee  | Rick Lopes                          |
| 22 | CHR  |                      | House Chairperson, Housing Committee   | Brandon McGee                       |
| 23 | RM   |                      | Senate Ranking Member, Housing Committee   | Paul Cicarella                      |
| 24 | RM   |                      | House Ranking Member, Housing Committee  | Joe Polletta                        |
| 25 | CHR  |                      | Senate Chairperson, Transportation Committee   | Will Haskell                        |
| 26 | CHR  |                      | House Chairperson, Transportation Committee  | Roland Lemar                        |

|    |     |  |  |                   |
|----|-----|--|--|-------------------|
| 27 | RM  |  | Senate Ranking Member, Transportation Committee                  | Heather Somers    |
| 28 | RM  |  | House Ranking Member, Transportation Committee                   | Devin Carney      |
| 29 | GOV |  | an attorney with expertise in planning and zoning                | Timothy Hollister |
| 30 | GOV |  | a member who has expertise in fair housing                       | Erin Kemple       |
| 31 | OTH |  | Secretary of the Office of Policy and Management or designee     | Martin Heft (C)   |
| 32 | OTH |  | Commissioner of Administrative Services, or designee             | David Barkin      |
| 33 | OTH |  | Commissioner of Economic and Community Development, or designee  | Alexandra Daum    |
| 34 | OTH |  | Commissioner of Energy and Environmental Protection, or designee | Jennifer Perry    |
| 35 | OTH |  | Commissioner of Housing, or designee                             | Randi Pincus      |
| 36 | OTH |  | Commissioner of Transportation, or designee                      | David Elder       |

(C) - denotes co-chair of the task force

## Legislative Update

[Public Act 22-74](#) Section 22 amended the original legislation to enable the Secretary of OPM to appoint a designee in their place as Co-Chair of the commission. Additionally, it provided for an extension on the commission's work for submission of a final report to the joint standing committees of the General Assembly and the Secretary of the Office of Policy and Management out to January 1, 2024. The commission now has an additional year to complete its critical work.

## Working Group Summaries

### *State and Municipal Statutory Plan Process*

Co-chairs: Rep. Cristin McCarthy-Vahey and Erin Kemple

### Membership

|                            |                      |
|----------------------------|----------------------|
| Charles Gardner            | James Basch          |
| John Board                 | John Guskowski       |
| Kathryn L. Braun           | Kevin Alvarez        |
| Kevin Kurian               | Kyle Shiel           |
| Lynn Haig                  | Maureen Goulet       |
| Rachel DeScenza            | Robert B Hendrick Jr |
| Savannah-Nicole Villalba   | Stephen Saloom       |
| Stewart "Chip" Beckett III | Eric Lindquist       |

#### Meeting Schedule:

March 3, 2022

April 14, 2022

May 19, 2022

June 9, 2022

July 14, 2022

August 11, 2022

September 8, 2022

#### Update:

The State and Municipal Statutory Plan Working Group has 18 members, many of whom have professional planning or land use experience or volunteer their time to serve on a local land use board. The group has varying perspectives relating to the State Plan of Conservation and Development and land use and has met several times over the past few months.

The group started with a presentation from Office of Policy and Management on the State's Plan of Conservation and Development (POCD), including the history of its creation, process used, and growth management principles that guide the document. Additional meetings have included local municipal leaders sharing the municipal planning process and three Councils of Governments (COGS) discussing regional planning. In both cases, the aim was to understand how the local and regional plans tie to, impact, and are coordinated with the state plan.

Next steps for the group include looking at how other states approach their state planning process and what their plans include. Following the broad review, the group intends to narrow back to the focus of what the final report will reflect in order to meet the statutory requirements.

