STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

December 5, 2011

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

The Honorable Steve Cassano
The Honorable Linda M. Gentile
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-28 of the Connecticut General Statutes (CGS), the Office of Policy and Management (OPM) hereby submits its initial draft of the 2013-2018 Conservation and Development Policies Plan for Connecticut (Draft C&D Plan) for your review and comments.

Prior to preparing this initial Draft C&D Plan, OPM conducted a number of workshops for municipalities, regional planning organizations (RPOs) and other interested parties (see Attachment A). These workshops were an important element of the initial outreach phase of the new cross-acceptance process, as described in OPM's January 2011 report to the Continuing Committee under Public Act 10-138.

While these efforts have helped to facilitate a more bottom-up process for preparing the initial Draft C&D Plan, they also constrained OPM's ability to conduct an appropriate level of outreach and coordination with other state agencies. OPM will work with key agencies in the coming months to ensure that they have ample opportunity to provide input into the next iteration of the Draft C&D Plan, which is to be published by March 1, 2012 and followed by five months of public hearings (CGS Sec. 16a-27).

OPM will continue to implement the cross-acceptance process throughout the remaining time period for preparing the Draft C&D Plan, and will continue to keep the Continuing Committee apprised of its outreach efforts. The next phase of cross-acceptance will enable municipalities and RPOs to compare their plans of conservation and development with the Draft C&D Plan, and to provide any comments to OPM. OPM will consider these comments when it prepares the next iteration of the Draft C&D Plan for public hearings, along with comments from state agencies.

My staff and I would be happy to meet with you to discuss the initial Draft C&D Plan, and to address any ideas that the Continuing Committee might have for improving this Plan. 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: Initial Draft of the 2013-2018 Conservation and Development Policies Plan for Connecticut

Initial Draft of the 2013-2018 Conservation and Development Policies Plan for Connecticut

In accordance with Connecticut General Statutes Section 16a-28

December 5, 2011

Prepared by the Office of Policy and Management

For the Continuing Legislative Committee on State Planning and Development

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Initial Draft of the 2013-2018 Conservation and Development Policies Plan for Connecticut (State C&D Plan)

Background

In 1971, House Joint Resolution No. 40 called for the development of a state plan of conservation and development. 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 resource 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 first State C&D Plan was prepared by OPM and adopted by the General Assembly in 1979, with subsequent revisions adopted by the General Assembly in 1983, 1987, 1992, 1998, and 2005. The current Plan covers the period 2005-2010, but it remains in effect until the next anticipated revision in 2013 (per Public Act 09-230, as amended by Public Act 10-138).

Once the 2013-2018 State C&D Plan is adopted by the General Assembly, 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.

State C&D Plan Applicability

CGS Section 16a-31 requires state agencies to determine the consistency of their proposed actions 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.

State statutes also require OPM to 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. Also, OPM reviews draft state agency plans for consistency with the State C&D Plan, when they are in the process of being updated. Finally, OPM provides advisory statements, upon request by another state agency, on the extent to which a proposed action is consistent with the State C&D Plan.

Effective upon adoption of the 2013-2018 State C&D Plan by the General Assembly, CGS Section 16a-35d further requires that no state agency provide funding for a "growth-related project" that is outside the boundaries of priority funding areas, unless it meets any of the listed criteria for exceptions. (See New Statutory Requirements below.)

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", as well as require OPM to develop recommendations for the delineation of boundaries of "priority funding areas". (CGS Sec. 16a-35c through Sec. 16a-35h)

- Public Act 08-182 requires OPM to include various policy and fiscal-oriented performance indicators for measuring progress in implementing the C&D Plan. (CGS Sec. 16a-27(e))

- Public Act 09-230 defines "principles of smart growth" and Public Act 10-138 requires state agencies to determine whether their proposed actions comply with such principles when they consider certain grant applications. (CGS Sec. 4-37l)

- 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 has proceeded to implement 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 workshops conducted as part of the initial outreach phase of the cross-acceptance process is included in Attachment A.

Format Summary of the Draft 2013-2018 C&D Plan

The State C&D Plan is defined in CGS Section 16a-29 as "the text of such plan and any accompanying locational guide map." In order to address the new statutory requirements noted above, OPM is taking a stepped approach to building consensus on potential changes to both the text and map components of the Plan.

For this initial Draft, the text of the State C&D Plan is presented in a 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
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 Regional Planning Organizations (RPOs) must also consider them 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 clearly convey itself in a manner that municipalities, RPOs and state agencies can all relate to.

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

- A list of relevant policy statements that provide the basis for state agencies to assess the consistency of their proposed actions with the State C&D Plan;
- A list of examples of potential funding sources from state agency-administered programs. Proposed projects to be funded out of such programs would be subject to the sponsoring agency's determination of consistency with the State C&D Plan;
- A list of examples of performance indicators for measuring progress in implementing the State C&D Plan, including financial indicators; and
- A reference to relevant Principles of Smart Growth, as defined in Public Act 09-230 and listed in Attachment B. This reference is included to assist state agencies in complying with CGS Section 4-37l, which requires agencies to consider whether certain grant applications under their purview comply with some or all of the Principles of Smart Growth.

