STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

January 8, 2013

Members of the Continuing Legislative Committee on
State Planning and Development:

The Honorable Steve Cassano
The Honorable Jason Rojas
The Honorable Leonard Fasano
The Honorable William Aman
The Honorable Eric D. Coleman
The Honorable Joseph J. Crisco, Jr.
The Honorable Edward Meyer
The Honorable Auden C. Grogins
The Honorable Ed Jutila
The Honorable Russell A. Morin

Dear Senators and Representatives:

In accordance with Section 16a-29 of the Connecticut General Statutes (CGS), the Office of Policy and Management (OPM) hereby submits the third legislatively-required draft of the *Conservation and Development Policies: The Plan for Connecticut, 2013-2018* (Draft C&D Plan) to the Continuing Legislative Committee on State Planning and Development (Continuing Committee) "for its approval, revision or disapproval, in whole or in part."

The Continuing Committee is required by CGS Section 16a-30 to conduct a public hearing on the Draft C&D Plan within forty-five (45) days after the start of the 2013 legislative session. Not later than forty-five (45) days after completion of its public hearing, the Continuing Committee must submit the Plan, along with its recommendation for approval or disapproval, to the General Assembly for its consideration of adoption.

Over the past two years, OPM has developed and implemented the new cross-acceptance process required by Public Act 10-138 and conducted unprecedented levels of outreach to municipalities, regional planning organizations (RPOs), state agencies, and numerous other groups. All outreach efforts have been thoroughly documented in the attachments to the Draft C&D Plan.

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www.ct.gov/opm

In addition, OPM has kept the Continuing Committee informed on the Plan's progress at every statutory milestone. Most recently, OPM conducted fourteen regional public hearings, and subsequently posted written responses to public comments on its website (http://www.ct.gov/opm/cdplan)

OPM would like to especially recognize the important contributions from all RPOs in coordinating the many workshops and public hearings on behalf of their member municipalities throughout this lengthy Draft C&D Plan revision process.

My staff and I look forward to working with the Continuing Committee in the coming months to address any remaining issues it may have, in preparation for the General Assembly's consideration of adoption. Please contact Dan Morley at (860) 418-6343 or Daniel.Morley@ct.gov, if you have any questions or would like to arrange for a meeting.

Sincerely,

Benjamin Barnes
Secretary

Enclosure: Revised Draft Conservation and Development Policies: The Plan for Connecticut, 2013-2018

DRAFT

CONSERVATION & DEVELOPMENT POLICIES: THE PLAN FOR CONNECTICUT

REVISED DRAFT

2013-2018

Prepared by the Office of Policy and Management

In accordance with Connecticut General Statutes Section 16a-29

Conservation & Development Policies: The Plan for Connecticut

Table of Contents

BACKGROUND 3

CONNECTICUT'S PLANNING FRAMEWORK 3

APPLICATION OF THE STATE C&D PLAN 3

NEW STATUTORY REQUIREMENTS 4

CROSS-ACCEPTANCE PROCESS 5

FORMAT OF THE PLAN 6

GROWTH MANAGEMENT PRINCIPLE #1 8

Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure 8

State Agency Policies 8

GROWTH MANAGEMENT PRINCIPLE #2 12

Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs 12

State Agency Policies: 12

GROWTH MANAGEMENT PRINCIPLE #3 15

Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options 15

State Agency Policies: 15

GROWTH MANAGEMENT PRINCIPLE #4 18

Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands 18

State Agency Policies: 19

GROWTH MANAGEMENT PRINCIPLE #5 23

Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety 23

State Agency Policies 23

GROWTH MANAGEMENT PRINCIPLE #6 27

Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis 27

State Agency Policies 28

LOCATIONAL GUIDE MAP 30

Background 30
Role of the Locational Guide Map 30
Use and Application of the Locational Guide Map 31
Locational Guide Map Classifications & Criteria 32
Summary of Statutory Requirements for State Agency Implementation 34

ATTACHMENT A 36
Examples of State Agency-Administered Programs 36

ATTACHMENT B 38
Initial Outreach on the 2013-2018 State C&D Plan Revision Process 38

ATTACHMENT C 39
Comparison of Municipal and Regional Plans of Conservation and Development with the Initial Draft of the 2013-2018 State C&D Plan 39

ATTACHMENT D 40
Summary of Workshops and Public Hearings Conducted on the Public Draft of the 2013-2018 State C&D Plan 40

ATTACHMENT E 42
Legal Notice 42

ATTACHMENT F 43
"Principles of Smart Growth" as defined by Public Act 09-230* 43

ATTACHMENT G 44
Glossary of Terms 44

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BACKGROUND

In 1971, House Joint Resolution No. 40 called for the development of a state plan of conservation and development (State C&D Plan). A plan was published on September 27, 1974, and it served as the official policy for the Executive Branch in matters pertaining to land and water resources conservation and development, in accordance with Executive Order No. 28.

In 1976, the General Assembly established a process for direct legislative participation in the preparation, adoption, and implementation of the State C&D Plan. That process, as amended from time to time, is codified in Section 16a-24 through Section 16a-33 (Chapter 297) of the Connecticut General Statutes (CGS). The Office of Policy and Management (OPM) is responsible for administering the State C&D Plan revision process on a recurring 5-year cycle, under the oversight of the Continuing Legislative Committee on State Planning and Development (Continuing Committee). The Continuing Committee was established under CGS Section 4-60d.

The General Assembly adopted the first State C&D Plan in 1979, with subsequent revisions adopted in 1983, 1987, 1992, 1998, and 2005. Although the current Plan covers the period 2005-2010, it remains in effect until the General Assembly formally adopts the 2013-2018 State C&D Plan as anticipated in 2013 (per Public Act 09-230, as amended by Public Act 10-138).

Once the 2013-2018 State C&D Plan is adopted, in accordance with CGS Section 16a-30, state agencies will proceed to implement the Plan pursuant to the requirements of CGS Section 16a-31 and Section 16a-35d. (Note: This latter section is codified in CGS Chapter 297a, which entails new requirements for priority funding areas that take effect upon adoption of the 2013-2018 State C&D Plan.)

Finally, CGS Section 16a-32 provides a mechanism for amending the State C&D Plan in between the statutory five-year revision cycle, and it also requires OPM to report annually by February 15th on the extent to which state-sponsored actions were in conformity with the Plan.

CONNECTICUT'S PLANNING FRAMEWORK

In addition to the State C&D Plan requirements noted above, CGS Sections 8-23 and 8-35a provide separate requirements for municipalities and regional planning organizations (RPOs) to prepare and update their respective plans of conservation and development at least once every ten years. While these plans must "note any inconsistencies" with the six growth management principles that are the foundation of the State C&D Plan, there is no statutory requirement for a municipal plan to be consistent with either the regional plan or the State C&D Plan (or vice versa). A new provision of CGS Section 8-23(b) requires each municipality to have a formally adopted plan in place, which is no more than ten years old on or after July 1, 2014, in order to remain eligible for discretionary state funding.

APPLICATION OF THE STATE C&D PLAN

Although Connecticut's planning framework does not require municipal, regional and state ***plans*** to be consistent with one another, CGS Section 16a-31 requires state agencies to be consistent with the State C&D Plan whenever they undertake any of the following ***actions*** with state or federal funds:

(1) The acquisition of real property when the acquisition costs are in excess of two hundred thousand dollars;
(2) The development or improvement of real property when the development costs are in excess of two hundred thousand dollars;

(3) The acquisition of public transportation equipment or facilities when the acquisition costs are in excess of two hundred thousand dollars; and

(4) The authorization of each state grant, any application for which is not pending on July 1, 1991, for an amount in excess of two hundred thousand dollars, for the acquisition or development or improvement of real property or for the acquisition of public transportation equipment or facilities.

CGS Section 16a-31 also requires OPM to:

- provide an advisory statement, upon request by another state agency, on the extent to which a proposed action is consistent with the State C&D Plan;
- review each Bond Commission agenda and issue an advisory statement on the extent to which the items on the agenda are consistent with the State C&D Plan; and
- review certain draft plans prepared by state agencies under state or federal law, and provide the submitting agency with an advisory report commenting on the extent to which the proposed plan conforms to the State C&D Plan.

The State C&D Plan is defined in CGS Section 16a-25 as "the text of such plan and any accompanying locational guide map." A separate chapter on the Locational Guide Map has been included to provide supplemental details on the use and application of the Map, relative to new priority funding area requirements associated with CGS Chapter 297a.

In summary, the statutory mandate for consistency with the State C&D Plan only applies to state agencies, as outlined in CGS Section 16a-31. The State C&D Plan is advisory to municipalities, due to the fact that there is no statutory requirement for municipal plans, regulations, or land use decisions to be consistent with it.

NEW STATUTORY REQUIREMENTS

There have been some significant amendments to state planning statutes since the current State C&D Plan was adopted in 2005:

- Public Act 05-205 expands the definition of "funding" to include "any form of assurance, guarantee, grant payment, credit, tax credit or other assistance, including a loan, loan guarantee, or reduction in the principal obligation of or rate of interest payable on a loan or a portion of a loan." It also requires OPM to develop recommendations for the delineation of boundaries of "priority funding areas", and to identify "corridor management areas" on either side of a limited access highway or a rail line. The Act further requires that, upon the General Assembly's adoption of the 2013-2018 State C&D Plan, no state agency shall provide funding for a "growth-related project" unless such project is either located in a priority funding area or the sponsoring agency has fully complied with the statutory exception process, if such project is not located in a priority funding area. (CGS Sec. 16a-35c through Sec. 16a-35h)
- Public Act 08-182 outlines new performance-based planning and programming requirements. Although this Draft includes examples of performance indicators for measuring progress, OPM recognizes that there still needs to be broad consensus developed around a set of meaningful and measurable performance indicators. OPM views the establishment of benchmarks for each Growth Management Principle as a longer term goal that will be addressed only after a high degree of confidence has been developed around the baseline data to be collected on the performance indicators. (CGS Sec. 16a-27(e))
- Public Act 09-230 defines "principles of smart growth" and Public Act 10-138 requires state agencies to consider whether certain grant application proposals comply with such principles. (CGS Sec. 4-37*l*)

- Public Act 10-138 directs OPM to develop a new process for the revision, adoption, implementation and amendment of the State C&D Plan, and to submit a draft of such process to the Continuing Committee. OPM submitted said report in January 2011 and began implementing the new process accordingly, so that the "planning policies of different levels of government are compared and differences between such policies are reconciled with the purpose of attaining compatibility between local, regional and state plans." A summary of the "Cross-Acceptance Process" is included below.

CROSS-ACCEPTANCE PROCESS

Due to the desire of many for a more bottom-up approach to the State C&D Plan revision process, OPM proceeded to implement the new cross-acceptance process as described in its January 2011 report to the Continuing Committee. Following the report's submission, OPM conducted *initial outreach* workshops over the next several months, which are summarized in Attachment B. OPM incorporated its findings from these workshops into the initial Draft 2013-2018 C&D Plan that was submitted to the Continuing Committee in December 2011 for a required 90-day review under CGS Section 16a-28(a).

From January through March 2012, OPM proceeded to implement the *plan comparison* phase of the cross-acceptance process. During this period, OPM conducted fourteen regional workshops and various coordinating meetings with state agencies, which are summarized in Attachment C. The Continuing Committee opted not to comment during this early review period.

In total, 136 municipalities and 14 Regional Planning Organizations (RPOs) participated in the voluntary *plan comparison* phase. The participating municipalities and RPOs reviewed their respective plans of conservation and development to determine the extent to which they were compatible with the planning policies of the initial Draft C&D Plan. That effort, combined with input from affected state agencies, provided OPM with general consensus in support of the policies listed under each Growth Management Principle when it published the "Public Draft" on April 30, 2012, under CGS Section 16a-28(b).

Over the following five-month period, OPM coordinated with RPOs to schedule and publicize formal public hearings in each of the state's planning regions, as required under CGS Section 16a-28(c). Attachment D provides a summary of all public hearings conducted, as well as informal map workshops and other related outreach efforts. OPM's legal notice announcing the availability of the Public Draft and upcoming public hearings is provided in Attachment E.

After the public comment period concluded on October 5, 2012, OPM logged and summarized all public comments received on the Public Draft. In December 2012, OPM posted its responses to public comments on its website, and proceeded to further revise the Draft C&D Plan, in accordance with CGS Section 16a-29.

The last phase of the cross-acceptance process, known as *plan negotiation*, is intended to provide an opportunity for each regional facilitator (i.e., RPO) to meet with state officials to address any remaining unresolved issues before drafting an optional Statement of Agreements and Disagreements for inclusion in the revised Draft C&D Plan. The inclusion of such statements in the revised Draft C&D Plan is intended to provide state legislators with information pertaining to their constituent municipalities' level of support for the Draft 2013-2018 State C&D Plan when it is considered for adoption by the General Assembly.

