

TOWN COUNCIL
Town of Trumbull
CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5000



LEGISLATION & ADMINISTRATION COMMITTEE
AGENDA
SEPTEMBER 6, 2022

Jason Marsh, Chairman

Thomas Whitmoyer, Vice Chairman

Alissa Hall

Kelly Mallozzi

Carl Massaro

Chris DeCruze

Bill Mecca, Alternate

Steve Lemoine, Alternate

NOTICE is hereby given that the Legislation & Administration Committee of the Trumbull Town Council will hold a meeting at the Trumbull Town Hall on September 6, 2022 at 7:15 p.m. for the following purposed resolutions:

1. RESOLUTION TC29-73: To consider and act upon a resolution which would approve the reappointment by the First Selectman of Jens Haulund as a member of the Trumbull Education and Government Access Television Commission for a term extending to the first Monday of December 2024.
2. RESOLUTION TC29-75: To consider and act upon a resolution which, pursuant Public Act 21-29, Sec. 5, and subsequent to the unanimous vote of the Trumbull Planning and Zoning Commission, would complete the Town's opt out of State Parking Requirements for Zoning.
3. RESOLUTION TC29-76: To consider and act upon a resolution which, pursuant to Public Act 21-29, Sec. 6 (f), and subsequent to a unanimous vote of the Trumbull Planning and Zoning Commission, would complete the Town's opt out of State Accessory Apartment Requirements for Zoning.
4. RESOLUTION TC29-77: To consider and act upon a resolution which would authorize First Selectman Vicki A. Tesoro to execute a certain Temporary Construction Easement

and Agreement by, between and among the State of Connecticut, the City of Bridgeport and the Town of Trumbull.

RESOLUTIONS

1. RESOLUTION TC29-73: BE IT RESOLVED, That the reappointment by the First Selectman of Jens Haulund as a member of the Trumbull Education and Government Access Television Commission for a term extending to the first Monday of December 2024 be and the same is hereby approved.
2. TC29-75: BE IT RESOLVED, That pursuant to Public Act 21-29, Section 5, and subsequent to a unanimous vote of the Trumbull Planning and Zoning Commission, the Trumbull Town Council hereby completes the opt out of the provision of subdivision (9) of subsection (d) of section 8-2 of the general statutes, as amended, regarding limitations on parking spaces for dwelling units. (Two-thirds vote required for approval by the Town Council).
3. TC29-76: BE IT RESOLVED, That pursuant to Public Act 21-29, Sec. 6 (f), and subsequent to a unanimous vote of the Trumbull Planning and Zoning Commission, the Trumbull Town Council hereby completes the opt out of the provisions of Public Act 21-29, Sec. 6, regarding accessory apartments. (Two-thirds vote required for approval by the Town Council).
4. TC29-77: BE IT RESOLVED, That First Selectman Vicki A. Tesoro, be and the same is hereby authorized to execute a certain Temporary Construction Easement and Agreement by, between and among the State of Connecticut, Department of Energy and Environmental Protection, the City of Bridgeport and the Town of Trumbull for the purpose of enabling the Town of Trumbull to perform certain sewer construction through Beardsley Park (Copy of agreement attached).

Record and Return To:

Department of Energy and Environmental Protection
Land Acquisition and Management
79 Elm Street – 6th Floor
Hartford, CT 06106-5127

TEMPORARY CONSTRUCTION

EASEMENT AND AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that the STATE OF CONNECTICUT Department of Energy and Environmental Protection, acting herein by Katherine S. Dykes, Commissioner (hereinafter "Grantor"), duly authorized under the provisions of section 23-14 of the Connecticut General Statutes, for five hundred dollars (\$500.00) and other good and valuable consideration received to its full satisfaction of the TOWN OF TRUMBULL, (hereinafter "Grantee") a municipality having its territorial limits in the County of Fairfield, and State of Connecticut, does hereby give, grant, bargain, sell, convey, and confirm unto Grantee, its successors and assigns, a non-exclusive Temporary Construction Easement (hereinafter "Easement"), in whatever right, title, and interest the Grantor may have in, under, upon, over, and across that certain hereinafter described piece or parcel of land, for the purpose of relocating and replacing an existing pressurized sanitary sewer line and appurtenances, on such pieces or parcels of land situated in the City of Bridgeport, County of Fairfield and State of Connecticut, being more particularly described in Schedule A attached hereto (the "Easement Area").

WHEREAS, pursuant to a certain Transfer Agreement recorded in Volume 3036 at Page 135 of the Bridgeport Land Records, the Grantor transferred to the City of Bridgeport (hereinafter "CITY") care and control of the land and buildings contained within the premises of which the Easement Area is a part, and

WHEREAS, pursuant to the Transfer Agreement, CITY is required to maintain and utilize said premises for public outdoor recreational purposes.

NOW THEREFORE, as conditions of the grant of the foregoing Easement the GRANTEE agrees to the following:

1. The GRANTEE shall have a temporary non-exclusive right to pass and repass over and across the Easement Area, with personnel and equipment, and, within the Easement Area, a temporary non-exclusive right to survey, operate equipment, install materials, remove materials, and excavate and fill as may be required, for and incidental to the relocation and replacement of the existing pressurized sanitary sewer line and appurtenances.
2. The GRANTEE's exercise of its rights set forth herein shall be subject to the GRANTEE first obtaining all applicable permits and approvals required by law, including those the issuance of which are within the jurisdiction of the GRANTOR and the CITY. Nothing herein shall obligate the GRANTOR or CITY to issue any such permit. The GRANTEE shall at all times abide by all applicable permit and approval requirements. The work conducted by the GRANTEE shall conform to all plans and documents submitted to and approved by federal, state, and local authorities. Before commencement of any work activities, the GRANTEE shall coordinate the timing of all activities and the signage needed to inform the public with the GRANTOR's Parks Division and the CITY's Parks Department. The GRANTEE shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" by the Council on Soil and Water Conservation, as amended, during the construction, operation, maintenance, repair and replacement of the above-described sanitary sewer line and appurtenances.
3. The GRANTEE shall coordinate with GRANTOR's Wildlife Division and the CITY's Parks Department on any planting plans or seed mixes to be used within the Easement Area.
4. The GRANTEE, its successors and assigns, shall indemnify and hold the GRANTOR and the CITY harmless from any suit or claim which may arise in connection with any activity and usage connected with this Agreement including, but not limited to the replacement

or relocation of the sanitary sewer line and appurtenances. The GRANTEE hereby agrees to defend the GRANTOR and CITY as though they were not a sovereign State or governmental entity with respect to any such suit or claim. This in no way shall be construed to be a waiver of any immunities that the GRANTOR or CITY may possess, or which may be asserted on their respective behalf.