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 a temptation to put a greater emphasis on the Plan's Locational Guide Map. However, at this stage of the cross-acceptance process, there has not been enough time for OPM to develop consensus on possible criteria for the delineation of boundaries for priority funding areas, as required by CGS Section 16a-35c(b).

Due to the desire of many for a more bottom-up approach to the State C&D Plan revision process, OPM will not produce a locational guide map until there is general consensus on: 1) the Plan's policies; 2) the appropriate data sets; and 3) the criteria for spatially depicting the Plan's policies in the context of priority funding areas.

In order to further facilitate the consensus-building process for the Plan's policies, OPM has included various reference maps depicting existing land cover, infrastructure, population and housing density, and other related information for stakeholders' consideration (Attachment C). OPM will conduct additional workshops in the coming months to assist municipalities and RPOs with implementing the Plan Comparison phase of cross-acceptance, so that they can provide data and comments prior to OPM publishing a revised Draft State C&D Plan that will undergo public hearings.

The goal of the forthcoming Plan Comparison phase is to reach consensus on a set of statewide policies that not only support the C&D Plan's six growth management principles, but also allow for flexibility in adapting to changes in market conditions. That, in turn, will provide the basis for establishing map criteria that spatially depict the statewide policies. The result will be a Locational Guide Map that is better integrated with the Plan's Growth Management Principles and associated policies.

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.

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 beyond the current service area as a more cost-effective use of limited state resources to promote growth. However, a full life-cycle cost analysis can raise important considerations. For example, repairs and upgrades to aging infrastructure will produce benefits to the environment that are not easily quantified, including greater energy efficiency, water conservation, and pollution prevention. Also, the extension of infrastructure beyond the currently planned service area may produce the desired short term results, but it will entail additional taxpayer liability over the long term to maintain an ever-expanding infrastructure base.

State Agency Policies:

- Ensure the safety and integrity of the 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, which are at an appropriate scale and density for the particular area;
- Coordinate the timing of any planned expansion of existing infrastructure to meet state and regional growth objectives;
- Undertake a full life-cycle cost analysis 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 localized public health and safety concerns;
- Remediate, redevelop, and re-use Brownfields and significant vacant or underutilized facilities that are 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;

- 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;
- Encourage local zoning that allows for a mix of uses 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 supporting historic preservation needs;
- Capitalize on opportunities to develop and deploy innovative energy technologies, and promote distributed generation facilities where practicable to address localized load management issues; and
- Minimize the potential impact from natural hazards, such as flooding, high winds and wildfires when siting future infrastructure and developing property.

Examples of State Agency-Administered Funding Programs:

- Clean Water Fund (DEP)
- Drinking Water State Revolving Loan Fund (DPH)
- Interstate Maintenance Program (DOT)
- Surface Transportation Program (DOT)
- Highway Bridge Replacement and Rehabilitation Program (DOT)
- Town Aid Road Program (DOT)
- Urban Action Program (DECD)
- Urban and Industrial Sites Reinvestment Tax Credit Program (DECD)
- Urban Sites Remedial Action Program (DECD)
- Community Development Block Grant: Small Cities (DECD)
- Targeted Brownfield Development Loan Program (DECD)
- Regional Brownfield and Economic Development Fund (DECD)
- Brownfield Remediation and Revitalization Program – Liability Relief (DECD, DEEP)
- Tax Incremental Financing Program (CDA)
- Economic Inducement Financing (CDA)
- URBANK (CDA)
- Community Economic Development Fund (CHFA)
- Small Business Loans (CEDF)
- Small Town Economic Assistance Program (Various)
- Local Capital Improvement Program (OPM)
- Main Street Investment Fund (OPM)

Examples of Performance Indicators for Measuring Progress:

- Percentage of State capital investments in developed Census Blocks*
- Percentage of medium and high density land use developed Census Blocks*
- Number of commercial building permits issued in developed Census Blocks*
- Percent increase in development in developed Census Blocks*
- Number of businesses started or expanded in developed Census Blocks*
- Number of brownfield sites/acres redeveloped

*Note: The term "developed Census Blocks" will be defined based on stakeholder input.

Applicable "Principles of Smart Growth" (see Attachment B):

- C,D,E,F

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 one of the primary 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.

State Agency Policies:

- Enhance housing mobility and choice across income levels and promote mixed-income developments 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 multifamily housing and mixed-use properties in targeted areas;
- Market urban communities to people most likely attracted to 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;
- Identify innovative mechanisms to support increased housing density in village centers that lack supporting infrastructure; and
- Encourage and promote access to recreational opportunities, including trails and greenways, for affordable and mixed-income housing.

Examples of State Agency-Administered Funding Programs:

- Housing Trust Fund (DECD)
- Affordable Housing Program/Flex (DECD)
- Surplus Property Program (DECD)
- HOME Investment Partnerships Program (DECD)
- Community Investment Act – Affordable Housing (CHFA)
- State Housing Tax Credit Contribution Program (CHFA)
- Low-Income Housing Tax Credit Program (CHFA)
- Housing for Economic Growth Program/Incentive Housing Zones (OPM)

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
- Percentage of population in high density areas (1,000 per sq mi)
- Percentage of renters paying more than 30% of income on rent

Applicable "Principles of Smart Growth" (see Attachment B):

- A, C, E, F

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.