Unfortunately, neither RPOs nor municipalities had enough time to fully assess OPM's responses to comments leading up to the submittal date of this Plan, so it is unknown how many regions would have participated in the voluntary *plan negotiation* phase if time had permitted. OPM believes that its unprecedented level of effort in responding to public comments should help to minimize the number of remaining concerns in each region. With

the Continuing Committee's consent, OPM is fully committed to working with any region that is interested in drafting a Statement of Agreements and Disagreements, so that it can be concluded prior to the General Assembly's consideration of this Plan for adoption.

FORMAT OF THE PLAN

The Continuing Committee held a series of informational hearings in 2009, relating to Public Act 09-230, which provided OPM with direction on how to develop and implement the State C&D Plan. Based on the results of those hearings and other new statutory requirements noted above, the text of the State C&D Plan is being presented in a new condensed format that is built around six Growth Management Principles:

1) Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure;
2) Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs;
3) Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options;
4) Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands;
5) Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety; and
6) Promote Integrated Planning Across all Levels of Government to Address Issues on a Statewide, Regional and Local Basis.

Not only do the Growth Management Principles serve as the chapters of the State C&D Plan, but municipalities and RPOs must also note any inconsistencies with these principles when they update their respective plans of conservation and development (CGS Sections 8-23 and 8-35a). Therefore, it is important that the State C&D Plan be conveyed in a format that is clear and concise to all of its users.

Each Growth Management Principle begins with a brief summary statement of its objectives. This is followed by:

- A set of relevant policy statements that provide the basis for state agencies to assess the consistency of their proposed plans and actions with the State C&D Plan (Note: OPM recognizes that a number of policies can apply to more than one Growth Management Principle; however, there was an intentional effort to limit such cross-references. Whenever a state agency is required to determine the consistency of a proposed action with the State C&D Plan, it may cite any relevant policies contained in the Plan – regardless of the particular Growth Management Principle under which it appears.);
- A list of plans prepared by state agencies under state or federal law, which must be submitted to OPM for a review of consistency with the State C&D Plan prior to their adoption. Links to such agency plans are intended to provide state agencies and other interested parties with access to more detailed information and policy guidance on various subject matters beyond that which is covered in this Plan;
- A list of examples of performance indicators for measuring progress in implementing the State C&D Plan, including financial indicators;
- A reference to relevant Principles of Smart Growth, as defined in Public Act 09-230 and listed in Attachment F. This reference is included to assist state agencies in complying with CGS Section 4-37*l*, which requires agencies to consider whether certain grant applications under their purview comply with some or all of the Principles of Smart Growth; and

- A map that reflects the geographic areas generally supported by the policies of the particular Growth Management Principle. Each map is based on a limited number of criteria and, therefore, is intended for illustrative purposes only.

In addition to the chapter format revisions noted above, the Locational Guide Map component of the State C&D Plan has also undergone significant changes. With the priority funding area legislation set to take effect upon adoption of the 2013-2018 State C&D Plan, OPM recognizes that there may be greater interest in the Plan's Locational Guide Map. As a result, OPM has devoted a separate chapter to the Locational Guide Map, which describes the role of the Map, its use and application, and the criteria for delineating the boundaries of priority funding areas.

Finally, Attachment A lists a number of Examples of State Agency-Administered Programs. This list was developed with input from state agencies and serves as a general guide for agency staff to locate relevant policies for consideration when determining the consistency of their proposed actions, with the caveat noted in the first bullet above. Attachment A is also intended to help fulfill some of the new requirements of CGS Section 16a-27(e), such as identifying potential funding sources and the entity responsible for program implementation.

GROWTH MANAGEMENT PRINCIPLE #1

Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure

A region's development potential is highly correlated with its accessibility to urban-scale infrastructure. Connecticut has invested significant resources in the physical infrastructure of its cities and towns to provide for wastewater treatment capacity, potable water supplies, highways and railways, air and sea ports, broadband access, energy generation and transmission, and other related facilities. In order to help position the state for growth, state agencies, regional planning organizations, municipalities, private developers, and other stakeholders must coordinate their actions to leverage these assets in a manner that will take full advantage of Connecticut's strategic location within the Northeast Megaregion, while also proactively addressing the needs and desires of a changing demographic base.

Shelton Downtown Revitalization Project includes the Riverwalk and Veteran's Memorial Park, condominiums and farmer's market.
Photo Credit: Shelton Economic Development Corporation

Repairs and upgrades to the state's aging, and sometimes underutilized, infrastructure represent a significant ongoing cost to taxpayers, who sometimes view investments in new or expanded infrastructure and facilities as a more cost-effective and preferred use of their tax dollars. Compounding this perception is the fact that deferred maintenance is typically a less controversial option for balancing government operating budgets than cutting public services. Over time, the cumulative effect of deferred maintenance can create an unsustainable long-term financial burden on taxpayers.

A life-cycle cost analysis can raise important considerations about taxpayers' long term liability associated with maintaining an ever-expanding infrastructure base. For example, timely repairs and upgrades to aging infrastructure can save taxpayers money by extending an asset's useful life and forestalling the need for costlier renovations or replacement in the future. Such an analysis can also provide a better understanding of the combined total capital and operational costs associated with a proposed project. In addition, it can provide a context for considering a project's other potential costs or benefits to the environment that may not be easily quantified, such as greater energy efficiency, water conservation, pollution prevention, and historic preservation.

State Agency Policies:

- **ENSURE** the safety and integrity of existing infrastructure over its useful life through the timely budgeting for maintenance, repairs and necessary upgrades;
- **FOCUS** on infill development and redevelopment opportunities in areas with existing infrastructure, such as in city or town centers, which are at an appropriate scale and density for the particular area;

- **ENCOURAGE** multi-disciplinary approaches to infrastructure planning and design. For example, for transportation projects in areas with combined sewers, seek to preserve the functional capacity of wastewater treatment plants by designing projects that enhance the infiltration of stormwater generated by the existing street network and other impermeable surfaces through "green infrastructure" measures such as pervious pavement material and the incorporation of urban green spaces;
- **COORDINATE** the timing of any planned expansion of existing infrastructure to meet state and regional growth objectives;
- **PERFORM** a life-cycle cost analysis to identify potential cost burdens beyond the initial capital investment for any proposed action involving the expansion of infrastructure beyond the current limits of the existing or planned service area for the particular form(s) of infrastructure, except when necessary to address immediate public health or safety concerns;
- **PROMOTE** the continued use or adaptive reuse of existing facilities and developed property, including brownfields in strategic locations;
- **PROACTIVELY IDENTIFY AND MARKET** available properties that are currently served by infrastructure and that could meet the needs of new or expanding businesses, especially those within close proximity to existing industry clusters;

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

- **PROMOTE** supportive land uses around rail stations, airports and sea ports, and discourage uses that are not dependent upon, or complimentary to, the available infrastructure;
- **UTILIZE** the state's strategic location and infrastructure to promote expansion of markets for Connecticut grown and manufactured products;
- **ENCOURAGE** local zoning that allows for a mix of uses "as-of-right" to create vibrant central places where residents can live, work, and meet their daily needs without having to rely on automobiles as the sole means of transport;
- **PROMOTE** urban areas as centers for arts, entertainment and culture, while also supporting community-based agriculture, historic preservation, and access to urban green spaces and waterways;
- **CAPITALIZE** on opportunities to develop and deploy innovative energy technologies, and promote distributed generation and microgrids where practical to provide reliable electrical power during outages and peak demand periods; and
- **MINIMIZE** the potential risks and impacts from natural hazards, such as flooding, high winds and wildfires, when siting infrastructure and developing property. Consider potential impacts of climate change on existing and future development.

Plans Prepared by State Agencies under State or Federal Law:

- Master Transportation Plan (DOT) (includes listing of major transportation projects and plans per CGS Section 16a-27) http://www.ct.gov/dot/cwp/view.asp?a=3529&q=430714

- Economic Strategic Plan (DECD)
  http://www.ct.gov/ecd/lib/ecd/connecticut_esp-final.pdf
- Comprehensive Energy Strategy for Connecticut (DEEP)
  http://www.ct.gov/deep/lib/deep/energy/cep/deep_draft_connecticut_comprehensive_energy_strategy.pdf

Examples of Performance Indicators for Measuring Progress:

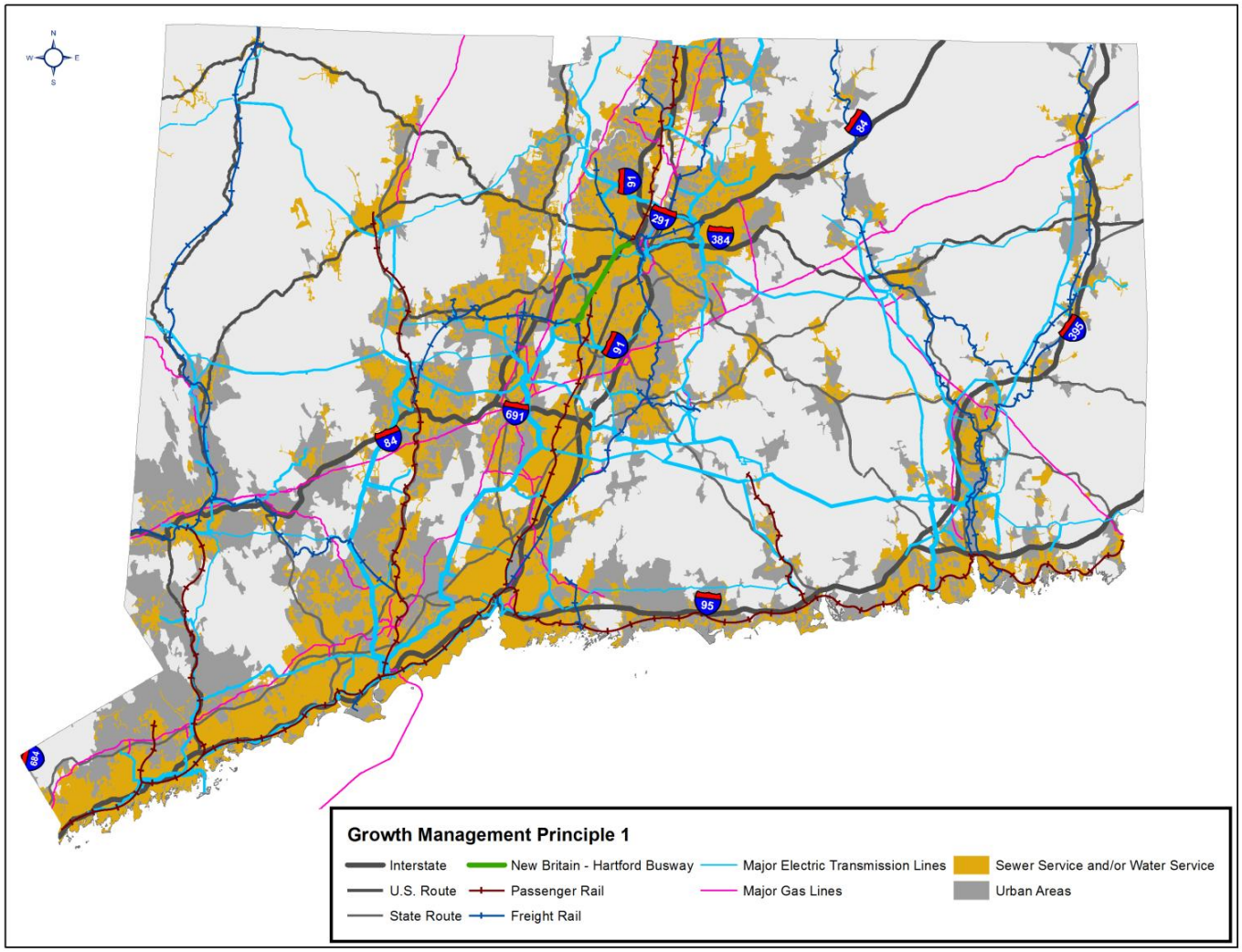
- Percentage of State capital investments in priority funding areas
- Number of new businesses registered in priority funding areas compared to total statewide new business registrations
- Percent increase in development in priority funding areas
- Number of businesses started or expanded in priority funding areas
- Number of brownfield sites/acres redeveloped
- Percent of state highways and bridges in fair or better condition
- Number of historic facilities preserved in priority funding areas
- Number of registered farmers markets in priority funding areas

Approaching the I-84/Route 8 Interchange known as the "Waterbury Mixmaster"
Photo Credit: Joe Perrelli, COGCNV

Geographic Depiction of GMP 1

The following map reflects the geographic areas generally supported by the policies of GMP 1. State-sponsored efforts to redevelop and revitalize regional centers and areas with existing or currently planned infrastructure are broadly illustrated by these map criteria:

1) Public Water and Sanitary Sewer Service Areas;
2) Primary Highways
3) Rail Lines and Busways;
4) Major Electricity and Gas Transmission Lines; and
5) U.S. Census Bureau-Delineated Urban Areas.