5. The GRANTEE shall restore the Easement Area to the same or better condition as existed prior to the GRANTEE's permitted activities hereunder within 60 days of completion of the sanitary sewer line repair and replacement referenced above, to the extent that such activities require the GRANTEE to disturb said Easement Area and to the extent that said restoration is not in conflict with the purposes for which the Easement is granted. This includes repairing or replacing any and all paving, curbing, landscaping, fencing, sidewalks or boardwalks removed or damaged during said construction or maintenance activities. In the event that weather conditions make such restoration impracticable, the GRANTEE may defer said restoration for not more than six (6) months, with approval of the GRANTOR's Parks Division and CITY's Parks Department.
6. The GRANTEE or its contractors, subcontractors, agents, and assigns agree to secure and maintain the following insurance coverages, at no cost to the GRANTOR or CITY:
 - a. COMMERCIAL GENERAL LIABILITY INSURANCE including Contractual Liability Insurance, Independent Contractors, Premises and Operations, Products and Completed Operations and Broad Form Property Damage coverages with a total limit of liability of One Million Dollars (\$1,000,000) for all damages arising out of bodily injuries to, or death of, all persons and/or damage to property in any one accident or occurrence, and, subject to that limit per accident, a total (or aggregate) limit of Two Million Dollars (\$2,000,000) for damages arising out of bodily injuries to, or death of, persons in accidents or occurrences and out of injury to or destruction of property during the policy period;

- b. **AUTOMOBILE LIABILITY INSURANCE** which covers motor vehicles, including those owned, hired or non-owned, which are used in connection with this Agreement with a One Million Dollars (\$1,000,000) combined single limit per accident for bodily injury, or death of, persons and/or damage to property in any one accident or occurrence. If the GRANTEE does not own an automobile, but one is used in the performance under this Agreement, then only hired and non-owned coverage is required. If a vehicle is not used in the performance under this Agreement then automobile coverage is not required.
- c. **WORKER'S COMPENSATION & EMPLOYER'S LIABILITY INSURANCE** in accordance with the requirements of the laws of the State of Connecticut, and of the laws of the United States, respectively, which covers of GRANTEE's employees at or working within the Easement Area, which coverage shall include Employer's Liability Insurance with limits of:
 - i. \$100,000 Each Accident (bodily injury by accident);
 - ii. \$500,000 Disease – Policy limit (bodily injury by disease); and
 - iii. \$100,000 Disease – Each Employee (bodily injury by disease).
- d. **PROFESSIONAL LIABILITY INSURANCE (ERRORS AND OMISSIONS)** in the event GRANTEE's contractors provide any architecture, engineering, design, accounting, legal, or other professional services under or in conjunction with this Agreement and/or at or with regard to the Easement Area, each person and entity providing such services shall be duly licensed and maintain Professional Liability coverage, at such party's sole cost and expense, in an amount of Two Million Dollars (\$2,000,000) per occurrence. In the case of any engineer, architect or other design professional, each such policy must be kept in effect for a period of seven (7) years after substantial completion of the project on or for which any such services are rendered; otherwise the professional involved shall maintain such coverage for a period of at least three (3) years following completion of its work hereunder. If coverage is procured by any professional on a claims made basis, the retroactive date must be the date prior to the

professional's commencement of any work under or pursuant to this Agreement or the project to which it relates, whichever is earlier.

All products and completed operations coverage required to be maintained by GRANTEE and its contractors shall continue to be maintained for at least three (3) years following final acceptance of their work.

Notwithstanding any other provision of this section 6 to the contrary, any party required to maintain insurance hereunder shall be deemed to be in compliance with this section 6 even if such party's insurance policy(ies) are not written for amounts specified within (other than worker's compensation insurance) provided said party carries Umbrella or Excess Liability insurance for any differences in the amounts specified therefor and the policy(ies) for such Umbrella or Excess Liability insurance follow(s) the form of said party's primary coverages.

Except as otherwise provided to the contrary in this section 6, any insurance required by this Agreement may be obtained by means of any combination of primary and umbrella or excess coverages and by endorsement and/or rider to a separate or blanket policy and/or under a blanket policy in lieu of a separate policy or policies, provided that GRANTEE shall deliver a certificate of insurance of any said separate or blanket policies and/or endorsements and/or riders evidencing to the GRANTOR and CITY that the same complies in all respects with the provisions of this Agreement, and that the coverages, and the protection afforded the GRANTOR and CITY, thereunder are equal to the coverages and protection which would be provided under a separate policy or policies procured solely for the Easement Area and/or the work, if any, to be performed by GRANTEE or its contractors.

The GRANTOR, the CITY and their officers, agents and employees (collectively, "State Indemnified Parties") shall be named as additional insureds under all applicable

coverages maintained pursuant to section 6 above as well as any umbrella or excess liability insurance which provides coverage over and above such insurance.

Upon GRANTEE's execution of this Agreement and on or before the tenth (10th) business day preceding every subsequent anniversary date of the execution of the Agreement, GRANTEE agrees to furnish the GRANTOR and CITY one (1) or more certifications of insurance evidencing that GRANTEE and its Contractors have obtained the insurance required hereunder. Copies of all required insurance policies shall be retained by GRANTEE for three (3) years after effective date.

Each policy of insurance maintained pursuant to this Agreement shall be written to provide at least those coverages provided under standard forms therefor as have been approved by the State of Connecticut's Insurance Commissioner. Each such policy also shall not be subject to cancellation unless notice is given to the GRANTOR and CITY, at least thirty (30) days prior to the date of cancellation. All insurance certificates required to be provided to the GRANTOR and CITY hereunder shall evidence the insurers' agreement to the foregoing on the face thereof.

All of GRANTEE's and its contractors' insurers shall be licensed to do business in the State and be rated A- (VIII) or better by the latest edition of A.M. Best's Rating Guide or, if such guide is no longer available, any generally recognized replacement thereof. All insurance required hereunder (other than errors and omissions coverages) shall be written on "occurrence" basis (as opposed to "claims made") basis.

