

Commission on Connecticut's Development and Future

Regular Commission Meeting

Monday, July 10, 2023

3:00 PM – 4:30 PM

Room 1E of the Legislative Office Building or Virtual Via Zoom

In attendance: Martin Heft (Co-chair), Rep. Jason Rojas (Co-chair), Binu Chandy, Francis Pickering, Anika Singh Lemar, Betsy Gara, David Elder, Jennifer Perry, Rebecca Augur, Rep. Kavros DeGraw, Rep. Tony Scott, Steve Kleppin, Sen. Marilyn Moore, Ben Wenograd, Rep. Roland Lemar, Sen. MD Rahman, Sen. Tony Hwang, Rep. Geoff Luxenberg, Randi Pincus.

I. Call to Order

At 3:07 pm Martin Heft called the meeting to order.

II. Attendance

Quorum met at 3:22pm.

III. Approval of June 12, 2023 minutes

Motion to approve minutes by Rep. Rojas. Second by Rep. Kavros DeGraw. No discussion. Voice vote. Minutes approved.

IV. Business

a. Review of work group recommendations.

- i. The excel sheet was sent to all the co-chairs to ensure that everything was captured correctly from the work groups. Any questions or concerns on recommendations?

b. Questions

- i. *Anika Singh Lemar* – Concern about recommending expenditures on voluntary codes. Is there a way in the report to prioritize expenditures? Do we plan on voting one by one or as a package?
 1. *Martin Heft* – Noted this concern and can do a priority chart of expenditures in the final report. How to vote on recommendations is up to the Commission as a whole.
- ii. *Betsy Gara* – How does consolidating housing coordinate with the fair housing assessments that are going to be conducted by OPM?
 1. *Martin Heft* – The only thing that passed regarding fair share is the methodology used.
- iii. *Sen. Hwang* – Concern that we're casting the weight of this Commission when we are barely at a quorum. Asked for a better explanation of the true weight of what we're voting on today.
 1. *Martin Heft* – The vote today are the items to be included in the draft recommendations. We will still need to vote on the final report that is coming out of the Commission. I understand the concern about quorum.

2. *Rep. Rojas* – Fair concern. I do not believe we are acting unlike another group. The vote today does not preclude other members who are not present today from voicing their feedback or opposition.
 - iv. *Rep. Kavros DeGraw* – Commended the work of the chairs that the full commission had access to view and share any concerns on the recommendations for weeks prior to today. She thanked the extensive work of the working groups over the past few months.
 - v. *Anika Singh Lemar* – Who is the education program for regarding one of the Sewerage recommendations?
 1. *Jennifer Perry* – The intent was to potentially recommend testing facility be pursued much like neighboring states that focus on testing efficacy of alternate systems. Ultimately group decided that we don't need a test center in the state rather education for municipalities and public on how those systems operate and what is required to keep those running.
 - vi. *Besty Gara* – There was a change to the affordable housing plan statute 8-30j. It now requires any plan or plan updates submitted after October 2023 must address affordable housing unit accessibility for individuals with developmental disabilities.
- c. VOTE on recommendations
- i. *Motion to approve lines 2-36 with exception of line 28 by Rep. Rojas. Second by Rep. Lemar.* Adopted for inclusion into final report.
 - ii. Line 28: Model code to provide funding to engage consultant to develop model guidelines. *Motion to act on that one item by Ben Wenograd. Second by Sen. Moore.* Discussion.
 1. *Ben Wenograd*- The intent of this was really to come up with form-based code and if we can make it easier for smaller municipalities to use. Anything we can do to help towns to do the right thing we should encourage.
 2. *Anika Singh Lemar*- Nothing inherently good about a form-based code. Everything is in the implementation. Believes money could be spent better elsewhere.
 3. *Francis Pickering*- Agrees with Anika and thinks that this is truly about zoning reform and not one type. Perhaps generalizing and not just form based code.
 4. *Steve Kleppin* – Sat on working group. Form based code was to provide guidance and visuals for some of the municipalities that would be concerned. The language does not specifically say form-based code and that could help soften some of the resistance.
 - iii. Voted to include line 28. 1 opposed: Anika Singh Lemar.
- d. Review of Commission Timeline:
- i. Draft Report – by September 1, 2023
 - ii. Final Report – due January 1, 2024
- e. Next Commission Meeting – August 7, 2023

V. Public Comment

No public comment.

VI. Adjournment

Motion to adjourn by Rep. Rojas. Second by Rep. Kavros DeGraw. Meeting adjourned at 4:04pm.