While improving 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 – 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;
- Improve transit service and linkages through better integration of all transportation options and advances in technology, to provide competitive modal choices, safety and convenience;
- Provide strategic inter-modal connections where there are opportunities to promote the movement of goods to and through the state by means other than truck;
- Coordinate with host municipalities on supportive land use regulations to make the most effective use of transportation facilities for the movement of people and/or goods;
- Identify strategic sites within regions for designating pre-approved development areas around major transportation nodes, corridors and facilities;
- Restore strategic shipping channels and pier areas to their authorized depths when dredging is required to accommodate regional economic development plans;

Examples of State Agency-Administered Funding Programs:

- Transportation Enhancement Program (DOT)
- Congestion Mitigation and Air Quality Improvement Program (DOT)
- Federal Transit Administration Section 5309 – Major Capital Investments (DOT)
- Federal Transit Administration Section 5307 – Urbanized Areas (DOT)
- Federal Transit Administration Section 5311 – Non-urbanized Areas (DOT)
- Transportation, Community and System Preservation Program (DOT)
- Special Transportation Fund/Special Tax Obligation Bonds (DOT)
- Small Town Economic Assistance Program (Various)

Examples of Performance Indicators for Measuring Progress:

- Number of passengers using public transportation
- Percent of Surface Transportation Program funds used for bicycle/pedestrian access
- Number of Bradley International Airport passengers
- Volume of goods transported by mode within and through Connecticut
- Percent of state highways and bridges in fair or better condition
- Average per rider transit subsidy by mode/service

Applicable "Principles of Smart Growth" (see Attachment B):

- A, D, E, F

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, and the filtration and purification of water supplies. Similar to the need to maintain the physical infrastructure of cities and towns, there is a corresponding need to strategically invest in and maintain a system of "green infrastructure", which relies upon natural landscape features and ecosystems to perform or supplement the types of functions performed by costlier human-engineered systems.

Furthermore, Connecticut's agriculture and aquaculture, outdoor recreation, and culture and tourism industries are important contributors to the state economy and to the communities in which they are based. As a result, it is critical that state agencies' conservation and development efforts affecting these industries are strategic and well-coordinated, so that the opportunity costs associated with these multiple resources are effectively managed.

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, such investments in conservation must be balanced and coordinated with efforts to plan for the development of new, or the expansion of existing, village-scale mixed use centers.

State Agency Policies:

- Continue to protect permanently preserved open space areas and to "build out" the state's future open space network through ongoing public and quasi-public acquisitions of important multi-functional land;
- 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;
- Preserve natural and archeological areas of regional and statewide significance, including habitats of endangered, threatened and special concern species;
- Encourage collaborative ventures with municipal and private entities to provide a system of appropriately managed natural areas and resources that allows 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.
- Revitalize rural villages and main streets by promoting the rehabilitation and appropriate reuse of existing historic facilities, such as former mills, to allow a concentration of higher density or multiple use development where practical and consistent with historic character;
- 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;
- Utilize the landscape to the extent practicable to manage storm water, so that water bodies in Connecticut maintain optimal water quality to support their myriad uses;
- Rely upon the capacity of the land to provide drinking water and waste disposal needs in rural areas. Support the introduction or expansion of public water and sewer services only when there is a demonstrated environmental, 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 intensive development;
- 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; and
- 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.

Examples of State Agency-Administered Programs:

- Community Investment Act – Historic Preservation, Open Space, Agriculture (SHPO, DEEP, DOAg)
- Open Space and Watershed Land Acquisition Grant Program (DEEP)
- Recreation and Natural Heritage Trust Program (DEEP)
- Recreational Trails Program (DEEP)
- Lakes Grant Program (DEEP)
- Scenic Byways Program (DOT)
- Agricultural Viability Grant Program (DOAg)
- Farmland Preservation Program (DOAg)
- FarmLink Program (DOAg)
- CT Joint Venture Grant Program - CT Grown Marketing (DOAg)
- Clean Energy Fund (CEFIA)
- Energy Project Financing (CDA)
- Small Town Economic Assistance Program (Various)

Examples of Performance Indicators for Measuring Progress:

- Acreage of preserved/protected open space
- Acreage of land being farmed in Connecticut
- Acreage of preserved farmland
- Total value of Connecticut's agricultural industry
- Number of beach closings
- 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

Applicable "Principles of Smart Growth" (see Attachment B):

- G

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 the environment when planning for its future. Protecting and maintaining the functional qualities of natural systems is vital to maintaining our quality of life.

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, managing waste, 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.

Furthermore, municipal land use commissions must consider the broader regional implications in their decision-making processes, so that their efforts do not cause or contribute to the degradation of environment assets that are critical to the well-being of citizens beyond their local boundaries.

State Agency Policies:

- Ensure the availability of safe and adequate public water supplies by meeting or exceeding 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;
- Balance the competing needs of water for human consumption, waste assimilation, habitat sustainability, recreation, power production, and transport;
- Attain National Ambient Air Quality Standards with emphasis on cost-effective strategies and effective enforcement of regulated sources;
- 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 health risks associated with impacts to public water supplies, air quality and agriculture/aquaculture production caused by the potential increased frequency and/or severity of flooding and drought conditions.