#### *Model Code and Design Development*

Co-chairs: Rep Joe Zullo and David Barkin

#### Membership

|                     |                         |
|---------------------|-------------------------|
| Bharat Gami, RA, BO | Caitlin Palmer          |
| Caroline Nastro     | Emmelline Harrigan      |
| Frank Taylor        | Gloria Gouveia          |
| Josh Lecar          | Leslie Creane, AICP     |
| Marissa Dionne Mead | Peter Harrison          |
| Peter McGuinness    | Philip S. Chester, AICP |
| Robert Maddox       | Sean Ghio               |
| Todd Dumais         | Sandra Niesyn           |
| Steven Kleppin      | Benjamin Wenograd       |
| Gregory Ugalde      | Francis Pickering       |

#### Meeting Schedule:

April 7, 2022

May 13, 2022

May 27, 2022

June 17, 2022

July 8, 2022

July 29, 2022

Update:

Including the co-chairs there are 22 members of this workgroup. The members have a balance of interests and expertise from development backgrounds, land use planning expertise, municipal government backgrounds and others with general interest in the topic of form-based codes.

There have been four meetings to date. The April 4th meeting served as an introductory meeting where we discussed the charge to the working group identifying the five areas we are charged with providing input (Part 6 of the Public Act Summary). In advance of the next meeting on May 13th, we collected reference links from working group members and shared with the whole group. The focus of this second meeting was twofold – first, a presentation by working group member Pete Harrison on the efforts of Desegregate Connecticut in crafting this statute and their intent on including the development of a model code. Second was a presentation by commission member and working group member Francis Pickering of West COG on street design and the consideration to move away from DOT standards for all road design where such application makes our towns and cities less livable. Francis also discussed funding availability as he has been able to secure a grant to develop such standards. The final topic included development of sub-working groups formed to cover the three major areas under our purview: i) development of model codes, ii) implementation guidance for municipalities, iii) development of model street design guidelines. For the May 27th meeting, working group member Leslie Creane, currently the town planner for Groton, introduced the working group to SmartCode 9.2; a recognized planning document illustrating many of the goals and concepts desirable for well-functioning communities of various scale and size. At the June 17th meeting, Leslie Oberholtzer, principal of Codametrics and the consultant to Hartford for their development of form-based codes provided the group with a thorough and comprehensive presentation of form-based codes and discussion of how such an approach could be applied at different scales including how such an approach can complement the approach of instituting a Smart Code approach. The presentation was followed by a discussion and Q/A by working group members.

The next series of meetings will focus on the sub-working groups which will be meeting separately and reporting back to the larger working group. The next working group meetings are scheduled for: 7/8/2022 and 7/28/2022. The sub-working groups will develop recommendations for proceeding with their specific deliverables.

*State Consolidated Housing Plan*

Co-chairs: Rep. Q. Williams and Kiley Gosselin

Membership

|                       |                 |
|-----------------------|-----------------|
| Anthony Ippoliti      | Daniel Devlin   |
| Kirk Carr             | Marcia Franko   |
| Margarita T Alban     | Maria L. Madrid |
| Maybeth Morales-Davis | Nathan Karnes   |
| Renita Lathrop        | Robert Boris    |
| Roger Senserrich      | Samuel Gold     |
| Shanyll Vargas        | Therese Eke     |
| Will Viederman        | Jim Perras      |
| Matthew Pafford       | Anika Lemar     |
| Randi Pincus          | David Elder     |

### Meeting Schedule

March 24, 2022

May 12, 2022

June 23, 2022

July 12, 2022

August 11, 2022

### Update:

The State Consolidated Housing Plan subcommittee has met three times in the past few months. The group will meet again in July and September. After reviewing the current Consolidated Plan and discussing it and its development process through presentation sessions with the Department of Housing, the group has engaged in conversation about possible areas of focus for written recommendations. This conversation has also included active work between meetings and email correspondence as well as the review of additional informative documents such as the old 2010 State Long Range Housing Plan. The current areas of potential focus include but are not limited to: 1) incorporating housing needs assessments, 2) tailoring the Consolidated Plan to local community needs and attributes, 3) focus on housing rehabilitation and preservation and incentives, 4) expanding evaluation of prior performance, and 5) housing planning beyond funding implementation.