GRANTEE and its contractors shall be fully and solely responsible for and thus shall pay any and all costs and expenses as a result of any and all coverage deductibles. None of GRANTEE's or its contractors' insurers shall have any right of subrogation or recovery against the GRANTOR, or the other State Indemnified Parties, all of which rights are

hereby waived by GRANTEE. All insurance maintained by GRANTEE and its contractors shall be primary and noncontributory and shall not be in excess of any other insurance.

Nothing herein shall preclude any party from procuring and maintaining, at such party's sole cost and expense, such additional insurance coverage as such party seems desirable or appropriate, provided, however that all liability insurance maintained by GRANTEE and its contractors which covers the Easement Area and/or any work to be performed under this Agreement shall name the GRANTOR and the CITY as an additional insureds. Any insurance maintained by the GRANTOR or the CITY shall be in excess of any and all insurance maintained by GRANTEE and/or its contractors, and shall not contribute with it.

GRANTEE shall neither do nor allow its contractors to do anything (or fail to do anything) whereby any of the insurance required by the provisions of this section 6 shall or may be invalidated in whole or in part. In the event that any of the contractors so acts (or fails to act), then GRANTEE shall promptly use commercially reasonable efforts to eliminate that condition.

The GRANTOR and the CITY shall have the right to review and revise the insurance requirements applicable to GRANTEE and its contractors, and to make reasonable adjustments to the types and amounts of, and terms pertaining to, insurance coverage required hereunder, as the GRANTOR or CITY reasonably deem to be prudent, in their sole discretion under the circumstances, based upon increased costs of construction, inflation, statutory law, court decisions, claims history, and other relevant factors.

Unless requested otherwise by the GRANTOR, GRANTEE, its contractors and their insurers shall waive sovereign immunity as a defense and shall not use the defense of sovereign immunity in the adjustment of claims or in the defense of any suit brought against them or any State Indemnified Parties, unless, and then only if and when,

approved in writing by the GRANTOR, which approval may be withheld in its sole and absolute discretion. GRANTEE shall assume and pay all costs and billings for premiums and audit charges earned and payable under the required insurance.

The failure of the GRANTOR or CITY, at any time or from time to time, to enforce the provisions of this section 6 concerning insurance coverage shall not constitute a waiver of those provisions nor in any respect reduce the obligation of GRANTEE to indemnify, defend and hold and save harmless the GRANTOR or the other State Indemnified Parties. Likewise, the limits of coverage of any insurance purchased by GRANTEE or its contractors shall not in any way limit, reduce or restrict their obligations under any indemnification, defense, and save and hold harmless provisions stated in this Agreement or other contracts.

GRANTEE shall assume and pay all costs and billings for premiums and audit charges earned and payable under all insurance that is maintained by it. Each insurance policy shall state that the insurance company shall agree to investigate and defend the insured against all claims for damages, even if groundless.

The provisions of this section 6, shall be incorporated and made a part of each contract or other agreement which GRANTEE enters into under or in conjunction with this Agreement or the Easement Area with any third party (which shall include a contractor, any person engaged to perform work on or at, or which is allowed to conduct business on or from or to otherwise use or occupy, any portion of the Easement Area) appropriately modified to reflect the relationship of the parties; providing, however, that all references to, and all rights and protections afforded to the GRANTOR and CITY, as provided in these provisions, shall remain unchanged. If any contractor does not maintain, and demonstrates that it cannot reasonably be expected to obtain, the levels or types of coverage required by this section 6, GRANTEE may request the GRANTOR and CITY to approve different levels and/or types of coverage for such contractor. The

GRANTOR and CITY may withhold their approval of any such request in their sole and absolute discretion. Additionally, no such approval shall be effective unless approved in writing by the Secretary of the State's Office of Policy and Management, the State's Director of Insurance and Risk Management and the CITY Attorney.

The provisions of this section 6 shall survive any termination of this Agreement.

7. After completion of the sanitary sewer line repair and replacement, the GRANTEE shall provide to the GRANTOR and CITY, at its sole cost and expense, an as-built A-2 survey depicting the accurate location of all structures within the Easement Area. At such time, GRANTOR, CITY, and GRANTEE shall enter into a Permanent Sewer Line Easement and Agreement (the "Permanent Easement") so the GRANTEE may continue to use, maintain, repair and replace said sewer line. Such Permanent Easement shall be in form and substance satisfactory to GRANTOR and CITY in their sole discretion. The Permanent Easement shall retain the GRANTEE's rights, within the Easement Area, to pass and repass, to operate equipment, install materials, remove materials, excavate and fill as may be required, for and incidental to the permanent maintenance and repair of said sewer line. The Permanent Easement shall provide that the GRANTEE maintain the sewer line at its sole cost and expense, in a clean and safe condition, to the satisfaction of the STATE and CITY. Upon the recording of the Permanent Easement, this Easement shall terminate and be of no further force and effect.
8. The GRANTOR and CITY shall incur no expense as result of this Agreement and the GRANTEE, its successors and assigns, shall bear all direct and indirect costs of replacing and relocating the sewer line pursuant to this Agreement.
9. Notwithstanding the provisions of paragraph 7, above, the Easement shall be automatically extinguished upon recording of the Permanent Easement or December 31, 2025, whichever is sooner.

10. The parties deem this Agreement to have been made in the City of Hartford, State of Connecticut. The parties agree that it is fair and reasonable for the validity and construction of this Agreement to be, and it shall be, governed by the laws and court decisions of the State of Connecticut, without giving effect to its principles of conflicts of laws. To the extent that any immunities provided by Federal law or the laws of the State of Connecticut do not bar an action against the GRANTOR or CITY, and to the extent that these courts are courts of competent jurisdiction, for the purpose of venue, the complaint shall be made returnable to the Judicial District of Hartford only or shall be brought in the United States District Court for the District of Connecticut only, and shall not be transferred to any other court, provided, however, that nothing here constitutes a waiver or compromise of the sovereign immunity of the State of Connecticut and governmental immunity of the CITY. The GRANTEE waives any objection which it may now have or will have to the laying of venue of any claims in any forum and further irrevocably submits to such jurisdiction in any suit, action or proceeding.

11. Executive Orders and Other Enactments.

- a. All references in this Agreement to any Federal, State, or local law, statute, public or special act, executive order, ordinance, regulation or code (collectively, "Enactments") shall mean Enactments that apply to the Agreement at any time during its term, or that may be made applicable to the Agreement during its term. This Agreement shall always be read and interpreted in accordance with the latest applicable wording and requirements of the Enactments. Unless otherwise provided by Enactments, the GRANTEE is not relieved of its obligation to perform under this Agreement if it chooses to contest the applicability of the Enactments or the GRANTOR's authority to require compliance with the Enactments.