GROWTH MANAGEMENT PRINCIPLE #2

Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs

Demographic trends indicate that Connecticut's population, along with most of the nation, is aging. The sheer magnitude of the number of members in the "baby boom" generation, combined with increased life expectancy, will have profound effects on our communities and society in general well into the future. Notably, the "millennial" generation, whose members are now entering the 25 to 34 year old age group, outnumbers the "baby boom" generation. The different needs and desires of these two large generations will present unprecedented challenges, as well as opportunities, for the state and its communities to attract and retain a diverse and innovative citizenry.

In order to expand the economy and promote a vibrant population, state and local governments must proactively address current policies and regulations that hinder private developers from building the types of housing options and lifestyle amenities that the market demands. The high cost of housing is often cited as one of the factors why Connecticut has lost a large percentage of its young adult population over the past twenty years. However, a number of municipalities are positioned to create higher density, mixed-income housing stock in areas that are within walking distance to retail, recreational and cultural attractions, jobs and public transit. Coordinated marketing of each region's unique assets and lifestyle amenities will help to attract prospective developers, employers and residents, while also providing new housing options for the local workforce.

The Olde Oak Village in Wallingford incorporates attractive affordable and market rate homes. Photo Credit: Partnership for Strong Communities

State Agency Policies:

- **ENHANCE** housing mobility and choice across income levels and promote vibrant, mixed-income neighborhoods through both ownership and rental opportunities;
- **SUPPORT** adaptive reuse of historic and other existing structures for use as residential housing;
- **PROVIDE** favorable loan terms for multi-family housing and mixed-use properties in targeted areas;

- **MARKET** urban communities to people most likely attracted to working and/or living in urban environments, such as young people and "empty nesters";
- **SUPPORT** local efforts to develop appropriate urban infill housing and neighborhood amenities to make better use of limited urban land;
- **PROMOTE** housing and/or affordable housing as part of mixed use and transit-oriented developments within walking distance to public transportation facilities;
- **IDENTIFY** innovative mechanisms, utilizing decentralized or small-scale water and sewage systems, to support increased housing density in village centers and conservation subdivisions that lack supporting infrastructure; and
- **ENCOURAGE AND PROMOTE** access to parks and recreational opportunities, including trails, greenways, community gardens and waterways, for affordable and mixed-income housing.

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

Plans Prepared by State Agencies under State or Federal Law:

- State Long-Range Housing Plan (DECD) http://www.ct.gov/ecd/lib/ecd/2010-15_slrhp_-_final_.pdf
- Annual Action Plan for Housing and Community Development (DECD) http://www.ct.gov/ecd/lib/ecd/action_plan_as_submitted.pdf

Historic 1855 Wauregan Hotel turned into a mixed use project comprising 70 units of moderate income housing, 4,000 s.f. of retail space, ballroom restoration, and 100-space parking garage.
Photo Credit: Partnership for Strong Communities

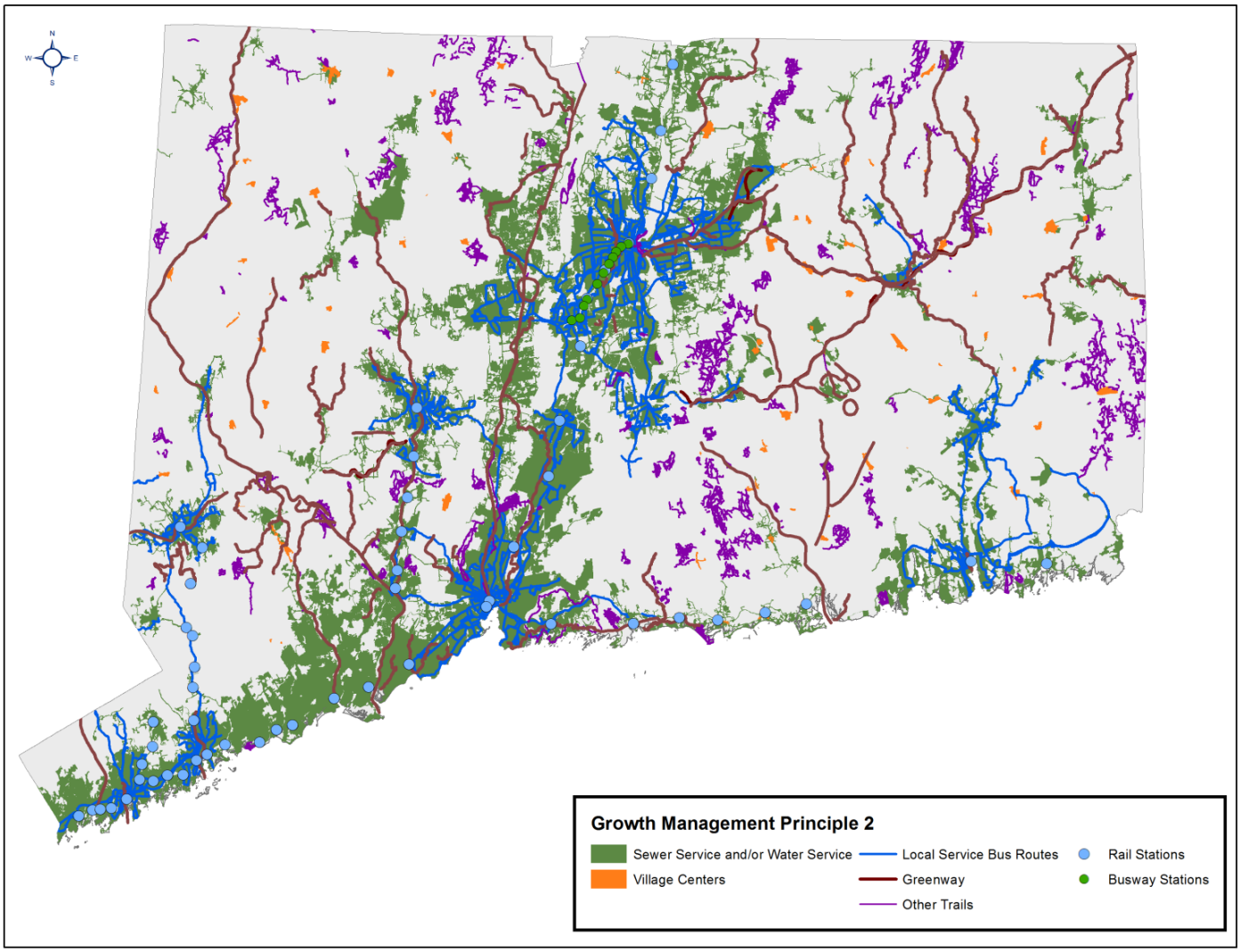
Examples of Performance Indicators for Measuring Progress:

- Number of new affordable housing units created
- Number of towns with 10% of their housing stock designated affordable
- Number of towns with approved Incentive Housing Zone overlays
- Percentage of population in high density areas (1,000 per sq mi)
- Percentage of renters paying more than 30% of income on rent

Geographic Depiction of GMP 2

The following map reflects the geographic areas generally supported by the policies of GMP 2. State-sponsored efforts to expand housing opportunities and design choices to accommodate a variety of household types and needs are broadly illustrated through the following map criteria:

1) Public Water and Sanitary Sewer Service Areas;
2) Village Centers;
3) Rail and Busway Station Areas;
4) Local Bus Routes; and
5) Greenways (for more detail, please see: http://www.ct.gov/dep/cwp/view.asp?a=2707&q=323852&depNav_GID=1704&depNavPage=%7C



GROWTH MANAGEMENT PRINCIPLE #3

Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options

Transportation corridors and hubs are critical assets that affect Connecticut's ability to compete for economic development. In addition to providing expanded business access to markets, they provide residents with access to jobs, education, recreation and other daily activities. In order to fully leverage their ability to generate new economic growth, land use decisions within such corridors and around hubs must include a mix of complementary strategies that target the long-term development goals of each region.

Aerial view of the new State St. Station in New Haven

While improved access to the New York and Boston metropolitan area markets is a key transportation goal for the state, it is even more essential that the points in between (i.e., Connecticut's cities and towns) are integrated into the economic fabric of the greater region and its labor market. Experiences in other states have shown that transit hubs can be effective drivers of new office, commercial, and residential development. Regional coordination will be needed to maximize state investments in the transportation infrastructure through transit-supportive land use regulations around hub and station areas, effective feeder and connector services within the corridor, and access management planning to preserve the highway capacity on urban arterial roads with significant commercial development.

State Agency Policies:

- **PROMOTE** compact, pedestrian-oriented, mixed use development patterns around existing and planned public transportation stations and other viable locations within transportation corridors and village centers;
- **ENCOURAGE** a network of pedestrian and bicycle paths and greenways that provide convenient inter- and intra-town access, including access to the regional public transportation network;
- **ENSURE** that the planning, design, construction, and operation of state and local highways accommodates municipal plans and the needs of all users, to the extent possible;
- **IMPROVE** transit service and linkages to attract more customers through better integration of all transportation options and advances in technology, while providing convenience, reliability, safety and competitive modal choices;
- **COORDINATE** with host municipalities on supportive land use regulations, such as transit-oriented development zones and freight villages where practical, to make the most effective use of transportation facilities for the movement of people and/or goods;
- **IDENTIFY** brownfields and other strategic sites that are (1) within one-half mile or walking distance of public transportation facilities and/or (2) near other inter-modal transportation nodes and facilities, and consider them for designation as pre-approved development areas; and

- **RESTORE** strategic shipping channels and pier areas to their authorized depths when dredging is recommended in Connecticut's Deep Water Port Strategy Study.

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

Plans Prepared by State Agencies under State or Federal Law:

Strategic Long-Range Transportation Plan, 2009-2035 (DOT)
http://www.ct.gov/dot/cwp/view.asp?a=3531&q=259760
Connecticut Statewide Bicycle and Pedestrian Transportation Plan (DOT)
http://www.ct.gov/dot/cwp/view.asp?a=1390&q=259656
Connecticut State Rail Plan (DOT)
http://www.ct.gov/dot/cwp/view.asp?a=1386&q=437648&PM=1
Connecticut Statewide Airport System Plan (DOT)
http://www.ct.gov/dot/lib/dot/documents/dpolicy/ExecutiveSummary.pdf

Examples of Performance Indicators for Measuring Progress:

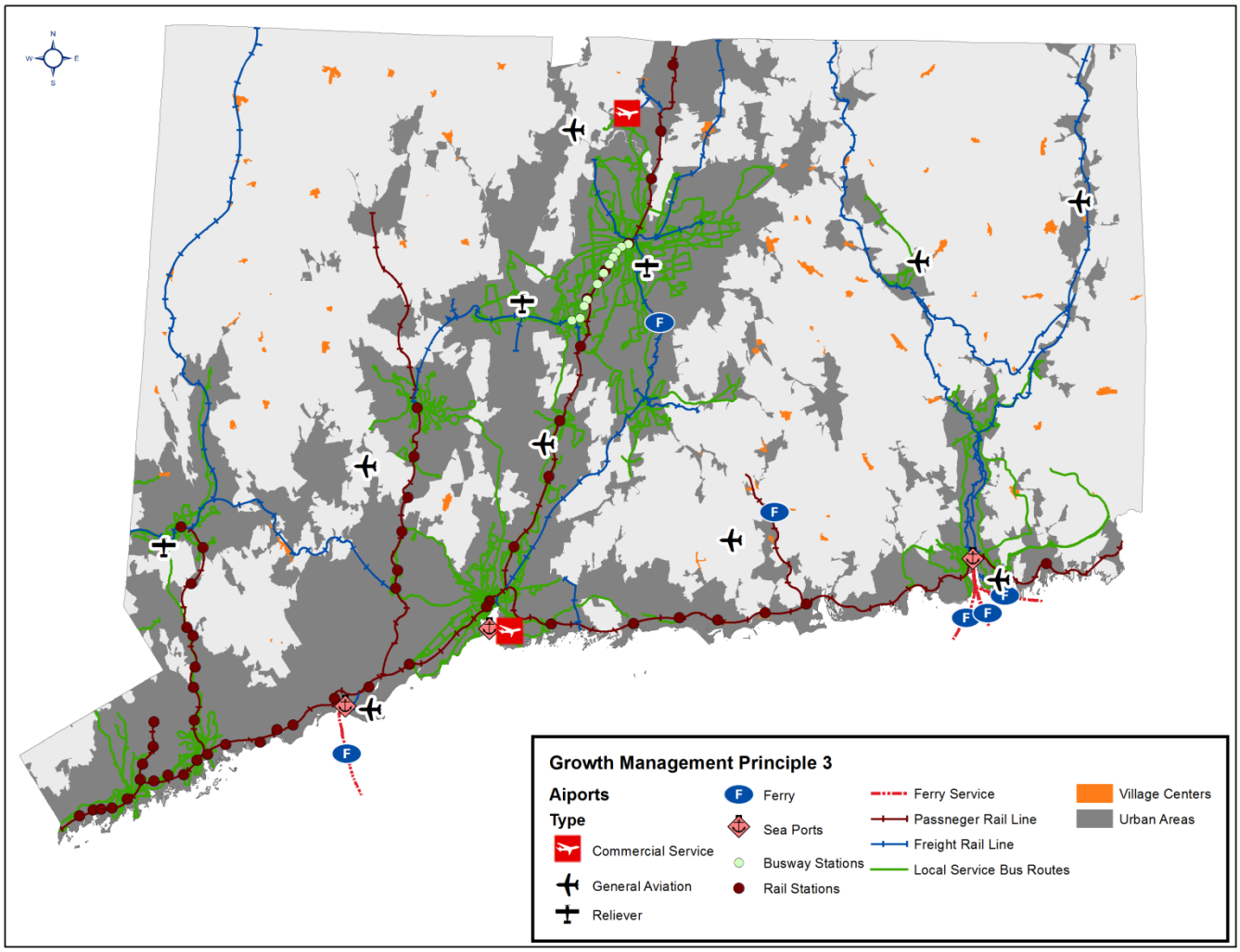
- Number of passengers using public transportation
- Number of locally-designated transit-oriented development zones
- Percent of Surface Transportation Program funds used for bicycle/pedestrian access
- Percent of state capital investments made within ½ mile of a rail station or a bus rapid transit (BRT) station
- Number of housing units/amount of commercial building space built or renovated within ½ mile of a rail station or a bus rapid transit (BRT) station
- Number of Bradley International Airport passengers
- Volume of goods transported by mode within and through Connecticut
- Average per rider subsidy by mode/service

Port of New London

Geographic Depiction of GMP 3

The following map reflects the geographic areas generally supported by the policies of GMP 3. State-sponsored efforts to concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options are broadly illustrated through the following map criteria:

1) Rail and Busway Stations;
2) Passenger Rail and Freight Rail Lines
3) Commercial, General Aviation & Reliever Airports;
4) Deep Water Seaports;
5) Ferry Service
6) Local Bus Routes;
7) U.S. Census Bureau-Delineated Urban Areas; and
8) Village Centers.



GROWTH MANAGEMENT PRINCIPLE #4

Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands

It is widely recognized that Connecticut's natural, cultural and historical resources, along with its rural landscapes, have intrinsic values which contribute to the state's high quality of life. Less obvious are the functional values that these resources provide, such as storm water management, flood control, oxygen production and carbon storage, and the filtration and purification of water for human consumption and habitat preservation. Similar to the need to maintain the physical infrastructure of cities and towns, there is a corresponding need to strategically invest in the state's natural infrastructure, through preservation and maintenance of multi-functional land, when it can cost-effectively perform or supplement the types of functions performed by human-engineered systems.

Graywall Farms in Lebanon, CT. Photo Credit: Robin Chesmer

"Too often communities focus on developing land versus preserving agriculture. Both have their pluses, but only agriculture provides sustainable value in terms of the environment, municipal finance, aesthetics, and food security, which can be appreciated by everyone."

Philip Chester, Lebanon Town Planner

Furthermore, a number of Connecticut industries, such as agriculture and aquaculture, outdoor recreation, and culture and tourism, are important contributors to the state economy and to the communities in which they are based. Since the economic value of such industries is oftentimes derived from the natural and cultural resources upon which they are based, it is critical that public and private interests take a strategic and coordinated approach to protecting and/or managing the long-term viability of both the conservation and development functions of such resources.

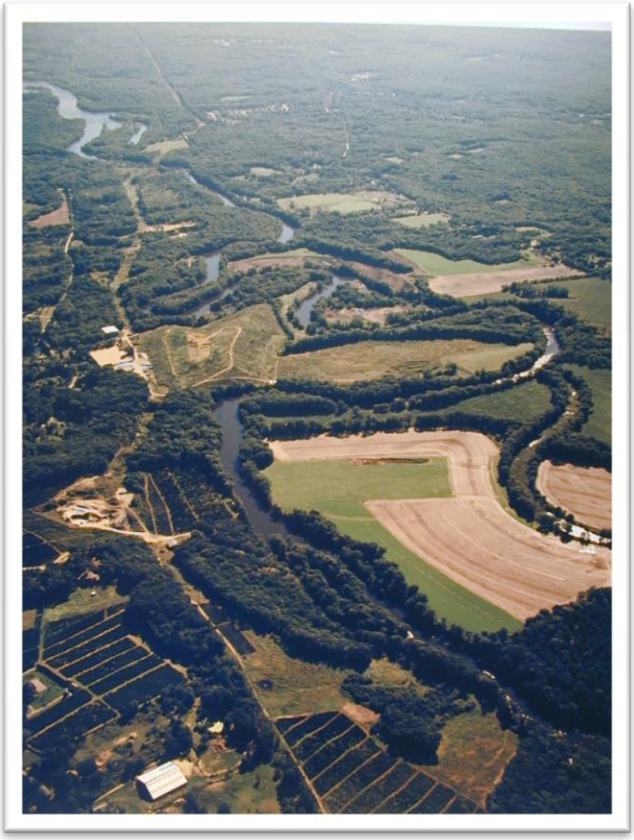
Rural communities in Connecticut, which typically lack urban-scale infrastructure, face especially difficult challenges to grow in a manner that is consistent with their rural character. Their growth prospects are oftentimes perceived to be limited to strip commercial development along rural highways. While the conservation of open space and farmland can have a net positive impact on the local tax base and the region's quality of life, there may also be instances where towns want to pursue complementary efforts to plan for the development of new, or the expansion of existing, village-scale mixed use centers. Cluster development techniques, when combined with properly installed and maintained decentralized water, wastewater and/or stormwater systems, can accommodate growth without the need for publicly subsidized expansions of infrastructure.

State Agency Policies:

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

- **CONTINUE TO PROTECT** permanently preserved open space areas and facilitate the expansion of the state's open space and greenway network through continued state funding and public-private partnerships for the acquisition and maintenance of important multi-functional land and other priorities identified in the State's Open Space Plan (i.e., Green Plan);
- **LIMIT** improvements to permanently protected open space areas to those that are consistent with the long-term preservation and appropriate public enjoyment of the natural resource and open space values of the site;
- **PROTECT AND PRESERVE** Connecticut Heritage Areas, archaeological areas of regional and statewide significance, and natural areas, including habitats of endangered, threatened and special concern species, other critical wildlife habitats, river and stream corridors, aquifers, ridgelines, large forest areas, highland areas, and Long Island Sound;
- **ENCOURAGE** collaborative ventures with municipalities, private non-profit land conservation organizations and other entities to provide a system of appropriately preserved and managed natural areas and resources that allow for a diversity of well-functioning habitats and the sustainable use of resources;
- **SEEK TO ACHIEVE** no-net-loss of wetlands through development planning that: 1) avoids wetlands, whenever possible; 2) minimizes intrusions into wetlands when impacts are unavoidable; 3) mitigates any resulting impacts through wetland enhancement or creation; and 4) encourages ongoing maintenance of functional wetlands and buffer areas.
- **REVITALIZE** rural villages and main streets by promoting the rehabilitation and appropriate reuse of historic facilities, such as former mills, to allow a concentration of higher density or multiple use development where practical and consistent with historic character;
- **UTILIZE** the state's renewable power generation potential to the extent that is compatible with state goals for environmental protection, and minimize potential impacts to rural character and scenic resources when siting new power generation facilities and/or transmission infrastructure.
- **ENCOURAGE** municipalities to build capacity and commitment for agricultural lands preservation;
- **DEVELOP**, through the Governor's Council on Agricultural Development, a comprehensive Strategic Plan for Agriculture in Connecticut;
- **PROMOTE** agricultural businesses and supportive industries that are vital to the local and regional economy, while simultaneously preserving prime farmland through the acquisition of development rights and, to the extent practical, the avoidance, minimization, and/or mitigation of the loss or conversion of agricultural lands associated with state-sponsored development actions;
- **PROMOTE** Connecticut's commercial and recreational fishing and aquaculture industries consistent with marine productive capacities and environmental protections;

- **UTILIZE** the landscape to the extent practical and incorporate sound stormwater management design, such as low impact development techniques, in existing and new development to maintain or restore natural hydrologic processes and to help meet or exceed state and federal water quality standards, so that the state's waters can support their myriad functions and uses;
- **MANAGE** water resource conflicts by balancing the competing needs of water for human consumption, waste assimilation, habitat sustainability, recreation, power production, agriculture and transporting people and goods;
- **RELY** upon the capacity of the land, to the extent possible, to provide drinking water and wastewater disposal needs beyond the limits of the existing service area. Support the introduction or expansion of public water and/or sewer services or advanced on-site wastewater treatment systems only when there is a demonstrated environmental, public health, public safety, economic, social, or general welfare concern, and then introduce such services only at a scale which responds to the existing need without serving as an attraction to more extensive development;
- **MINIMIZE** the siting of new infrastructure and development in coastal areas prone to erosion and inundation, encourage the preservation of undeveloped areas into which coastal wetlands can migrate, and undertake any development activities within coastal areas in an environmentally sensitive manner consistent with statutory goals and policies set forth in the Connecticut Coastal Management Act;
- **PROTECT** the ecological, scenic and recreational values of lakes, rivers and streams by promoting compatible land uses and management practices in the vicinity of these resources;
- **PROTECT, MAINTAIN AND RESTORE** the chemical, physical, and biological integrity of surface waters to ensure that existing and designated uses are maintained; and
- **PROMOTE** innovative land conservation and banking practices that further local, regional and state conservation and development objectives, and minimize the need to expand infrastructure to support new development in rural areas.



"The Last Green Valley" in Northeastern CT
Photo Credit: www.glsweetnam.com

"The forest is producing oxygen. It's cleaning the air. It's purifying the water. You try to explain to people that this is a huge natural machine that is working for you, and that we have to invest in it because that's what we do – we invest in infrastructure."

David Foster, Director of the Harvard Forest, excerpt from "The Working Forest"

Plans Prepared by State Agencies under State or Federal Law:

- State Historic Preservation Plan (DECD) http://www.ct.gov/cct/lib/cct/state_historic_preservation_plan_ic.pdf
- The Green Plan: Guiding Land Acquisition and Protection in Connecticut (DEEP) http://www.ct.gov/dep/lib/dep/open_space/green_plan.PDF
- Connecticut Statewide Comprehensive Outdoor Recreation Plan (DEEP) http://www.ct.gov/dep/lib/dep/outdoor_recreation/scorp/2011_ct_scorp_reviewdraft.pdf
- Connecticut Forest Resource Assessment and Strategy (DEEP)

http://www.ct.gov/dep/lib/dep/forestry/assessment_and_strategy/assessment__strategy.pdf

- Connecticut's Comprehensive Wildlife Conservation Strategy (DEEP) http://www.ct.gov/dep/cwp/view.asp?a=2723&q=329520&depNav_GID=1719
- Natural Hazard Mitigation Plan (DEEP) http://www.ct.gov/dep/cwp/view.asp?a=2720&q=325652&depNav_GID=1654