Examples of State Agency-Administered Programs:

- Drinking Water State Revolving Loan Program (DPH)
- Clean Water Fund (DEEP)
- Nonpoint Source Management Grant Program – Section 319 (DEEP)
- Open Space and Watershed Land Acquisition Grant Program (DEEP)
- Underground Storage Tank Petroleum Clean-up Program (DEEP)
- Aquifer Protection Area Program (DEEP)
- Coastal Management Program (DEEP)
- Environmental Assistance Program (DOAg)

Examples of Performance Indicators for Measuring Progress:

- Percent of public water systems meeting drinking water quality standards
- Number of “Good Air Days”
- Pollution Index Values (average of all measured air pollutants)
- Amount of municipal solid waste sent to landfills

Applicable “Principles of Smart Growth” (see Attachment B):

- A,G

Growth Management Principle #6

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

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.

In order to better capture the unique qualities of each region, Public Act 10-138 requires that the 2013-2018 State C&D Plan revision be prepared through a new process known as "cross-acceptance." The Act defines cross-acceptance as "a process by which 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."

OPM will facilitate the cross-acceptance process on a voluntary basis with regional planning organizations 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 both local land use decision-makers and state agencies to plan and act according to the regional growth strategies.

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;
- Provide guidance to state agencies when they prepare required programmatic plans and undertake certain actions using state or federal funding, to ensure that they are interpreting and implementing the State C&D Plan 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
- Work with regional planning organizations to creatively develop coordinated and effective regional plans and to implement projects that address region-specific needs.

Examples of State Agency-Administered Programs:

- Regional Performance Incentive Program (OPM)
- Inter-town Capital Equipment Purchasing Incentive Program (OPM)
- Regional Planning State Grant-in-Aid (OPM)
- Local Capital Improvement Program (OPM)
- Comprehensive Economic Development Strategies (DECD)

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.

Applicable "Principles of Smart Growth" (see Attachment B):

- A,B

Attachment A

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, CT Audubon Society, 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 B

“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

CGS Sec. 4-37l states, “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*.

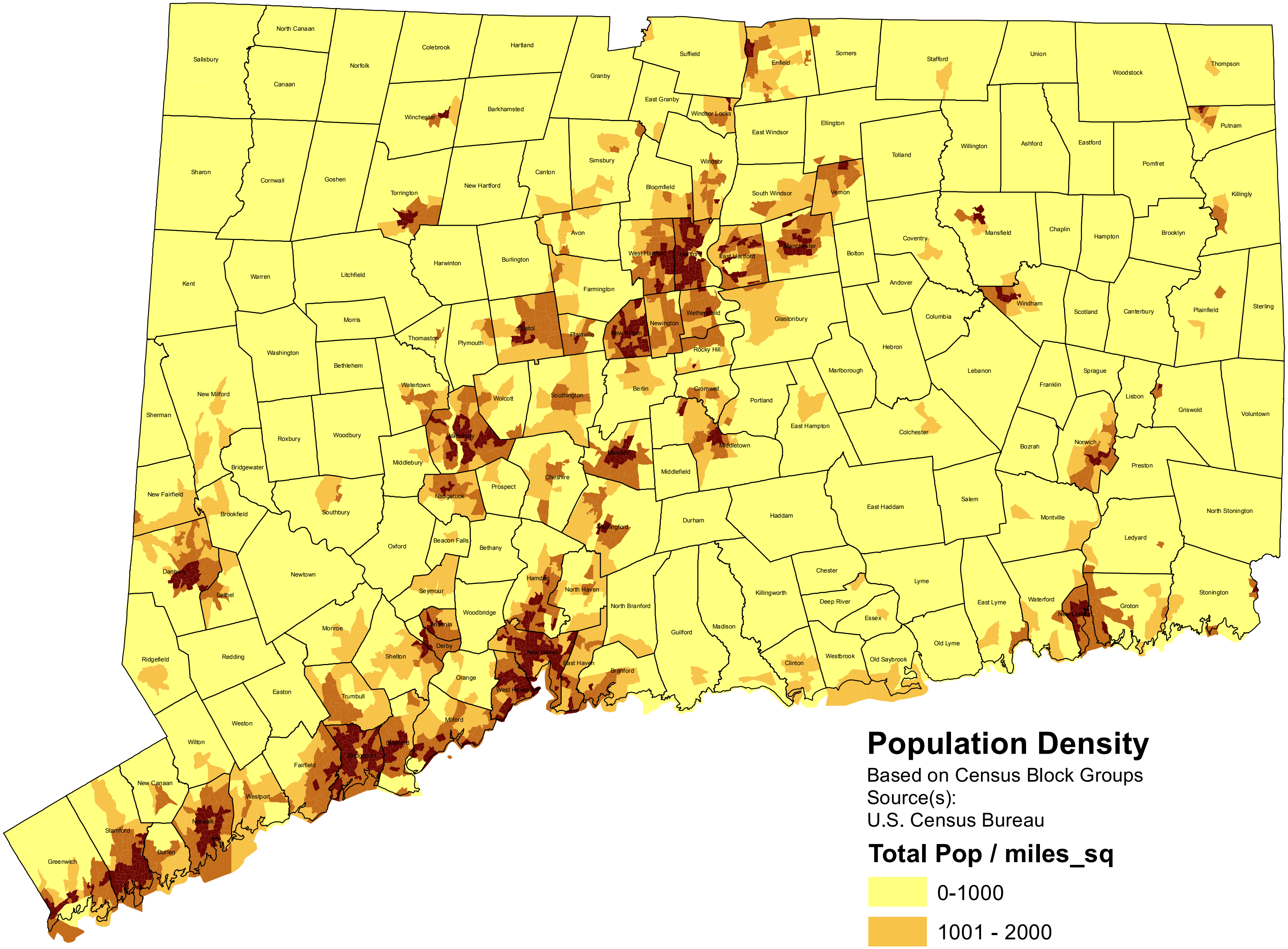
*Note: Section 1 of Public Act 09-230 is special in nature and therefore has not been codified but remains in full force and effect according to its terms.