- b. This Agreement is subject to the provisions of Executive Order No. Three of Governor Thomas J. Meskill, promulgated June 16, 1971, concerning labor employment practices, Executive Order No. Seventeen of Governor Thomas J. Meskill, promulgated February 15, 1973, concerning the listing of employment openings and Executive Order No. Sixteen of Governor John G. Rowland promulgated August 4, 1999, concerning violence in the workplace, all of which are incorporated into and are made a part of this Agreement as if they had been fully set forth in it.

- c. This Agreement may be subject to (1) Executive Order No. 14 of Governor M. Jodi Rell, promulgated April 17, 2006, concerning procurement of cleaning products and services; (2) Executive Order No. 61 of Governor Dannel P. Malloy promulgated December 13, 2017 concerning the Policy for the Management of State Information Technology Projects, as issued by the Office of Policy and Management, Policy ID IT-SDLC-17-04. If any of the Executive Orders referenced in this subsection is applicable, it is deemed to be incorporated into and made a part of this Agreement as if fully set forth in it.

12. The parties acknowledge and agree that nothing in this Agreement shall be construed as a modification, compromise or waiver by the GRANTOR of any rights or defenses of any immunities provided by Federal law or the laws of the State of Connecticut to the GRANTOR or any of their officers and employees, which they may have had, now have or will have with respect to all matters arising out of this Agreement. To the extent that this section conflicts with any other section, this section shall govern. Nothing contained in this Agreement shall abrogate or confer the GRANTOR's sole and exclusive right to sovereign immunity for itself, its officers and employees.

The GRANTOR and CITY herein reserve the right to themselves, their successors and assigns, to continue to use the Easement Area for any use and purposes which does not in any way

interfere with the use thereof by the GRANTEE, its successors and assigns, in fulfilling the purposes for which this Agreement is granted. Furthermore, nothing herein shall be construed to impose any obligation or liability upon the GRANTOR or CITY in connection with actions by third parties within the Easement Area not expressly undertaken at the behest and on behalf of the GRANTOR or CITY.

Signed and Sealed
In the Presence of:

CITY OF BRIDGEPORT

Witness:

By: _____
Name: _____
Title: _____

Witness

Date: _____

STATE OF CONNECTICUT)
)
COUNTY OF FAIRFIELD)

SS. BRIDGEPORT

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by _____, the _____, on behalf of the City of Bridgeport.

Notary Public
My Commission Expires

Signed in the Presence of:

TOWN OF TRUMBULL

Witness:

By: _____

First Selectman, Town of Trumbull

Witness:

Date: _____

STATE OF CONNECTICUT)
) SS. TRUMBULL
COUNTY OF FAIRFIELD)

The foregoing instrument was acknowledged before me this _____ day of
_____, 2022, by _____, First Selectman, on behalf of the Town of
Trumbull.

Notary Public
My Commission Expires

APPROVED PURSUANT TO CONNECTICUT GENERAL STATUTES SECTION 4-67g(f):

Paul F. Hinsch
Policy Director, Bureau of Assets Management
Office of Policy and Management

Date: _____

STATUTORY AUTHORITY
Connecticut General Statutes
Section 23-14

APPROVED:
William Tong
Attorney General

By: _____
Eileen Meskill
Associate Attorney General

Date: _____

SCHEDULE A
DESCRIPTION OF THE TEMPORARY EASEMENT

BEARDSLEY PARK TEMPORARY CONSTRUCTION EASEMENT 1 BEARDSLEY PARK, BRIDGEPORT, CT

A certain piece or parcel of land situated in the State of Connecticut, and City of Bridgeport, containing 115,090+/- square feet (2.64+/- acres), being depicted as "TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE TOWN OF TRUMBULL, CONNECTICUT AREA=115,090+/- SQUARE FEET (2.64+/- acres)" on a map entitled: "EASEMENT MAP OF PROPERTY LOCATED AT 1 BEARDSLEY PARK BRIDGEPORT, CONNECTICUT PREPARED FOR TOWN OF TRUMBULL" Scale: 1"=20'; Date: April 5, 2022; Prepared By: Pereira Engineering, LLC, which map is or shall be recorded on the Bridgeport Land Records. Such piece or parcel of land being more particularly bounded and described as follows:

Commencing at a spike found, said spike having Connecticut State Coordinates (NAD 1983) of N:641750.9+/- E:882141.7+/- thence running N 22°21'33" W 37.2'+/- to a point having Connecticut State Coordinates (NAD 1983) N:641785.2+/- E:882127.5+/-, said point being the point of beginning of the herein described parcel, said point also being the northeasterly corner of the herein described parcel:

Thence running the following four (4) courses and distances through land now or formerly of the State of Connecticut: S 11°38'51" W 320.52 feet, N 79°42'31" W 30.03 feet, S 11°33'16" W 782.55 feet, said point being referenced by Connecticut State Coordinates (NAD 1983) of N:640710.0+/- E:881876.6+/-, said point being the southeasterly corner of the herein described parcel and N 80°57'28" W 88.3 +/- feet to a point at the easterly edge of the Pequonnock River, said point being the southwesterly corner of the herein described parcel;

Thence running generally in a northwesterly direction 1,116 +/- feet along the edge of said Pequonnock River to a point being the northwesterly corner of the herein described parcel;

Thence running S 79°04'30" E 87.6 +/- feet to the point or place of beginning.

Bearing and coordinate base: the Connecticut Coordinate System, NAD 1983 Datum

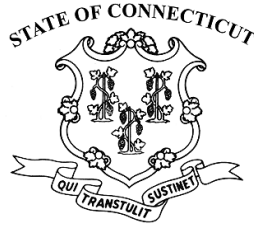
OPT OUT OF STATE REQUIREMENTS FOR PARKING

- The General Assembly passed Public Act 21-29 which establishes default provisions for reduced parking requirements for multi-family housing.
- State's reduced parking requirements: zoning must not require parking more than 1 space per studio or 1-bedroom unit, or 2 spaces for larger housing units, unless a municipality opts out.
- Opt out is by 2/3 vote of P&Z and 2/3 vote of Town Council.
- No time limit for when you can opt out.