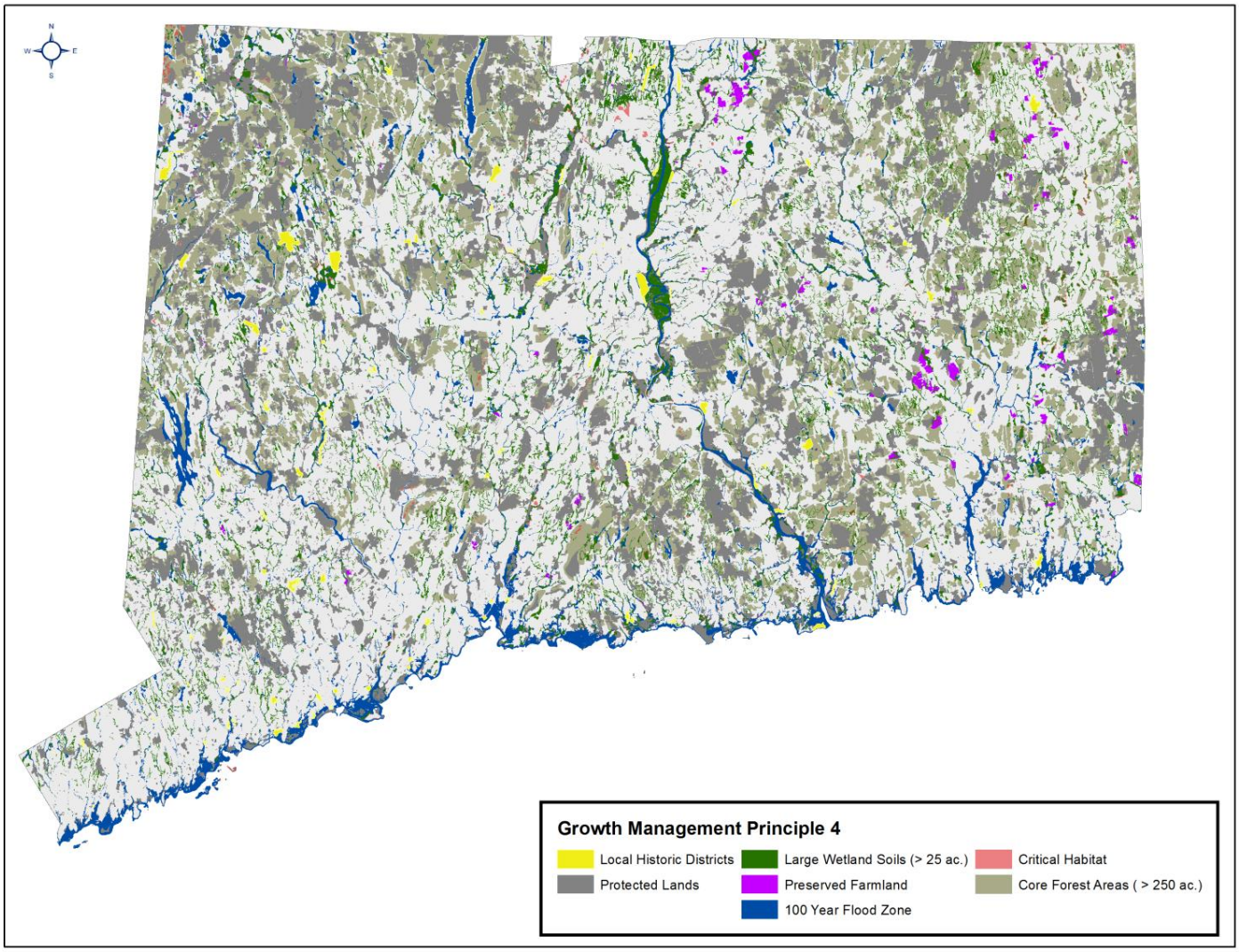
Examples of Performance Indicators for Measuring Progress:

- Acreage of preserved/protected open space
- Acreage of land being farmed in Connecticut
- Acreage of preserved farmland
- Percentage of Connecticut consumer dollars spent on locally produced farm products
- Total value of Connecticut's agricultural industry
- Acres of Inland Wetlands affected by activities subject to local or state permits
- Tons of Nitrogen delivered to Long Island Sound from Connecticut
- Oxygen depletion in Long Island Sound
- Miles of stream supporting wild brook trout
- Number of lakes meeting water quality assessment goals in Connecticut's Integrated Water Quality Report

Geographic Depiction of GMP 4

The following map reflects the geographic areas generally supported by the policies of GMP 4. State-sponsored efforts to conserve and restore the natural environment, cultural and historical resources, and traditional rural lands are broadly illustrated through the following map criteria:

1) Critical Habitat;
2) Protected Open Space;
3) Large Wetlands;
4) Preserved Farmland;
5) Core Forest Areas;
6) Local Historic Districts; and
7) 100 year Flood Zones



GROWTH MANAGEMENT PRINCIPLE #5

Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety

Among the competing interests faced by land use decision-makers, none is of greater importance than protecting the public health and well-being of Connecticut's citizens. Best practices for protecting the air we breathe, the water we drink, and the food we eat are rooted in the value Connecticut has placed upon its environment and working lands when planning for the future. Protecting and maintaining the functional qualities of natural systems is vital to maintaining our quality of life.

Barkhamsted Reservoir

A number of regulatory programs of state agencies are intended to protect Connecticut's residents by maintaining healthy air quality, ensuring a safe and adequate drinking water supply, requiring proper waste management and material handling, mitigating the risks and impacts to property prone to flooding and other natural hazards, and preventing the spread of contagious diseases.

Furthermore, planning for Connecticut's energy future will have particularly broad implications on our environment and society. Regulatory approaches that are environmentally sound, allow for least-cost compliance options, provide operational flexibility, and offer incentives for pollution prevention should be actively pursued wherever practical to reduce the time and cost associated with doing business in Connecticut.

It is also important that municipal land use commissions fully consider the broader regional implications of their decision-making processes, whenever there are potential impacts to the integrity of environmental assets and working lands that are critical to the well-being of citizens beyond their local boundaries.

State Agency Policies:

- **UTILIZE** a multiple barrier approach, including source water protection and appropriate treatment, to ensure the availability of safe and adequate public water supplies that meet or exceed state and federal drinking water standards;
- **IDENTIFY** water supply resources sufficient to meet existing demand, to mitigate water shortages during droughts, and to meet projected growth and economic development over at least the next 50 years;
- **ENSURE** that water conservation is a priority consideration in all water supply planning activities and regulatory decisions;

The Connecticut River flooding in Great River Park, East Hartford

- **UTILIZE** an integrated watershed management approach to ensure that high quality existing and potential sources of public drinking water are maintained for human consumption;
- **DISCOURAGE** development activities within floodway and floodplain areas, manage any unavoidable activities in such areas in an environmentally sensitive manner and in compliance with applicable laws, and seek to prevent the loss of life and property by maintaining existing dikes, channels, dams, and other barriers, or removing such structures where removal would be a more cost-effective option for reducing threats to downstream property;
- **MINIMIZE** the impacts of development on drinking water sources by utilizing development forms and densities that limit impervious surface coverage to 10% of the overall area to be developed and which preserves the most amount of land in a natural or undisturbed state.
- **PRESERVE** and maintain traditional working lands for the production of food and fiber, and support niche agricultural operations that enhance community food security throughout Connecticut;
- **ATTAIN** National Ambient Air Quality Standards in accordance with Connecticut's State Implementation Plan, with emphasis on cost-effective strategies and effective enforcement of regulated sources;
- **REDUCE** carbon dioxide emissions in this state consistent with the recommendations of the Connecticut Climate Change Preparedness Plan;
- **PROMOTE** transportation alternatives to the automobile, such as bicycling, walking, and public transportation as a means to reducing energy consumption, air pollution, and obesity-related health care costs;
- **EMPHASIZE** pollution prevention, the efficient use of energy, and recycling of material resources as the primary means of maintaining a clean and healthful environment; and
- **PROACTIVELY ADDRESS** climate change adaptation strategies to manage the public health and safety risks associated with the potential increased frequency and/or severity of flooding and drought conditions, including impacts to public water supplies, air quality and agriculture/aquaculture production.

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

Household Hazardous Waste collection facility in Essex, established by the CT River Estuary Regional Planning Agency.

Photo Credit: RiverCOG

Plans Prepared by State Agencies under State or Federal Law:

- State Solid Waste Management Plan
  http://www.ct.gov/dep/lib/dep/waste_management_and_disposal/solid_waste_management_plan/swmp_final_chapters_and_execsummary.pdf
- Connecticut Drought Preparedness and Response Plan
  http://www.ct.gov/waterstatus/lib/waterstatus/Drought_Preparedness_&_Response_Plan.pdf
- Connecticut Climate Change Preparedness Plan
  http://ctclimatechange.com/wp-content/uploads/2012/04/Draft-2011-Connecticut-Climate-Change-Preparedness-Plan.pdf
- State Natural Disaster Plan
  http://www.ct.gov/demhs/lib/demhs/plans/connecticut_natural_disaster_plan_-_2009.pdf
- Drinking Water State Revolving Fund (DWSRF) Intended Use Plan (Section 1452(b) of the Safe Drinking Water Act
  http://www.ct.gov/dph/lib/dph/drinking_water/pdf/Intended_Use_Plan_FFY2011_and_2012.pdf

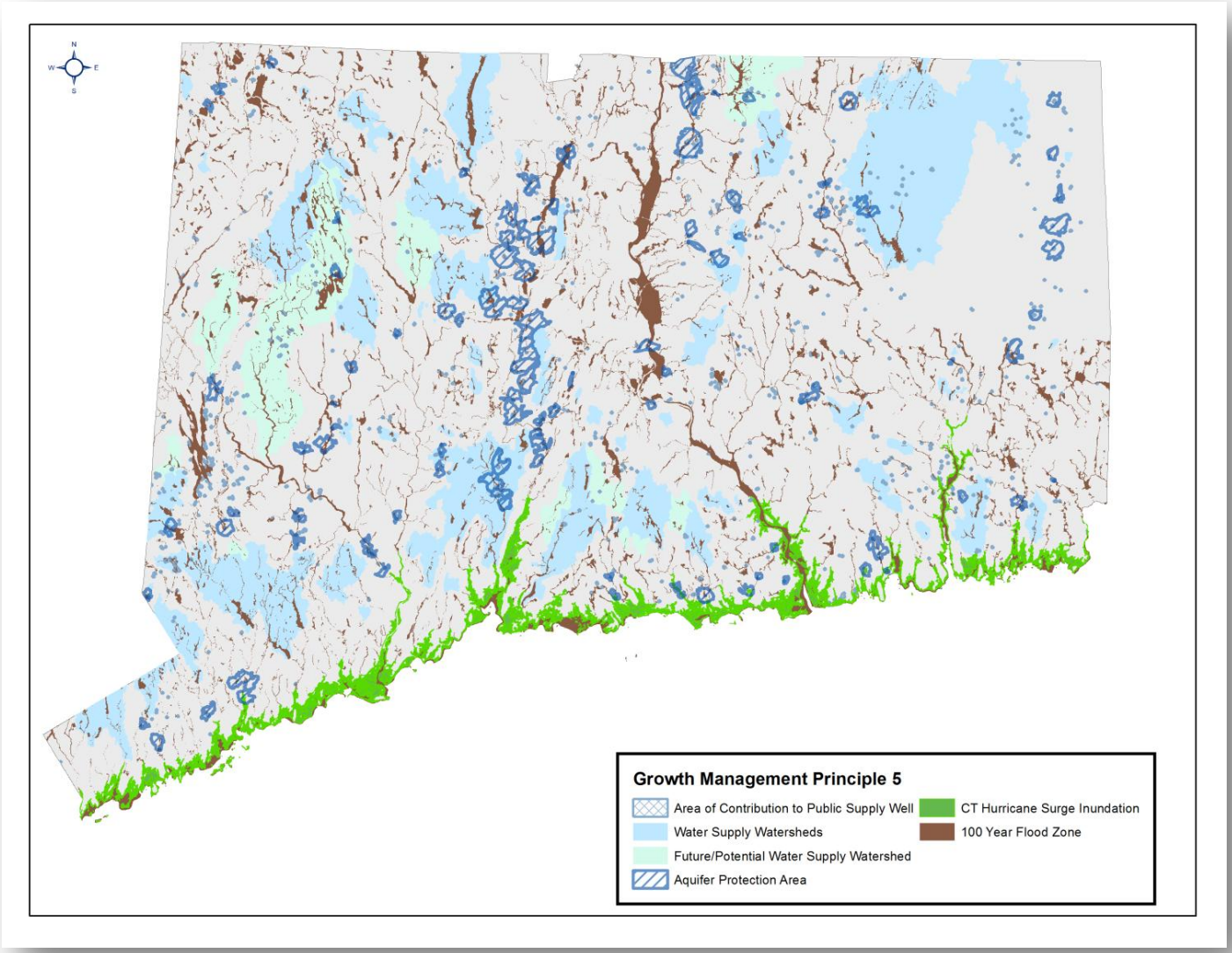
Examples of Performance Indicators for Measuring Progress:

- Percent of public water systems meeting drinking water quality standards
- Number of "Good Air Days"
- Number of beach closings
- Pollution Index Values (average of all measured air pollutants)
- Amount of municipal solid waste sent to landfills
- Number of school systems, restaurants and state institutions contracting with Connecticut farms