Attachment C

List of Maps:

1) Population Density
2) Housing Unit Density
3) Major Highways
4) Railroad and Transit Infrastructure
5) Water and Wastewater Infrastructure
6) Land Cover
7) Select Municipal Designations

DRAFT Conservation and Development Policies Plan: 2013-2018



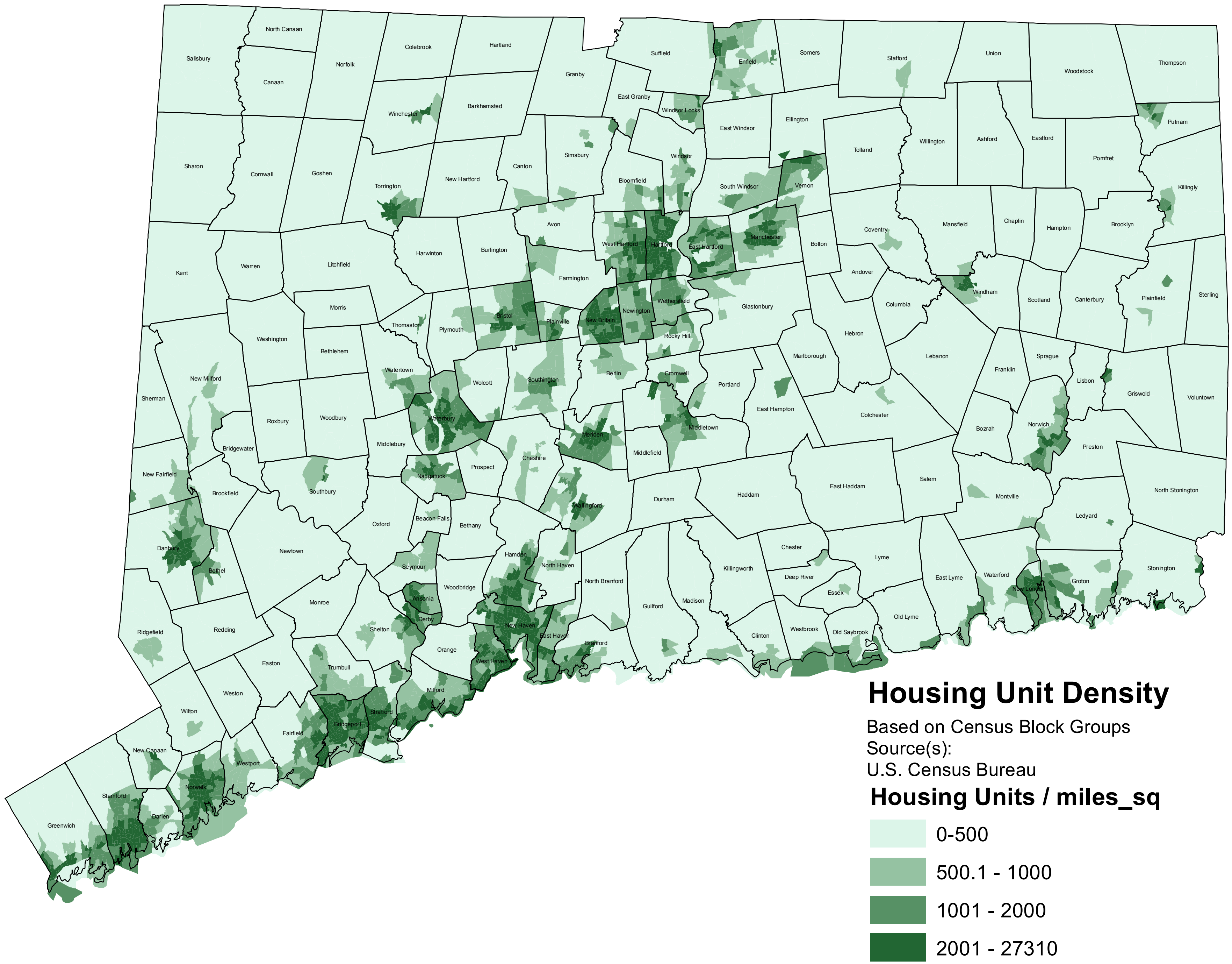