OPT OUT OF STATE REQUIREMENTS FOR ACCESSORY APARTMENT

- The General Assembly passed Public Act 21-29 which establishes default provisions that allow construction of “accessory apartments” on lots accompanying single-family homes, unless a municipality chooses to opt out of this provision by January 1, 2023.
- 2/3 vote of P&Z and 2/3 vote of Town Council required to “opt out” by January 1, 2023
- If Trumbull does not “opt out” then state provisions will override any conflicting local zoning regulations.
- Trumbull currently allows accessory apartments by a special permit application to P&Z, however Trumbull’s regulations are different than the state’s requirements.
- Notable differences between state’s requirements and Trumbull zoning regulations:

<u>State’s Requirements:</u>	<u>Town’s Regulations:</u>
Not required to be affordable.	Trumbull requires units to be deeded affordable.
Approval is a matter of “right”.	Special Permit required.
Administrative “sign-off” in 65 days. No public hearing.	Subject to P&Z Commission review and approval after public hearing.
Detached units allowed.	Trumbull prohibits detached units.
Internal access between unit and primary home not required.	Internal access required.
Only one more parking space required.	Trumbull requires up to 4 spaces.
Renewals not required.	Trumbull requires renewals to confirm compliance.



Substitute House Bill No. 6107

Public Act No. 21-29

AN ACT CONCERNING THE ZONING ENABLING ACT, ACCESSORY APARTMENTS, TRAINING FOR CERTAIN LAND USE OFFICIALS, MUNICIPAL AFFORDABLE HOUSING PLANS AND A COMMISSION ON CONNECTICUT'S DEVELOPMENT AND FUTURE.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 8-1a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(a) "Municipality" as used in this chapter shall include a district establishing a zoning commission under section 7-326. Wherever the words "town" and "selectmen" appear in this chapter, they shall be deemed to include "district" and "officers of such district", respectively.

(b) As used in this chapter and section 6 of this act:

(1) "Accessory apartment" means a separate dwelling unit that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations;

(2) "Affordable accessory apartment" means an accessory apartment that is subject to binding recorded deeds which contain covenants or

Substitute House Bill No. 6107

restrictions that require such accessory apartment be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income;

(3) "As of right" means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations;

(4) "Cottage cluster" means a grouping of at least four detached housing units, or live work units, per acre that are located around a common open area;

(5) "Middle housing" means duplexes, triplexes, quadplexes, cottage clusters and townhouses;

(6) "Mixed-use development" means a development containing both residential and nonresidential uses in any single building; and

(7) "Townhouse" means a residential building constructed in a grouping of three or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides.

Sec. 2. Section 8-1c of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(a) Any municipality may, by ordinance, establish a schedule of reasonable fees for the processing of applications by a municipal zoning commission, planning commission, combined planning and zoning commission, zoning board of appeals or inland wetlands commission.

Substitute House Bill No. 6107

Such schedule shall supersede any specific fees set forth in the general statutes, or any special act or established by a planning commission under section 8-26.

(b) A municipality may, by regulation, require any person applying to a municipal zoning commission, planning commission, combined planning and zoning commission, zoning board of appeals or inland wetlands commission for approval of an application to pay the cost of reasonable fees associated with any necessary review by consultants with expertise in land use of any particular technical aspect of such application, such as regarding traffic or stormwater, for the benefit of such commission or board. Any such fees shall be accounted for separately from other funds of such commission or board and shall be used only for expenses associated with the technical review by consultants who are not salaried employees of the municipality or such commission or board. Any amount of the fee remaining after payment of all expenses for such technical review, including any interest accrued, shall be returned to the applicant not later than forty-five days after the completion of the technical review.

(c) No municipality may adopt a schedule of fees under subsection (a) of this section that results in higher fees for (1) development projects built using the provisions of section 8-30g, as amended by this act, or (2) residential buildings containing four or more dwelling units, than for other residential dwellings, including, but not limited to, higher fees per dwelling unit, per square footage or per unit of construction cost.

Sec. 3. Subsection (j) of section 8-1bb of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(j) A municipality, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, may opt out of the provisions of this section and the [provision] provisions of subdivision (5) of subsection [(a)] (d) of section

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8-2, as amended by this act, regarding authorization for the installation of temporary health care structures, provided the zoning commission or combined planning and zoning commission of the municipality: (1) First holds a public hearing in accordance with the provisions of section 8-7d on such proposed opt-out, (2) affirmatively decides to opt out of the provisions of said sections within the period of time permitted under section 8-7d, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered.

Sec. 4. Section 8-2 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(a) (1) The zoning commission of each city, town or borough is authorized to regulate, within the limits of such municipality: [~~the~~] (A) The height, number of stories and size of buildings and other structures; (B) the percentage of the area of the lot that may be occupied; (C) the size of yards, courts and other open spaces; (D) the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes, including water-dependent uses, as defined in section 22a-93; [~~]~~ and (E) the height, size, location, brightness and illumination of advertising signs and billboards; [~~Such bulk regulations may allow for cluster development, as defined in section 8-18~~] except as provided in subsection (f) of this section.

(2) Such zoning commission may divide the municipality into districts of such number, shape and area as may be best suited to carry out the purposes of this chapter; and, within such districts, it may regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land. All [such] zoning regulations shall be uniform for each class or kind of buildings, structures or use of land throughout each district, but the regulations in one district may

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differ from those in another district. [, and]

(3) Such zoning regulations may provide that certain classes or kinds of buildings, structures or [uses] use of land are permitted only after obtaining a special permit or special exception from a zoning commission, planning commission, combined planning and zoning commission or zoning board of appeals, whichever commission or board the regulations may, notwithstanding any special act to the contrary, designate, subject to standards set forth in the regulations and to conditions necessary to protect the public health, safety, convenience and property values. [Such regulations shall be]

(b) Zoning regulations adopted pursuant to subsection (a) of this section shall:

(1) Be made in accordance with a comprehensive plan and in [adopting such regulations the commission shall consider] consideration of the plan of conservation and development [prepared] adopted under section 8-23; [Such regulations shall be]

(2) Be designed to (A) lessen congestion in the streets; [to] (B) secure safety from fire, panic, flood and other dangers; [to] (C) promote health and the general welfare; [to] (D) provide adequate light and air; [to prevent the overcrowding of land; to avoid undue concentration of population and to] (E) protect the state's historic, tribal, cultural and environmental resources; (F) facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements; [Such regulations shall be made] (G) consider the impact of permitted land uses on contiguous municipalities and on the planning region, as defined in section 4-124i, in which such municipality is located; (H) address significant disparities in housing needs and access to educational, occupational and other opportunities; (I) promote efficient review of proposals and applications; and (J) affirmatively further the purposes of the federal Fair Housing Act, 42 USC 3601 et