Geographic Depiction of GMP 5

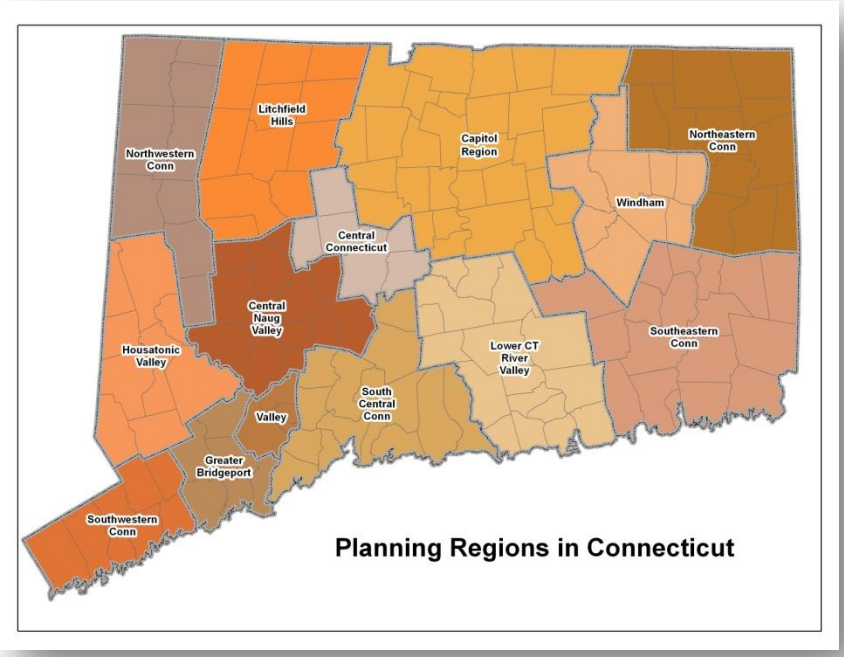
The following map reflects the geographic areas generally supported by the policies of GMP 5. State-sponsored efforts to protect and ensure the integrity of environmental assets critical to public health and safety are broadly illustrated through the following map criteria:

1) Aquifer Protection Areas;
2) CT Hurricane Surge Inundation;
3) Area of Contribution to Water Supply Well;
4) Public Drinking Water Supply Watershed Areas;
5) Water Quality Improvement Areas; and
6) 100 year Flood Zones.



GROWTH MANAGEMENT PRINCIPLE #6

Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis



CGS Section 22a-1a provides the basis for this principle by stating that "it is the continuing policy of the state government, in cooperation with federal and local governments, and other concerned public and private organizations, to use all practicable means and measures, including financial and technical assistance, in a manner calculated to foster and promote the general welfare, to create and maintain conditions under which man and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of present and future generations of Connecticut residents."

In order for Connecticut to compete and thrive in the global economy over the coming years and decades, the constituent units of state, regional and municipal government must leverage their myriad assets in a manner that will enhance the vibrancy of the overall state economy and its populace. While Connecticut is considered a small state in geographic terms, it must also be recognized that there is a wealth of diversity and character that defines each of its regions.

For these reasons, OPM recommends a fairly broad approach to delineating the initial boundaries of priority funding areas, as further described in the Locational Guide Map chapter. OPM recognizes that these boundaries will be refined over time to reflect evolving land use conditions and local, regional and state priorities. Municipalities are encouraged to fully utilize their statutory authority to designate local priority funding areas under CGS Section 8-23(f)(7) and, subsequently, for each RPO to plan and negotiate with its member municipalities in identifying regional priority funding areas when the regional plan of conservation and development is updated. Without such a planning framework, the State C&D Plan will likely continue to be perceived by many as a top-down plan.

OPM will continue to facilitate the cross-acceptance process on a voluntary basis with RPOs and their member municipalities, state agencies and the public, in order to develop consensus around a set of conservation and development priorities for each region. Once this is accomplished, there will be a reciprocal responsibility for

> "Connecticut consists of exciting urban places with quiet rural spaces in between. Our diverse elements complement each other. We need to work together at all levels of government to maintain the special character of our individual spaces and places."
>
> Linda Krause, Director, RiverCOG

both local land use decision-makers and state agencies to plan and act according to the regional growth strategies.

Applicable Principles of Smart Growth	
Integrated Planning or investment	A
Efficiencies and coordination of services	B
Redevelopment of existing infrastructure	C
Transportation choices	D
Development of housing affordable to households of varying income	E
Concentrated, mixed use, mixed income development	F
Conservation and protection of natural resources	G

State Agency Policies

- **DEVELOP AND IMPLEMENT** a robust framework for geographic information sharing that will service the common needs of all users and permit the orderly storage, organization, and handling of large amounts of geographic data;
- **INITIATE** a progressive program for the sharing of planning data among state agencies, regional planning organizations, and municipalities;
- **SUPPORT** the creation of an objective and uniform water and sewer need assessment protocol to help municipalities realistically assess their options for addressing community development goals, relative to cost, environmental and public health considerations, and local management capacity;
- **ENCOURAGE** municipalities to incorporate utility service areas from approved wastewater facility plans and water supply plans into the local plan of conservation and development, so that any future state agency-sponsored actions can be coordinated and designed to accommodate locally-desired development forms and/or outcomes that are consistent with growth management principles.
- **PROVIDE** advisory statements to state agencies as required under CGS Section 16a-31 when they prepare required programmatic plans and undertake certain actions using state or federal funds, to ensure that the State C&D Plan is implemented on a consistent basis;
- **ASSIST** municipalities and regional planning organizations in the planning and implementation of cooperative ventures that are intended to reduce the property tax burden on residents, while providing essential services and equipment more efficiently; and
- **ENCOURAGE** regional planning organizations and economic development districts to develop coordinated and effective regional plans and strategies for implementing projects that address the priorities of each region.

The Connecticut Land Use Academy provides training for local land use commission members.
Photo Credit: University of Connecticut, Center for Land Use Education and Research (CLEAR)

Plans Prepared by State Agencies under State or Federal Law:

- State Facility Plan
  http://www.ct.gov/opm/lib/opm/assets/facilityplans/state_facility_plan_-_2011-2016.pdf

Examples of Performance Indicators for Measuring Progress:

- Number of municipalities and regional planning organizations in compliance with the 10-year requirement for updating their plans of conservation and development;
- Number of municipalities that have adopted the CT Geospatial Information Systems Council-endorsed parcel standard;
- Number of applications received by OPM for interim changes to the State C&D Plan;
- Number of new cooperative ventures (inter-municipal and regional) for sharing regional services or equipment; and
- Estimated annual cost savings from cooperative ventures begun under the Regional Performance Incentive Program and the Inter-town Capital Equipment Sharing Program.

LOCATIONAL GUIDE MAP

Background

CGS Section 16a-31(a) requires state agencies to determine the consistency of their proposed actions with the State C&D Plan. CGS Section 16a-25 defines the State C&D Plan as "the text of such plan and any accompanying locational guide map." Since this consistency mandate only applies to specific state agency actions, the State C&D Plan is considered advisory to municipalities when they update their municipal plans of conservation and development and/or render local land use decisions.

Past revisions of the State C&D Plan included policies in both the Plan text and the locational guide map (LGM), in order to assist state agencies in determining the consistency of their proposed actions. The LGM policies included four "development" classifications (i.e., Regional Centers, Neighborhood Conservation Areas, Growth Areas & Rural Community Centers) and four "conservation" classifications (Existing Preserved Open Space, Preservation Areas, Conservation Areas & Rural Lands).

The existence of both text and LGM policies increasingly caused confusion over recent years, leading some agencies to believe that the LGM alone could be relied upon for determining a proposed action's consistency with the State C&D Plan. This was never intended to be the case, nor is it the case with this new LGM.

Role of the Locational Guide Map

Since the LGM is a component of the State C&D Plan, it is not intended to be utilized, by itself, as a basis for a state agency to approve or deny funding when rendering applicable funding decisions. In fact, the new requirements associated with the Priority Funding Area (PFA) statutes have necessitated a shift in the role of the LGM. First and foremost, the LGM no longer reflects its traditional policy-based classifications noted above.

Instead, the new LGM classifications are intended to help state agencies comply with the following administrative requirements associated with CGS Section 16a-35d:

(a) No state agency, department or institution shall provide funding for a growth-related project unless such project is located in a priority funding area;

(b) Notwithstanding the provisions of subsection (a) of this section, the head of a state department, agency or institution, with the approval of the Secretary of the Office of Policy and Management, may provide funding for a growth-related project that is not located in a priority funding area upon determination that such project is consistent with the plan of conservation and development, adopted under section 8-23, of the municipality in which such project is located and that such project:

- (1) enhances other activities targeted by state agencies, departments and institutions to a municipality within the priority funding area;
- (2) is located in a distressed municipality, as defined in section 32-9, targeted investment community, as defined in section 32-222, or public investment community, as defined in section 7-545;
- (3) supports existing neighborhoods or communities;
- (4) promotes the use of mass transit;
- (5) provides for compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse and promotes such development patterns and land reuse;
- (6) creates an extreme inequity, hardship or disadvantage that clearly outweighs the benefits of locating the project in a priority funding area if such project were not funded;
- (7) has no reasonable alternative for the project in a priority funding area in another location;
- (8) must be located away from other developments due to its operation or physical characteristics; or
- (9) is for the reuse or redevelopment of an existing site.

(c) Not more than one year after the designation of priority funding areas, and annually thereafter, each department, agency or institution shall prepare a report that describes grants made under subsection (b) of this section and the reasons therefor.

The PFA exception process provided in CGS Section 16a-35d recognizes that the scale of the State C&D Plan's LGM cannot accurately reflect the land use detail of a municipal plan of conservation and development prepared under CGS Section 8-23. The PFA exception process provides a mechanism for state agencies to consider funding projects that have been deemed consistent with the State C&D Plan policies and are locally supported, even though they may not be located in a PFA.

This new role for the LGM is intended to serve three purposes: 1) it reinforces the policies contained in the text of the State C&D Plan as the primary determinant of consistency for a proposed action; 2) it ensures that any LGM reference is a secondary consideration only after a proposed growth-related project has been deemed consistent with the policies of the State C&D Plan; and 3) it allows state agencies to operate with sufficient discretion and transparency, as afforded them in CGS Section 16a-35d(c). This is important because the LGM only applies to "growth-related projects", and many state agency actions that are subject to the consistency mandate under CGS Section 16a-31(a) are not considered "growth-related projects" under CGS Section 16a-35c.

Use and Application of the Locational Guide Map

Although state agency staff and other interested parties may use the underlying LGM data for general planning purposes, the only formal application of the LGM is limited to instances when a sponsoring state agency has already determined that a proposed "growth-related project" is consistent with the State C&D Plan and it must comply with the administrative requirements of CGS Section 16a-35d noted above.

A "growth-related project" is defined in CGS Section 16a-35c(a)(2) to mean any project which includes:

(A) the acquisition of real property when the acquisition costs are in excess of one hundred thousand dollars*, except the acquisition of open space for the purposes of conservation or preservation;

(B) the development or improvement of real property when the development costs are in excess of one hundred thousand dollars*;

(C) the acquisition of public transportation equipment or facilities when the acquisition costs are in excess of one hundred thousand dollars*; or

(D) the authorization of each state grant, any application for which is not pending on July 1, 2006, for an amount in excess of one hundred thousand dollars*, for the acquisition or development or improvement of real property or for the acquisition of public transportation equipment or facilities, **<u>except the following</u>**:

(i) Projects for maintenance, repair, additions** or renovations to existing facilities, acquisition of land for telecommunications towers whose primary purpose is public safety, parks, conservation and open space, and acquisition of agricultural, conservation and historic easements;

(ii) funding by the Department of Economic and Community Development for any project financed with federal funds used to purchase or rehabilitate existing single or multi-family housing or projects financed with the proceeds of revenue bonds if the Commissioner of Economic and Community Development determines that application of this section and sections 16a-35d and 16a-35e (I) conflicts with any provision of federal or state law applicable to the issuance or tax-exempt status of the bonds or any provision of any trust agreement between the Department of Economic and Community Development and any trustee, or (II) would otherwise prohibit financing of an existing project or financing provided to cure or prevent any default under existing financing;

(iii) projects that the Commissioner of Economic and Community Development determines promote fair housing choice and racial and economic integration as described in section 8-37cc;
(iv) projects at an existing facility needed to comply with state environmental or health laws or regulations adopted thereunder;
(v) school construction projects funded by the Department of Education under chapter 173;
(vi) libraries;
(vii) municipally owned property or public buildings used for government purposes; and
(viii) any other project, funding or other state assistance not included under subparagraphs (A) to (D), inclusive, of this subdivision.