Population Density

Based on Census Block Groups
Source(s):
U.S. Census Bureau

Total Pop / miles_sq

- 0-1000
- 1001 - 2000
- 2001 - 5000
- 5001 - 48780

DRAFT Conservation and Development Policies Plan: 2013-2018



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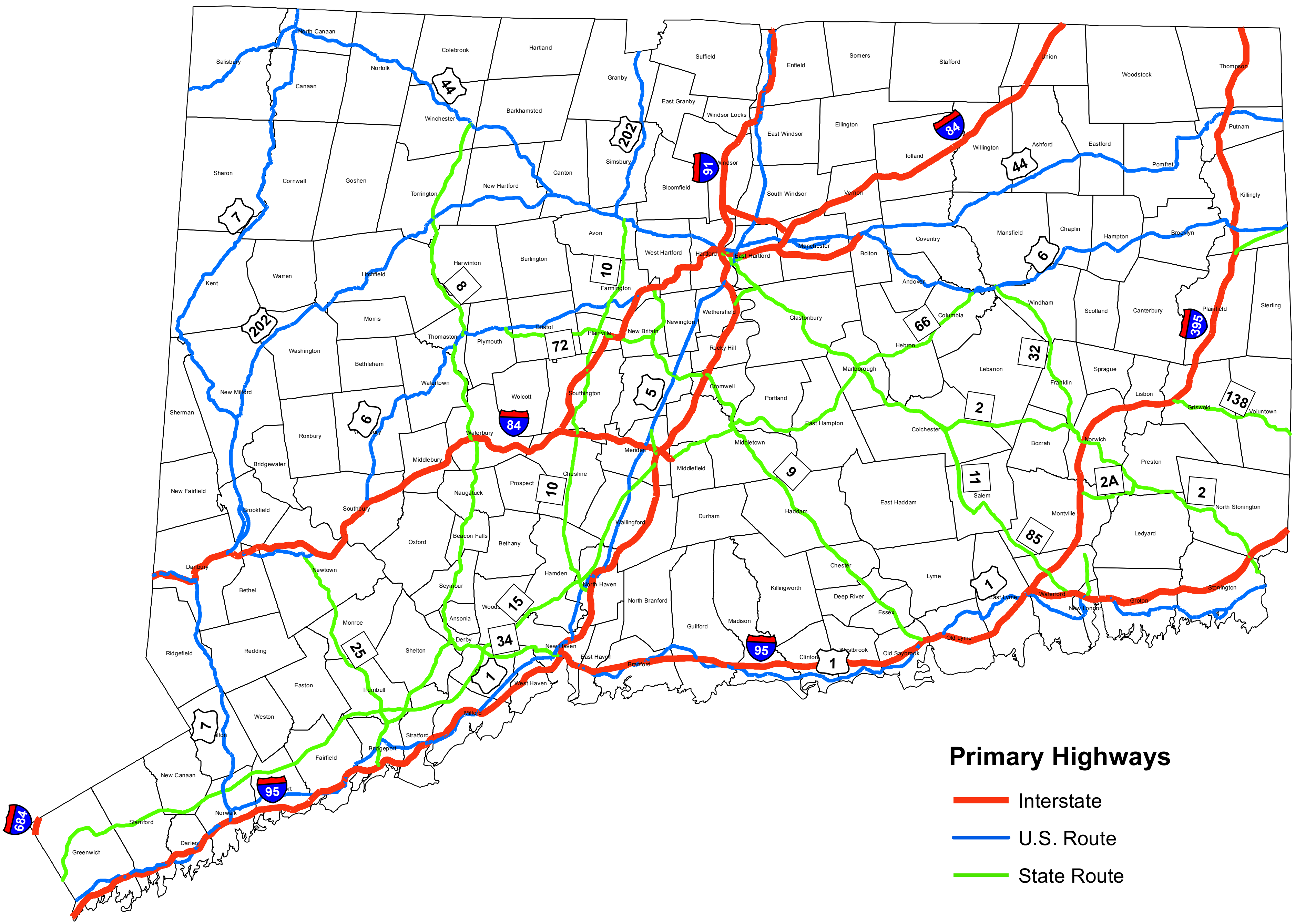