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seq., as amended from time to time;

(3) Be drafted with reasonable consideration as to the [character] physical site characteristics of the district and its peculiar suitability for particular uses and with a view to [conserving the value of buildings and] encouraging the most appropriate use of land throughout [such] a municipality; [. Such regulations may, to the extent consistent with soil types, terrain, infrastructure capacity and the plan of conservation and development for the community, provide for cluster development, as defined in section 8-18, in residential zones. Such regulations shall also encourage]

(4) Provide for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a; [. Such regulations shall also promote]

(5) Promote housing choice and economic diversity in housing, including housing for both low and moderate income households; [, and shall encourage]

(6) Expressly allow the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to section 16a-26; [. Zoning regulations shall be]

(7) Be made with reasonable consideration for [their] the impact of such regulations on agriculture, as defined in subsection (q) of section 1-1; [.]

(8) Provide that proper provisions be made for soil erosion and

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sediment control pursuant to section 22a-329;

(9) Be made with reasonable consideration for the protection of existing and potential public surface and ground drinking water supplies; and

(10) In any municipality that is contiguous to or on a navigable waterway draining to Long Island Sound, (A) be made with reasonable consideration for the restoration and protection of the ecosystem and habitat of Long Island Sound; (B) be designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris on Long Island Sound; and (C) provide that such municipality's zoning commission consider the environmental impact on Long Island Sound coastal resources, as defined in section 22a-93, of any proposal for development.

(c) Zoning regulations adopted pursuant to subsection (a) of this section may: [be]

(1) To the extent consistent with soil types, terrain and water, sewer and traffic infrastructure capacity for the community, provide for or require cluster development, as defined in section 8-18;

(2) Be made with reasonable consideration for the protection of historic factors; [and shall be made with reasonable consideration for the protection of existing and potential public surface and ground drinking water supplies. On and after July 1, 1985, the regulations shall provide that proper provision be made for soil erosion and sediment control pursuant to section 22a-329. Such regulations may also encourage]

(3) Require or promote (A) energy-efficient patterns of development; [.] (B) the use of distributed generation or freestanding solar, wind and other renewable forms of energy; [.] (C) combined heat and power; and (D) energy conservation; [. The regulations may also provide]

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(4) Provide for incentives for developers who use [passive solar energy techniques, as defined in subsection (b) of section 8-25, in planning a residential subdivision development. The incentives may include, but not be] (A) solar and other renewable forms of energy; (B) combined heat and power; (C) water conservation, including demand offsets; and (D) energy conservation techniques, including, but not limited to, cluster development, higher density development and performance standards for roads, sidewalks and underground facilities in the subdivision; [. Such regulations may provide]

(5) Provide for a municipal system for the creation of development rights and the permanent transfer of such development rights, which may include a system for the variance of density limits in connection with any such transfer; [. Such regulations may also provide]

(6) Provide for notice requirements in addition to those required by this chapter; [. Such regulations may provide]

(7) Provide for conditions on operations to collect spring water or well water, as defined in section 21a-150, including the time, place and manner of such operations; [. No such regulations shall prohibit]

(8) Provide for floating zones, overlay zones and planned development districts;

(9) Require estimates of vehicle miles traveled and vehicle trips generated in lieu of, or in addition to, level of service traffic calculations to assess (A) the anticipated traffic impact of proposed developments; and (B) potential mitigation strategies such as reducing the amount of required parking for a development or requiring public sidewalks, crosswalks, bicycle paths, bicycle racks or bus shelters, including off-site; and

(10) In any municipality where a traprock ridge or an amphibolite ridge is located, (A) provide for development restrictions in ridgeline

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setback areas; and (B) restrict quarrying and clear cutting, except that the following operations and uses shall be permitted in ridgeline setback areas, as of right: (i) Emergency work necessary to protect life and property; (ii) any nonconforming uses that were in existence and that were approved on or before the effective date of regulations adopted pursuant to this section; and (iii) selective timbering, grazing of domesticated animals and passive recreation.

(d) Zoning regulations adopted pursuant to subsection (a) of this section shall not:

(1) Prohibit the operation of any family child care home or group child care home in a residential zone; [. No such regulations shall prohibit]

(2) (A) Prohibit the use of receptacles for the storage of items designated for recycling in accordance with section 22a-241b or require that such receptacles comply with provisions for bulk or lot area, or similar provisions, except provisions for side yards, rear yards and front yards; [. No such regulations shall] or (B) unreasonably restrict access to or the size of such receptacles for businesses, given the nature of the business and the volume of items designated for recycling in accordance with section 22a-241b, that such business produces in its normal course of business, provided nothing in this section shall be construed to prohibit such regulations from requiring the screening or buffering of such receptacles for aesthetic reasons; [. Such regulations shall not impose]

(3) Impose conditions and requirements on manufactured homes, including mobile manufactured homes, having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards or on lots containing such manufactured homes, [which] including mobile manufactured home parks, if those conditions and requirements are

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substantially different from conditions and requirements imposed on (A) single-family dwellings; [and] (B) lots containing single-family dwellings; [. Such regulations shall not impose conditions and requirements on developments to be occupied by manufactured homes having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards which are substantially different from conditions and requirements imposed on] or (C) multifamily dwellings, lots containing multifamily dwellings, cluster developments or planned unit developments; [. Such regulations shall not prohibit]

(4) (A) Prohibit the continuance of any nonconforming use, building or structure existing at the time of the adoption of such regulations; [or] (B) require a special permit or special exception for any such continuance; [. Such regulations shall not] (C) provide for the termination of any nonconforming use solely as a result of nonuse for a specified period of time without regard to the intent of the property owner to maintain that use; [. Such regulations shall not] or (D) terminate or deem abandoned a nonconforming use, building or structure unless the property owner of such use, building or structure voluntarily discontinues such use, building or structure and such discontinuance is accompanied by an intent to not reestablish such use, building or structure. The demolition or deconstruction of a nonconforming use, building or structure shall not by itself be evidence of such property owner's intent to not reestablish such use, building or structure; [. Unless such town opts out, in accordance with the provisions of subsection (j) of section 8-1bb, such regulations shall not prohibit]

