



OFFICE OF THE GOVERNOR
STATE OF CONNECTICUT

**Governor's Task Force on Transit Oriented Development in Fairfield County
Subcommittee on Streamlining & Efficiencies
State Capitol, Governor's Conference Room 208
January 16, 2020, 11:00-12:00 pm**

Subcommittee and Task Force Members Present

CT Homebuilders and Remodelers

Association

Town of Stratford

Town of Bridgeport

COG Western CT

Town of Stamford

Regional Plan Association

Jim Perras, Executive Director

Susmitha Attota, Planning Department

Lynn Haig

Francis Pickering

Ralph Blessing

Melissa Kaplan-Macey

State Agency Representatives

Office of the Governor

for TOD and Housing

Department of Transportation

Department of Housing

Lisa Tepper Bates, Governor's Senior Coordinator

David Elder

Shante Hanks, Deputy Commissioner, Mike Santoro

- I. Call to Order – subcommittee Chair Jim Perras
- II. Subcommittee reviewed the purpose and reasoning behind the creation of a draft RFP for Municipal TOD Planning Assistance. The following suggestions and points were made about the RFP:
 - Towns are in various stages of preparing for TOD development and as such the RFP template should be made usable for those various stages
 - The template should be drafted to be easily tailored to the individual needs of towns that apply

- Grants if they were to come to fruition would likely be made available on a competitive basis. This subcommittee should consider what that grading/rating process would look like

III. Municipal regulations

Members proposed that the RFP is helpful and should be fleshed out, however, it is but a part of what this subcommittee should be focused on. It was agreed that this subcommittee, given the background and expertise of its members, is uniquely qualified to identify challenges at the municipal level with regard to zoning and permitting and as such should focus its energies on determining what alterations can be made at the municipal level that, if executed, would encourage development. If those alterations could also be applied at the state level, that too should be explored. An example would include a municipal permitting office where developer and builders could go as a single point of contact.

It was suggested that if this subcommittee could come up with 5 changes that municipalities could adopt, that allocation of all types of state funds could be weighted to benefit the towns that adopt the most of these changes. The committee could research and identify towns and states that have efficient and timely permitting and approval processes. What towns are doing it right? This can be done, in part, by surveying developers.

The subcommittee will review land use and permitting approval reforms as identified in the Land Use document that was shared with the subcommittee. The subcommittee will then use consensus reform ideas to use as a basis for the creation of a survey to towns to gauge what issues and challenges towns find to be obstacles to streamlined and efficient processes.

IV. Next Steps

- a. Each subcommittee member should review the "Land Use, Tax & Business Policies" document developed by HBRA in 2017. Members should identify and prioritize 5 items (from items 1 through 25) that we can recommend that towns and/or the state can implement to encourage TOD. The goal is to then utilize the consensus items as a basis for a survey submitted to towns interested in TOD to determine what towns surmise are the top three challenges in the zoning and development process that can be streamlined and made more efficient.
- b. Jim and Francis will explore which states have state permitting offices that act as a one-stop-shop for developers regarding all state permitting activity.
- c. Continue to discuss the development of a RFP Template for Municipal TOD Planning & Technical Assistance.

V. Meeting concluded at 12:00.