* OPM has submitted proposed legislation to change the dollar threshold in CGS Section 16a-35c(a)(2) from $100,000 to $200,000 to be consistent with CGS Section 16a-31a, which had previously been increased by Public Act 07-239.

** OPM has submitted proposed legislation to remove the reference to "additions", since it is not clear why additions to existing facilities should be exempt from the PFA requirements.

Given the diversity of state agency-administered programs, as illustrated in Appendix A, there are many state agency-sponsored actions that are subject to the consistency mandate of CGS Section 16a-31(a), but are not subject to the LGM because they are not considered a "growth-related project" under CGS Section 16a-35c.

Locational Guide Map Classifications & Criteria

Priority Funding Areas

Priority Funding Areas are delineated based on conditions that exist at the Census Block level, which is the smallest geographical unit delineated by the U.S. Census Bureau. Census Blocks are statistical areas which in Connecticut are typically bounded by visible features, such as streets, roads, streams, and railroad lines. Generally, Census Blocks in denser urban communities are small in area, such as a block in a city that is bounded on all sides by streets. However, Census Blocks in suburban and rural areas may be large, or irregular, and bounded by a variety of features, such as roads or streams. For example, a specific Census Block may be partially served by public water and/or sewer, and thus the entire block would appear to be served by these utilities. There were several instances during the public comment period where municipalities requested that certain Census Blocks be removed from this classification, and such requests were granted. Any limitations in the use of Census Blocks in this LGM should not be construed as influencing local land use and zoning decisions or municipal plans of conservation and development; nor should it create any expectation for future utility service where none currently exists.

Priority Funding Areas are classified by Census Blocks that include:

- Designation as an Urban Area or Urban Cluster in the 2010 Census
- Boundaries that intersect a ½ mile buffer surrounding existing or planned mass-transit stations
- Existing or planned sewer service from an adopted Wastewater Facility Plan
- Existing or planned water service from an adopted Public Drinking Water Supply Plan
- Local bus service provided 7 days a week

Balanced Priority Funding Areas

Balanced Priority Funding Areas meet the criteria of both Priority Funding Areas and Conservation Areas. State agencies that propose certain actions in these areas must provide balanced consideration of all factors in determining the extent to which it is consistent with the policies of the State C&D Plan. For example, a state-sponsored growth-related project (e.g., business expansion) proposed in a Balanced Priority Funding Area that

is also characterized as a Drinking Water Supply Watershed would need to consider the integrity of the drinking water supply in determining the consistency of its proposed action.

Village Priority Funding Areas

In the state's more rural municipalities, traditional village centers are considered to be Village Priority Funding Areas. This LGM classification is intended to recognize the unique characteristics and needs of these areas, in accordance with CGS Section 16a-35e. Village Priority Funding Areas were based initially on the boundaries of the former Rural Community Center classification from the 2005-2010 State C&D Plan. The boundaries have since been modified, to a large extent, based on public comments received on the Draft 2013-2018 State C&D Plan.

Conservation Areas

Conservation Areas are delineated based on the presence of factors that reflect environmental or natural resource values. In contrast to Priority Funding Areas, which are based on man-made Census Blocks, Conservation Areas are based on existing environmental conditions, such as soils or elevation, which oftentimes have no visible boundaries.

Conservation Areas include any one or more of the following factors:

- Core Forest Areas Greater than 250 acres based on the 2006 Land Cover Dataset
- Existing or potential 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
- Category 1, 2, or 3 Hurricane Inundation Zones
- 100 year Flood Zones
- Critical Habitats (depicts the classification and distribution of twenty-five rare and specialized wildlife habitats in the state)
- Locally Important Conservation Areas (based on data authorized/submitted by municipalities)

Protected Lands

Lands that have some form of restriction on development, such as permanently protected open space or property in which the development rights have been acquired, are classified as Protected Lands. In addition, this may include, where data is available, Class I or II Water Company Owned Lands, since the development of such property is strictly regulated by the Department of Public Health.

Undesignated Lands

Undesignated Lands on the LGM are typically rural in nature and lack the criteria necessary for being delineated as either Priority Funding Areas or Conservation Areas.

Local Historic Districts

Local Historic Districts are established and administered by the community itself to help ensure that the distinctive and significant characteristics of each district are protected, by having local preservation commissions review architectural changes for compatibility.

Water

Water features such as lakes, ponds, rivers, and streams are depicted on the LGM in blue.

Regional Center

Regional Center has the same meaning as "Urban Center", as used in CGS Section 4-66c and 4-66g. Based on the 2005-2010 Locational Guide Map, the following municipalities were classified as Regional Centers: Ansonia, Bridgeport, Bristol, Danbury, East Hartford, Enfield, Groton, Hartford, Killingly, Manchester, Meriden, Middletown, New Britain, New Haven, New London, Norwalk, Norwich, Stamford, Torrington, Vernon, Waterbury, West Hartford, West Haven, and Windham. These classifications will continue with the 2013-2018 Locational Guide Map.

Summary of Statutory Requirements for State Agency Implementation

CGS Chapter 297

- Is the proposed state agency action subject to the consistency requirement of the State C&D Plan per CGS Sec. 16a-31a?
  - If yes, then sponsoring agency proceeds to document how the proposed action is either consistent or inconsistent with the C&D Plan policies and its Growth Management Principles
  - If no, then sponsoring agency may proceed without further consideration of the C&D Plan

CGS Chapter 297a

- Is the proposed state agency action a "growth-related project" per CGS Sec. 16a-35c(a)(2)?
  - If yes, then sponsoring agency proceeds to determine whether or not the proposed action is located in a PFA on the Locational Guide Map (see How to Apply the Locational Guide Map)
    - If located outside a PFA, sponsoring agency may undertake PFA exception process at its discretion
  - If no, then sponsoring agency may proceed without further consideration of the Locational Guide Map

How to Apply the Locational Guide Map

1.) For any growth-related project, the sponsoring State Agency must: a) document how the proposed action is classified on the LGM; b) consult the municipal plan of conservation and development if a proposed project falls outside of a PFA; and c) determine whether to seek OPM's approval for an exception under CGS Section 16a-35d:

2.) The sponsoring State Agency, at its discretion, determines whether to provide funding for any growth-related project that has been deemed consistent with the Conservation and Development Policies, regardless of its PFA designation on the Locational Guide Map.

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	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*

* Note: In order for a growth-related project to be funded outside of a PFA, CGS Section 16a-35d requires the project to be supported by the municipal plan of conservation and development. Furthermore, CGS Section 8-23(b) makes municipalities ineligible for discretionary state funding, effective July 1, 2014, if they have not updated their local plans within the required ten-year timeframe.

3.) The sponsoring State Agency must report annually on any grants it provides for growth-related projects located outside of PFAs.

After a project's consistency with the State C&D Plan has been determined, but prior to undertaking any action, the sponsoring State Agency may need to initiate a public scoping process to assess whether the proposed project might have any adverse affect on the environment, in accordance with the Connecticut Environmental Policy Act (CEPA). Finally, if a State Agency deems an action to be inconsistent with the State C&D Plan, the project proponent (i.e., municipality or property owner) may pursue an interim change pursuant to CGS Section 16a-32(b).

ATTACHMENT A

Examples of State Agency-Administered Programs

Program Name	Administering Agency	GMP 1	GMP 2	GMP 3	GMP 4	GMP 5	GMP 6
Small Town Economic Assistance Program	Various						
Housing for Economic Growth Program/Incentive Housing Zones	OPM						
Inter-town Capital Equipment Purchasing Incentive Program	OPM						
Main Street Investment Fund	OPM						
Regional Performance Incentive Program	OPM						
Regional Planning State Grant-in-Aid	OPM						
Drinking Water State Revolving Loan Fund	DPH						
Congestion Mitigation and Air Quality Improvement Program	DOT						
Federal Transit Administration Programs – Sections 5307, 5309 & 5311	DOT						
FHWA/FTA Consolidated Planning Grant	DOT						
Highway Bridge Replacement and Rehabilitation Program	DOT						
Interstate Maintenance Program	DOT						
Scenic Byways Program	DOT						
Special Transportation Fund/Special Tax Obligation Bonds	DOT						
Surface Transportation Program	DOT						
Town Aid Road Program	DOT						
Transit-Oriented Development Pilot Program	DOT						
Transportation Enhancement Program	DOT						
Transportation, Community and System Preservation Program	DOT						
Agricultural Viability Grant Program	DOAg						
Community Farms Preservation Program	DOAg						
CT Grown Program	DOAg						
Environmental Assistance Program	DOAg						
Farmers' Market Nutrition Program - WIC & Seniors	DOAg						
Farmland Preservation Program	DOAg						
Farmland Restoration Program	DOAg						
Farm-to-Food Service Programs	DOAg						
Good Ag Practices & Good Handling Practices Inspection Program	DOAg						
Small Poultry Processors Inspection Program	DOAg						
Aquifer Protection Area Program	DEEP						
Clean Water Fund	DEEP						
Coastal Management Program	DEEP						
Lakes Grant Program	DEEP						
Nonpoint Source Management Grant Program – Section 319	DEEP						
Open Space and Watershed Land Acquisition Grant Program	DEEP						

Program Name	Administering Agency	GMP 1	GMP 2	GMP 3	GMP 4	GMP 5	GMP 6
Recreation and Natural Heritage Trust Program	DEEP						
Recreational Trails Program	DEEP						
Underground Storage Tank Petroleum Clean-up Program	DEEP						
Urban Forestry Program	DEEP						
Abandoned Brownfield Cleanup Program	DECD/DEEP						
Brownfield Remediation and Revitalization Program	DECD/DEEP						
Special Contaminated Property Remediation & Insurance Fund	DECD/DEEP						
Urban Sites Remedial Action Program	DECD/DEEP						
Affordable Housing Program/Flex	DECD						
Community Development Block Grant: Small Cities	DECD						
Comprehensive Economic Development Strategies Program	DECD						
EPA Brownfield Assessment Grant Program	DECD						
EPA Statewide Revolving Loan Fund	DECD						
Federal Historic Preservation Tax Incentive	DECD						
Historic Homes/Structures Rehabilitation Tax Credit Programs	DECD						
Historic Preservation Survey and Planning Grants Program	DECD						
Historic Preservation Tax Credit	DECD						
Historic Restoration Fund Program	DECD						
HOME Investment Partnerships Program	DECD						
Housing Trust Fund	DECD						
Manufacturing Assistance Act Program	DECD						
Municipal Brownfield Grant Program	DECD						
Municipal Development Projects Program	DECD						
Urban Action Program	DECD						
Urban and Industrial Sites Reinvestment Tax Credit Program	DECD						
Grants to Private, Non-Profit Organizations for Construction or Renovation	DCS						
Public Works Capital Projects Fund	DCS						
Community Investment Act – Affordable Housing *	CHFA						
Low-Income Housing Tax Credit Program *	CHFA						
State Housing Tax Credit Contribution Program *	CHFA						
Clean Energy Fund *	CEFIA						
Economic Inducement Financing *	CI						
Energy Project Financing *	CI						
Equity Finance	CI						
Tax Incremental Financing Program *	CI						
URBANK *	CI						

* **Note**: Programs administered by the state's quasi-public agencies are not required by statute to be consistent with the State C&D Plan. However, they are listed here because such agencies make every effort to implement their programs in a manner that is consistent with the State C&D Plan.

ATTACHMENT B

Initial Outreach on the 2013-2018 State C&D Plan Revision Process

(February 2011 – September 2011)

State Agency Workshops

1. March 2, 2011 DECD, DEP, DOAg, DOT, DPH, DPW, CDA, CHFA, SHPO

Regional Workshops

1. March 3, 2011 Southwestern Planning Region
2. March 23, 2011 Central CT Planning Region
3. March 29, 2011 Litchfield Hills Planning Region
4. March 29, 2011 Northeastern CT Planning Region
5. April 4, 2011 Greater Bridgeport Planning Region
6. April 6, 2011 Central Naugatuck Valley Planning Region
7. April 7, 2011 Windham Planning Region
8. April 11, 2011 Lower CT River Valley Planning Region
9. April 14, 2011 South Central CT Planning Region
10. April 20, 2011 Housatonic Valley Planning Region
11. April 27, 2011 Southeastern CT Planning Region
12. June 21, 2011 Capitol Planning Region

Note: Northwestern CT and the Valley Planning Regions reported insufficient interest for organizing regional workshops. Member municipalities of those regions were invited to attend workshops in their respective neighboring regions of Litchfield Hills and Greater Bridgeport.