(5) Prohibit the installation, in accordance with the provisions of section 8-1bb, as amended by this act, of temporary health care structures for use by mentally or physically impaired persons [in accordance with the provisions of section 8-1bb] if such structures

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comply with the provisions of said section, [.] unless the municipality opts out in accordance with the provisions of subsection (j) of said section;

(6) Prohibit the operation in a residential zone of any cottage food operation, as defined in section 21a-62b;

(7) Establish for any dwelling unit a minimum floor area that is greater than the minimum floor area set forth in the applicable building, housing or other code;

(8) Place a fixed numerical or percentage cap on the number of dwelling units that constitute multifamily housing over four units, middle housing or mixed-use development that may be permitted in the municipality;

(9) Require more than one parking space for each studio or one-bedroom dwelling unit or more than two parking spaces for each dwelling unit with two or more bedrooms, unless the municipality opts out in accordance with the provisions of section 5 of this act; or

(10) Be applied to deny any land use application, including for any site plan approval, special permit, special exception or other zoning approval, on the basis of (A) a district's character, unless such character is expressly articulated in such regulations by clear and explicit physical standards for site work and structures, or (B) the immutable characteristics, source of income or income level of any applicant or end user, other than age or disability whenever age-restricted or disability-restricted housing may be permitted.

(e) Any city, town or borough which adopts the provisions of this chapter may, by vote of its legislative body, exempt municipal property from the regulations prescribed by the zoning commission of such city, town or borough, [;] but unless it is so voted, municipal property shall be subject to such regulations.

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[(b) In any municipality that is contiguous to Long Island Sound the regulations adopted under this section shall be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound and shall be designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound. Such regulations shall provide that the commission consider the environmental impact on Long Island Sound of any proposal for development.

(c) In any municipality where a traprock ridge, as defined in section 8-1aa, or an amphibolite ridge, as defined in section 8-1aa, is located the regulations may provide for development restrictions in ridgeline setback areas, as defined in said section. The regulations may restrict quarrying and clear cutting, except that the following operations and uses shall be permitted in ridgeline setback areas, as of right: (1) Emergency work necessary to protect life and property; (2) any nonconforming uses that were in existence and that were approved on or before the effective date of regulations adopted under this section; and (3) selective timbering, grazing of domesticated animals and passive recreation.]

[(d)] (f) Any advertising sign or billboard that is not equipped with the ability to calibrate brightness or illumination shall be exempt from any municipal ordinance or regulation regulating such brightness or illumination that is adopted by a city, town or borough, pursuant to subsection (a) of this section, after the date of installation of such advertising sign or billboard. [pursuant to subsection (a) of this section.]

Sec. 5. (NEW) (*Effective October 1, 2021*) The zoning commission or combined planning and zoning commission, as applicable, of a municipality, by a two-thirds vote, may initiate the process by which such municipality opts out of the provision of subdivision (9) of subsection (d) of section 8-2 of the general statutes, as amended by this act, regarding limitations on parking spaces for dwelling units,

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provided such commission: (1) First holds a public hearing in accordance with the provisions of section 8-7d of the general statutes on such proposed opt-out, (2) affirmatively decides to opt out of the provision of said subsection within the period of time permitted under section 8-7d of the general statutes, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered. Thereafter, the municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, by a two-thirds vote, may complete the process by which such municipality opts out of the provision of subsection (d) of section 8-2 of the general statutes, as amended by this act.

Sec. 6. (NEW) (*Effective January 1, 2022*) (a) Any zoning regulations adopted pursuant to section 8-2 of the general statutes, as amended by this act, shall:

(1) Designate locations or zoning districts within the municipality in which accessory apartments are allowed, provided at least one accessory apartment shall be allowed as of right on each lot that contains a single-family dwelling and no such accessory apartment shall be required to be an affordable accessory apartment;

(2) Allow accessory apartments to be attached to or located within the proposed or existing principal dwelling, or detached from the proposed or existing principal dwelling and located on the same lot as such dwelling;

(3) Set a maximum net floor area for an accessory apartment of not less than thirty per cent of the net floor area of the principal dwelling, or one thousand square feet, whichever is less, except that such regulations may allow a larger net floor area for such apartments;

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(4) Require setbacks, lot size and building frontage less than or equal to that which is required for the principal dwelling, and require lot coverage greater than or equal to that which is required for the principal dwelling;

(5) Provide for height, landscaping and architectural design standards that do not exceed any such standards as they are applied to single-family dwellings in the municipality;

(6) Be prohibited from requiring (A) a passageway between any such accessory apartment and any such principal dwelling, (B) an exterior door for any such accessory apartment, except as required by the applicable building or fire code, (C) any more than one parking space for any such accessory apartment, or fees in lieu of parking otherwise allowed by section 8-2c of the general statutes, (D) a familial, marital or employment relationship between occupants of the principal dwelling and accessory apartment, (E) a minimum age for occupants of the accessory apartment, (F) separate billing of utilities otherwise connected to, or used by, the principal dwelling unit, or (G) periodic renewals for permits for such accessory apartments; and

(7) Be interpreted and enforced such that nothing in this section shall be in derogation of (A) applicable building code requirements, (B) the ability of a municipality to prohibit or limit the use of accessory apartments for short-term rentals or vacation stays, or (C) other requirements where a well or private sewerage system is being used, provided approval for any such accessory apartment shall not be unreasonably withheld.

(b) The as of right permit application and review process for approval of accessory apartments shall require that a decision on any such application be rendered not later than sixty-five days after receipt of such application by the applicable zoning commission, except that an applicant may consent to one or more extensions of not more than an

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additional sixty-five days or may withdraw such application.

(c) A municipality shall not (1) condition the approval of an accessory apartment on the correction of a nonconforming use, structure or lot, or (2) require the installation of fire sprinklers in an accessory apartment if such sprinklers are not required for the principal dwelling located on the same lot or otherwise required by the fire code.

(d) A municipality, special district, sewer or water authority shall not (1) consider an accessory apartment to be a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless such accessory apartment was constructed with a new single-family dwelling on the same lot, or (2) require the installation of a new or separate utility connection directly to an accessory apartment or impose a related connection fee or capacity charge.