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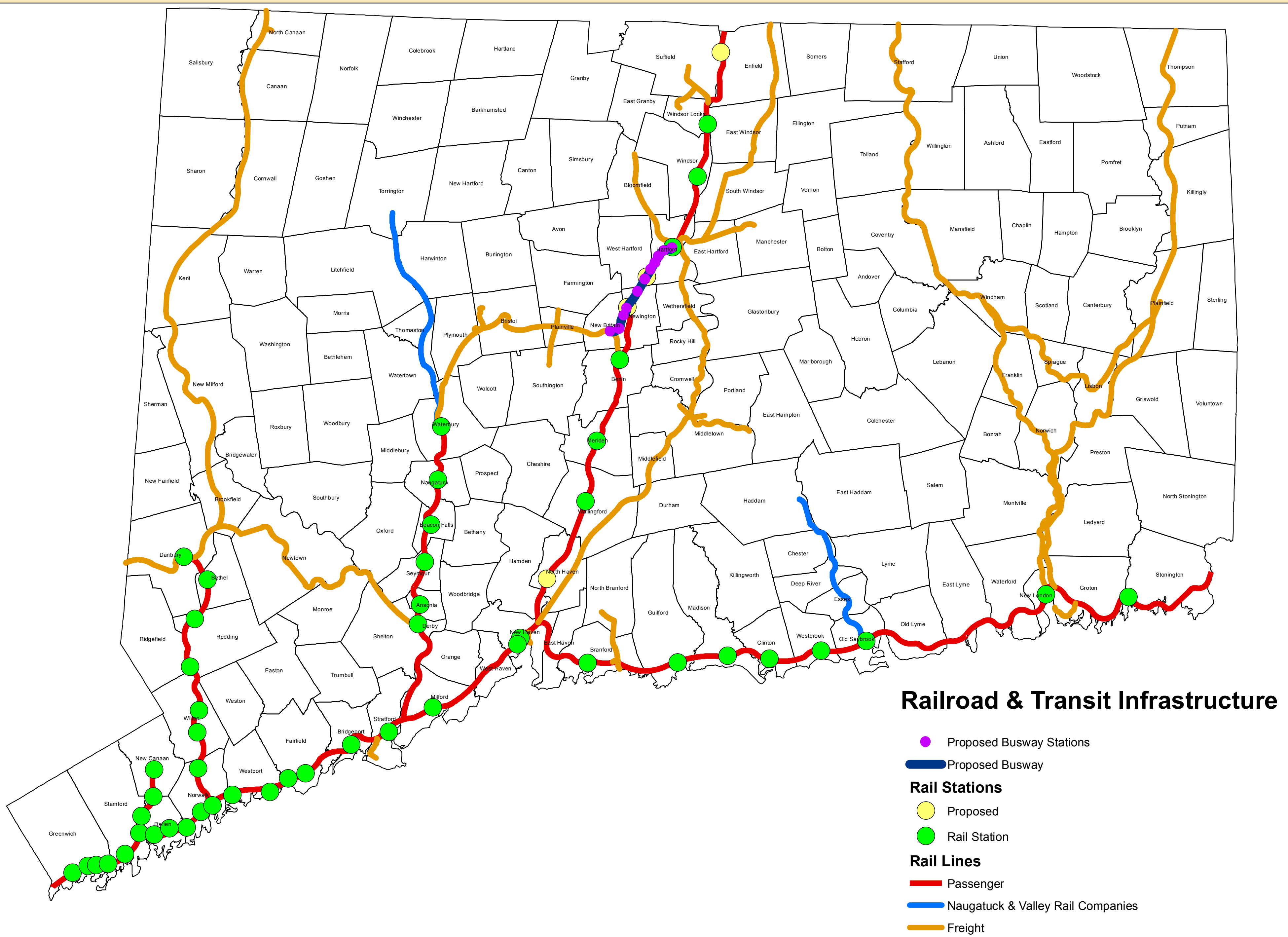

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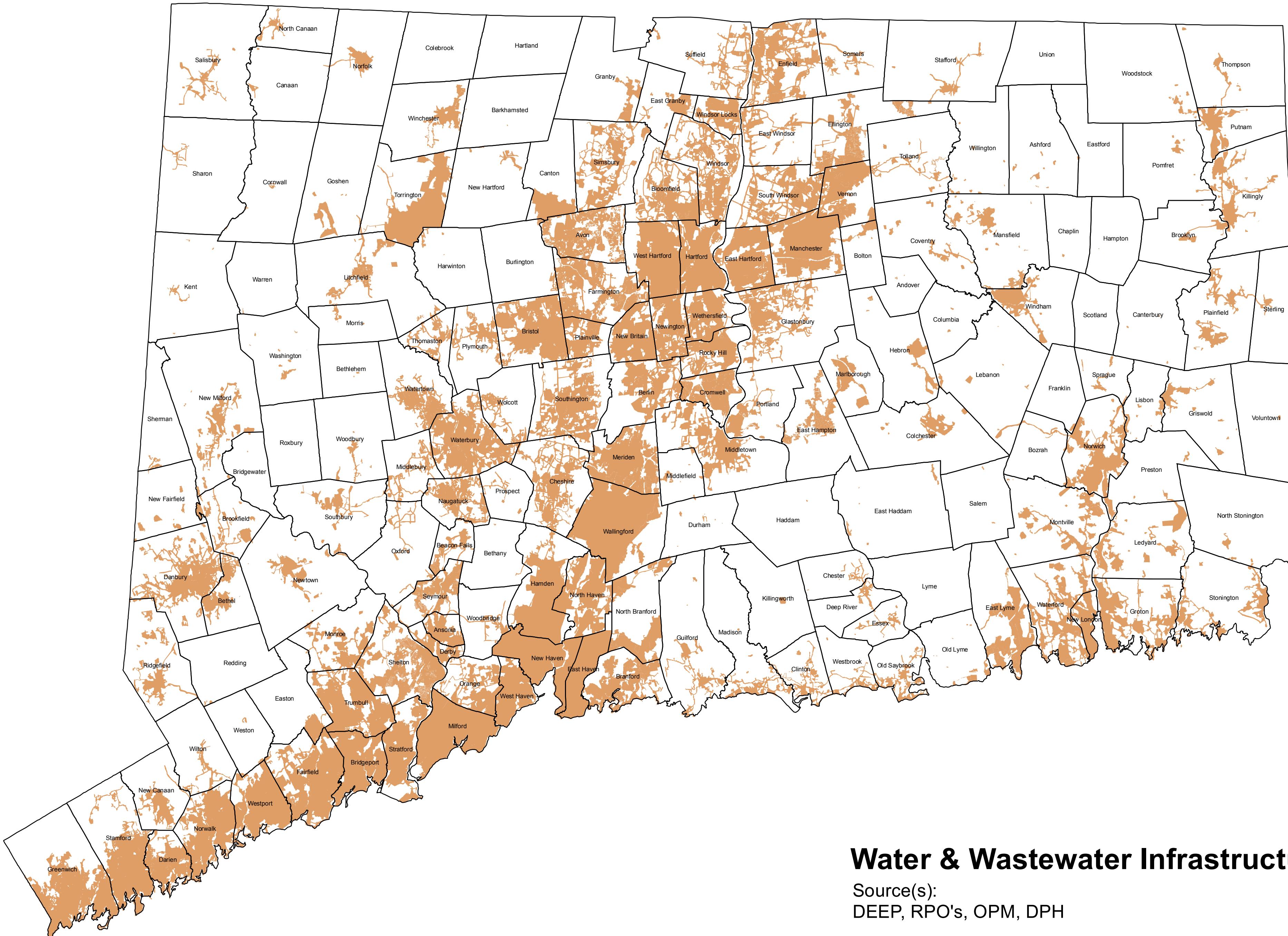