Outreach to Other Organizations (upon request)

1. April 5, 2011 CT Partnership for Strong Communities
2. April 5, 2011 CT Water Planning Council
3. April 29, 2011 CT Association of Water Pollution Control Authorities
4. May 20, 2011 CT Water Works Association – Legislative Committee
5. June 10, 2011 CT Chapter of the American Planning Association – Hot Topics in Land Use Law and Practice Forum
6. June 15, 2011 CT Farmland Preservation Advisory Board
7. July 25, 2011 The Nature Conservancy in Connecticut, Connecticut Fund for the Environment, CT Forest and Park Association, 1000 Friends of Connecticut, Audubon Connecticut, CT League of Conservation Voters, CT Land Conservation Council, CT Chapter of the Sierra Club
8. August 3, 2011 Middlesex Chamber of Commerce – Environment, Land Use and Energy Committee
9. September 15, 2011 CT Bicycle and Pedestrian Advisory Board

ATTACHMENT C

Comparison of Municipal and Regional Plans of Conservation and Development with the Initial Draft of the 2013-2018 State C&D Plan

(January 2012 – March 2012)

State Agency Workshops

1.	January 11, 2012	DECD, DEEP, DOAg, DOT, DPH, DCS, CDA*, CHFA*, CI*
2.	January 30, 2012	DEEP
3.	January 30, 2012	DOT
4.	February 2, 2012	DPH

* quasi-public agency

Plan Comparison Workshops

1.	January 17, 2012	Southeastern CT Planning Region
2.	January 19, 2012	Valley Planning Region
3.	January 24, 2012	Capitol Planning Region
4.	January 31, 2012	Central Naugatuck Valley Planning Region
5.	February 1, 2012	Southwestern Planning Region
6.	February 2, 2012	Central CT Planning Region
7.	February 7, 2012	Northeastern CT Planning Region
8.	February 8, 2012	Greater Bridgeport Planning Region
9.	February 9, 2012	Housatonic Valley Planning Region
10.	February 15, 2012	Litchfield Hills Planning Region
11.	February 16, 2012	Lower CT River Valley Planning Region
12.	February 17, 2012	Windham Planning Region
13.	February 23, 2012	South Central CT Planning Region
14.	March 8, 2012	Northwestern CT Planning Region

ATTACHMENT D

Summary of Workshops and Public Hearings Conducted on the Public Draft of the 2013-2018 State C&D Plan

(April 2012 – November 2012)

State Agency Workshops

1.	May 8, 2012	DEEP
2.	June 1, 2012	DECD, DEEP, DOAg, DOT, DPH, DCS, CDA*, CHFA*
3.	August 1, 2012	DEEP, DOAg
4.	August 2, 2012	DEEP
5.	August 3, 2012	DPH
6.	September 24, 2012	DECD, DEEP, DOAg, DOT, DPH, DCS, CI*
7.	October 1, 2012	DEEP
8.	October 22, 2012	DOT

* quasi-public agency (Note: CDA merged with CI effective 7/1/12)

Regional Map Workshops

1.	May 29, 2012	Central Naugatuck Valley Planning Region
2.	May 31, 2012	Lower CT River Valley Planning Region
3.	June 4, 2012	Housatonic Valley Planning Region
4.	June 5, 2012	South Central CT Planning Region
5.	June 6, 2012	Greater Bridgeport Planning Region
6.	June 11, 2012	Southeastern CT Planning Region
7.	June 12, 2012	Valley Planning Region
8.	June 14, 2012	Capitol Planning Region
9.	June 18, 2012	Northeastern CT Planning Region
10.	June 21, 2012	Litchfield Hills and Northwestern CT Planning Regions (combined)
11.	June 26, 2012	Windham Planning Region
12.	June 28, 2012	Central CT Planning Region
13.	July 25, 2012	Webinar hosted by UConn/CLEAR

Regional Public Hearings

1.	June 12, 2012	Central Naugatuck Valley Planning Region
2.	June 19, 2012	Housatonic Valley Planning Region
3.	June 26, 2012	Valley Planning Region
4.	June 27, 2012	Greater Bridgeport Planning Region
5.	June 28, 2012	Southwestern Planning Region
6.	August 29, 2012	Windham Planning Region
7.	September 6, 2012	Central CT Planning Region
8.	September 10, 2012	Southeastern CT Planning Region
9.	September 17, 2012	Northeastern CT Planning Region
10.	September 18, 2012	Litchfield Hills and Northwestern CT Planning Regions (combined)
11.	September 24, 2012	Capitol Planning Region
12.	September 27, 2012	Lower CT River Valley Planning Region
13.	September 27, 2012	South Central CT Planning Region

Outreach to Other Organizations (upon request)

1.	May 2, 2012	Regional Plan Association – CT Office
2.	May 4, 2012	CT Chapter of the American Planning Association – Planners Luncheon
3.	May 11, 2012	CT Association of Water Pollution Control Authorities
4.	June 22, 2012	CT Chapter of the American Planning Association – Hot Topics in Land Use Law and Practice Forum
5.	July 27, 2012	"About Town" interview broadcast on Cablevision channel 88 (Public Access) in lower Fairfield County (Greenwich, Stamford, Darien, Norwalk, Westport, New Canaan, Wilton, Weston, Easton, Redding) between 8/24/12 – 9/22/12.
6.	August 7, 2012	CT Fair Housing Center
7.	Summer 2012	Article published in Connecticut Planning Magazine
8.	September 17, 2012	CT Greenways Council
9.	September 27, 2012	CT Bar Association Planning & Zoning Section
10.	October 23, 2012	CT Conference of Municipalities Annual Convention, Session B2: "Just Over the Horizon: What's New in Land Use Planning & Zoning"
11.	November 17, 2012	CT Association of Conservation & Inland Wetlands Commissions

ATTACHMENT E

Legal Notice

The following Legal Notice was placed in the Northeast News Today (6/7/12), the Danbury News-Times (6/10/12), the Waterbury Republican-American (6/10/12), the Manchester Journal Inquirer (6/16/12), the Middletown Press (6/16/12), the Willimantic Chronicle (6/16/12), the CT Post (6/17/12), the Hartford Courant (6/17/12), the New Haven Register (6/17/12), the New London Day (6/17/12), the Norwich Bulletin (6/17/12), the Stamford Advocate (6/17/12), the CT Planners Listserv (6/18/12), the CT Law Journal (7/4/12), and the Environmental Monitor (5/8, 5/22, 6/5, 6/19, 7/3, 7/17, 8/7, 8/21, 9/4, 9/18 and 10/2/12).

Office of Policy and Management

Notice of Public Hearing

In accordance with Section 16a-28 of the Connecticut General Statutes, notice is hereby given that the Office of Policy and Management (OPM), in cooperation with the Regional Planning Organizations, shall hold public hearings on the revised *Draft 2013-2018 Conservation and Development Policies: A Plan for Connecticut (Draft Plan)*, which was published on April 30, 2012. A link to the *Draft Plan*, along with a listing of regional public hearing dates, times and locations, can be found on OPM's website: http://www.ct.gov/opm/cdplan.

All interested persons are invited to express their views on the *Draft Plan*, either verbally or in writing, at any of the public hearings. In addition, written comments on the *Draft Plan* will be accepted at any time up to the close of business (5:00 PM) on October 5, 2012. Written comments may be mailed, faxed, or e-mailed to:

Name:	Daniel Morley
Agency:	Office of Policy and Management
Address:	450 Capitol Avenue, MS #54ORG Hartford, CT 06106-1379
Fax:	860-418-6486
E-Mail:	Daniel.Morley@ct.gov

All public comments received shall be considered part of the public record, and OPM will publish a formal response to such comments on its website approximately one month after the close of the public comment period.

ATTACHMENT F

"Principles of Smart Growth" as defined by Public Act 09-230*

"Principles of smart growth" means standards and objectives that support and encourage smart growth when used to guide actions and decisions, including, but not limited to, standards and criteria for:

(A) integrated planning or investment that coordinates tax, transportation, housing, environmental and economic development policies at the state, regional and local level,

(B) the reduction of reliance on the property tax by municipalities by creating efficiencies and coordination of services on the regional level while reducing interlocal competition for grand list growth,

(C) the redevelopment of existing infrastructure and resources, including, but not limited to brownfields and historic places,

(D) transportation choices that provide alternatives to automobiles, including rail, public transit, bikeways and walking, while reducing energy consumption,

(E) the development or preservation of housing affordable to households of varying income in locations proximate to transportation or employment centers or locations compatible with smart growth,

(F) concentrated, mixed-use, mixed income development proximate to transit nodes and civic, employment or cultural centers, and

(G) the conservation and protection of natural resources by (i) preserving open space, water resources, farmland, environmentally sensitive areas and historic properties, and (ii) furthering energy efficiency.

State Agency Consideration of "Principles of Smart Growth" per CGS Section 4-37*l*

"When considering any grant application submitted in connection with a proposed development, rehabilitation or other construction project, a state agency shall consider whether such proposal complies with some or all of the principles of smart growth provided in Section 1 of Public Act 09-230*.

***Note**: Section 1 of Public Act 09-230 is special in nature and therefore has not been codified but remains in full force and effect according to its terms.

ATTACHMENT G

Glossary of Terms

Connecticut Heritage Area – "a place within the state that has been identified by the General Assembly as having significant historic, recreational, cultural, natural and scenic resources that form an important part of the state's heritage." *(CGS Sec. 23-81)*

Note: CGS Sec. 23-81a states that the "General Assembly recognizes two Connecticut Heritage Areas:

(1) The Quinebaug and Shetucket Rivers Valley National Heritage Corridor, and

(2) the Upper Housatonic Valley National Heritage Area."

For more details see: (http://www.cga.ct.gov/2009/PDdata/Tmy/2009HB-06584-R000306-Connecticut%20National%20Heritage%20Areas%20Program-TMY.PDF)

Freight Village (a.k.a. Integrated Logistics Center) – "A defined area within which all activities relating to transport, logistics and the distribution of goods, both for national and international transit, are carried out by various operators."

Howard J. Mann, Manager, Freight Planning, NYMTC, "Freight Village: What it is; What it does; Feasibility in NYMTC Region"

Infrastructure – "The physical components of interrelated systems providing commodities and services essential to enable, sustain, or enhance societal living conditions", such as roadways, rail stations, rail lines, airports and port facilities, wastewater treatment facilities, pump stations and collection systems, public water supply treatment facilities, electrical grids, telecommunications, etc.

Fulmer, Jeffrey (2009). "What in the world is infrastructure?" PEI Infrastructure Investor (July/August): 30–32.

Life-Cycle Costs – The total costs of ownership of an asset or facility from its inception to the end of its useful life. The costs include the design, engineering, construction, operation, maintenance, and repair of the asset. Life-cycle costs provide the information to compare project alternatives from the perspective of least cost of ownership over the life of the project or asset. Life-cycle cost calculations use the "time value of money" concept to evaluate alternatives on a common basis. Net Present Value (NPV) computations bring all anticipated expenses of a project or asset, over its entire useful life, to a present day value that is then used for comparison with other alternatives.

CT Siting Council Investigation into the Electric Transmission Line Life-Cycle Costs – Draft Report dated September 20, 2012

Natural Area – "an area of land or water, or land and water, containing, or potentially containing, plant or animal life or features of biological, scientific, educational, geological, paleontological, or scenic value worthy of preservation in their natural condition" *(CGS Sec. 23-5b)*

Northeast Megaregion – The string of metropolitan areas from Boston, MA to Washington, DC

Regional Center – Municipalities identified as such on the 2013-2018 State C&D Plan's Locational Guide Map

Transit-Oriented Development – "the development of residential, commercial and employment centers within one-half mile or walking distance of public transportation facilities, including rail and bus rapid transit and services, that meet transit supportive standards for land uses, built environment densities and walkable environments, in order to facilitate and encourage the use of those services" *(CGS Sec. 13b-79o)*

Waters (of the State) – "all tidal waters, harbors, estuaries, rivers, brooks, watercourses, waterways, wells, springs, lakes, ponds, marshes, drainage systems and all other surface or underground streams, bodies or accumulations of water, natural or artificial, public or private, which are contained within, flow through or border upon this state or any portion thereof" *(CGS Sec. 22a-367)*

Working Lands – "lands that are managed for monetary value such as agriculture fields or timbered lands."

Purdue University. (http://ldm.agriculture.purdue.edu/Pages/Resources/Gloss.html#W)

State Agency Acronyms

OPM - Office of Policy and Management

DPH - Department of Public Health

DOT - Department of Transportation

DOAg - Department of Agriculture

DEEP - Department of Energy and Environmental Protection

DECD - Department of Economic and Community Development

DCS - Department of Construction Services

CHFA - Connecticut Housing Finance Authority

CEFIA - Clean Energy Finance and Investment Authority

CI – Connecticut Innovations (Note: CT Development Authority merged with CI effective 7/1/12)