The group will work over the coming months to finalize more specific recommendations within those categories and determine where the state might best apply those.

### *Municipal Affordable Housing Plans*

Co-chairs: Rep Roland Lemar and Tim Hollister

### Membership

|                      |                         |
|----------------------|-------------------------|
| Antonia Edwards      | Claudette Kidd          |
| David M. Rathbun     | Dr. Donald Poland, AICP |
| Emily McEvoy         | James L. Brinton        |
| Jenny Rice           | Kathleen Randall        |
| Matthew Danzer       | Matthew Mandell         |
| Melissa Kaplan-Macey | Michael Chadukiewicz    |
| Michael Hernandez    | Michelle O'Connor       |
| Richard Porth        | Shancia Jarrett         |
| Shirley Wang         | Fionnuala Darby-Hudgens |
| Bruce Wittchen       | Lamond Daniels          |
| Kiley Gosselin       | Elizabeth Gara          |

### Meeting Schedule:

March 17, 2022

March 31, 2022

April 8, 2022

April 21, 2022

May 12, 2022

June 2, 2022

June 23, 2022

July 14, 2022

July 28, 2022

Update:

The Municipal Affordable Housing Plans Working Group has more than 20 members, with diverse experiences and backgrounds including land use planning, housing finance, housing and tenancy advocacy, housing research, and land use law. Since March 2022, the Group has held eight meetings, which have had three primary focuses: (1) ensuring the Group's understanding of its charge as set forth in Public Act 21-29 (to produce a statewide guidance document); (2) presenting guest speakers on relevant land use law, available resources, the dos and don'ts of the municipal process of putting together a plan, and the minimum requirements and "menu options" of such a plan; and (3) preparing an outline of the Group's guidance document.

One of this Group's challenges has been the fact that all towns were directed by previous legislation to file affordable housing plans by June 1, 2022, which therefore has been occurring while this Group has been working on its guidance document. After recognition and discussion this overlap is now being regarded by the Group as an opportunity to review the filed local plans (approximately 90+ filed as of late June) while the Group is formulating its recommendations for future plans.

At the June 6, 2022 meeting of the full Commission, the Group presented a draft outline of its guidance document (available online). The outline covers the Group's charge; its membership; the timing issue mentioned above; why affordable housing is important; understanding barriers to affordable housing; achieving balance by understanding that "no one size fits all"; recommendations for local process; state law requirements for affordable housing; and a menu of potential recommendations for local committees to consider. The Group is now (late June 2022) assigning to Group members the task of drafting initial sections in accordance with the outline, with a goal of producing a first draft of the guidance document by early September.

*Sewerage*

Co-chairs: Sen. Christine Cohen and Donna Hamzy

Membership

|                   |                    |
|-------------------|--------------------|
| Alexis Harrison   | Alicea Charamut    |
| Daniel P. Lent    | David Elder        |
| James Falconieri  | Jerry Tougas       |
| Lori Mathieu      | Matt Pugliese      |
| William W Neale   | David Potts        |
| Robert Fusari Sr. | Thomas M Armstrong |
| Dan Morley        | Donna Hamzy        |
| Christine Cohen   | Jennifer Perry     |

Meeting Schedule:

March 31, 2022

April 5, 2022

May 25, 2022

Update:

This workgroup consists of 20 members including the co-chairs. The members have varying backgrounds and perspectives on issues related to sewer and water infrastructure within the state and show interests in what potential solutions there might be. To date, the group has met three times. The initial meeting included an informational presentation from DEEP on subsurface sewage treatment and disposal systems and their jurisdiction within that scope. Subsequent meetings have consisted of a presentation from DPH to develop a deeper understanding of the issue and the role of DPH. Most recently, the group identified four main areas of concern with respect to sewerage: environment, water quality, alternative treatment systems and agency collaboration.

Looking ahead, this workgroup is tentatively scheduled to meet during the week of July 18th and will continue to focus on the charge of committee.