Water & Wastewater Infrastructure

Source(s):
DEEP, RPO's, OPM, DPH

Water and/or Sewer Available

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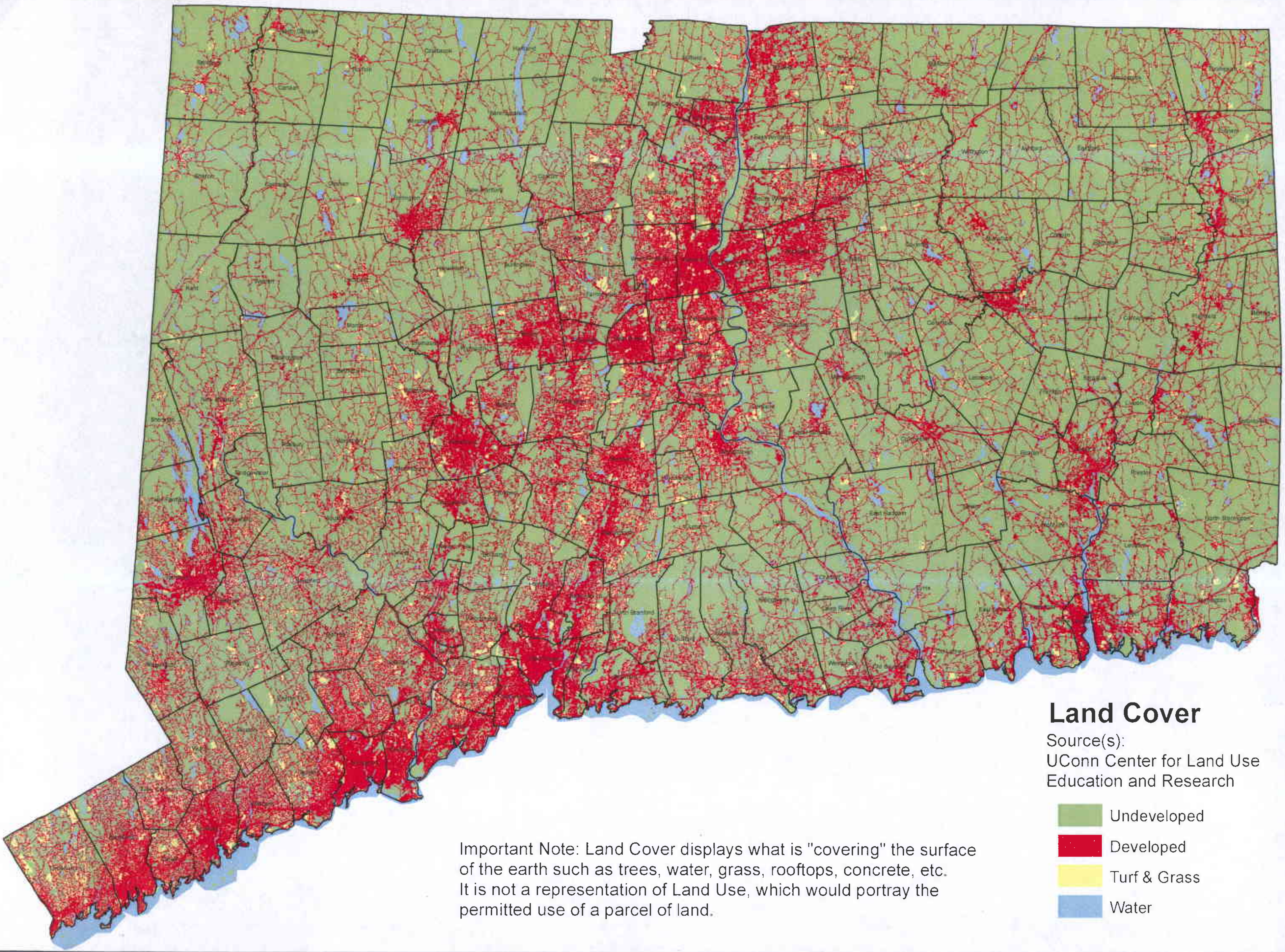

Land Cover

Source(s):
UConn Center for Land Use Education and Research

- Undeveloped
- Developed
- Turf & Grass
- Water

Important Note: Land Cover displays what is "covering" the surface of the earth such as trees, water, grass, rooftops, concrete, etc. It is not a representation of Land Use, which would portray the permitted use of a parcel of land.

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