(e) If a municipality fails to adopt new regulations or amend existing regulations by January 1, 2023, for the purpose of complying with the provisions of subsections (a) to (d), inclusive, of this section, and unless such municipality opts out of the provisions of said subsections in accordance with the provisions of subsection (f) of this section, any noncompliant existing regulation shall become null and void and such municipality shall approve or deny applications for accessory apartments in accordance with the requirements for regulations set forth in the provisions of subsections (a) to (d), inclusive, of this section until such municipality adopts or amends a regulation in compliance with said subsections. A municipality may not use or impose additional standards beyond those set forth in subsections (a) to (d), inclusive, of this section.

(f) Notwithstanding the provisions of subsections (a) to (d), inclusive, of this section, the zoning commission or combined planning and zoning commission, as applicable, of a municipality, by a two-thirds

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vote, may initiate the process by which such municipality opts out of the provisions of said subsections regarding allowance of accessory apartments, provided such commission: (1) First holds a public hearing in accordance with the provisions of section 8-7d of the general statutes on such proposed opt-out, (2) affirmatively decides to opt out of the provisions of said subsections within the period of time permitted under section 8-7d of the general statutes, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered. Thereafter, the municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, by a two-thirds vote, may complete the process by which such municipality opts out of the provisions of subsections (a) to (d), inclusive, of this section, except that, on and after January 1, 2023, no municipality may opt out of the provisions of said subsections.

Sec. 7. Subsection (k) of section 8-30g of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(k) The affordable housing appeals procedure established under this section shall not be available if the real property which is the subject of the application is located in a municipality in which at least ten per cent of all dwelling units in the municipality are (1) assisted housing, (2) currently financed by Connecticut Housing Finance Authority mortgages, (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income, (4) mobile manufactured homes located in mobile manufactured home parks or legally approved accessory apartments, which homes or

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apartments are subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income, or (5) mobile manufactured homes located in resident-owned mobile manufactured home parks. For the purposes of calculating the total number of dwelling units in a municipality, accessory apartments built or permitted after January 1, 2022, but that are not described in subdivision (4) of this subsection, shall not be counted toward such total number. The municipalities meeting the criteria set forth in this subsection shall be listed in the report submitted under section 8-37qqq. As used in this subsection, "accessory apartment" [means a separate living unit that (A) is attached to the main living unit of a house, which house has the external appearance of a single-family residence, (B) has a full kitchen, (C) has a square footage that is not more than thirty per cent of the total square footage of the house, (D) has an internal doorway connecting to the main living unit of the house, (E) is not billed separately from such main living unit for utilities, and (F) complies with the building code and health and safety regulations] has the same meaning as provided in section 8-1a, as amended by this act, and "resident-owned mobile manufactured home park" means a mobile manufactured home park consisting of mobile manufactured homes located on land that is deed restricted, and, at the time of issuance of a loan for the purchase of such land, such loan required seventy-five per cent of the units to be leased to persons with incomes equal to or less than eighty per cent of the median income, and either [(i)] (A) forty per cent of said seventy-five per cent to be leased to persons with incomes equal to or less than sixty per cent of the median income, or [(ii)] (B) twenty per cent of said seventy-five per cent to be leased to persons with incomes equal to or less than fifty per cent of the median income.

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Sec. 8. Subsection (e) of section 8-3 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(e) (1) The zoning commission shall provide for the manner in which the zoning regulations shall be enforced, except that any person appointed as a zoning enforcement officer on or after January 1, 2023, shall be certified in accordance with the provisions of subdivision (2) of this subsection.

(2) Beginning January 1, 2023, and annually thereafter, each person appointed as a zoning enforcement officer shall obtain certification from the Connecticut Association of Zoning Enforcement Officials and maintain such certification for the duration of employment as a zoning enforcement officer.

Sec. 9. (NEW) (*Effective from passage*) (a) On and after January 1, 2023, each member of a municipal planning commission, zoning commission, combined planning and zoning commission and zoning board of appeals shall complete at least four hours of training. Any such member serving on any such commission or board as of January 1, 2023, shall complete such initial training by January 1, 2024, and shall complete any subsequent training every other year thereafter. Any such member not serving on any such commission or board as of January 1, 2023, shall complete such initial training not later than one year after such member's election or appointment to such commission or board and shall complete any subsequent training every other year thereafter. Such training shall include at least one hour concerning affordable and fair housing policies and may also consist of (1) process and procedural matters, including the conduct of effective meetings and public hearings and the Freedom of Information Act, as defined in section 1-200 of the general statutes, (2) the interpretation of site plans, surveys, maps and architectural conventions, and (3) the impact of zoning on the environment, agriculture and historic resources.

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(b) Not later than January 1, 2022, the Secretary of the Office of Policy and Management shall establish guidelines for such training in collaboration with land use training providers, including, but not limited to, the Connecticut Association of Zoning Enforcement Officials, the Connecticut Conference of Municipalities, the Connecticut Chapter of the American Planning Association, the Land Use Academy at the Center for Land Use Education and Research at The University of Connecticut, the Connecticut Bar Association, regional councils of governments and other nonprofit or educational institutions that provide land use training, except that if the secretary fails to establish such guidelines, such land use training providers may create and administer appropriate training for members of commissions and boards described in subsection (a) of this section, which may be used by such members for the purpose of complying with the provisions of said subsection.

(c) Not later than March 1, 2024, and annually thereafter, the planning commission, zoning commission, combined planning and zoning commission and zoning board of appeals, as applicable, in each municipality shall submit a statement to such municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, affirming compliance with the training requirement established pursuant to subsection (a) of this section by each member of such commission or board required to complete such training in the calendar year ending the preceding December thirty-first.

Sec. 10. Section 7-245 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

For the purposes of this chapter: (1) "Acquire a sewerage system" means obtain title to all or any part of a sewerage system or any interest therein by purchase, condemnation, grant, gift, lease, rental or otherwise; (2) "alternative sewage treatment system" means a sewage treatment system serving one or more buildings that utilizes a method

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of treatment other than a subsurface sewage disposal system and that involves a discharge to the groundwaters of the state; (3) "community sewerage system" means any sewerage system serving two or more residences in separate structures which is not connected to a municipal sewerage system or which is connected to a municipal sewerage system as a distinct and separately managed district or segment of such system, but does not include any sewerage system serving only a principal dwelling unit and an accessory apartment, as defined in section 8-1a, as amended by this act, located on the same lot; (4) "construct a sewerage system" means to acquire land, easements, rights-of-way or any other real or personal property or any interest therein, plan, construct, reconstruct, equip, extend and enlarge all or any part of a sewerage system; (5) "decentralized system" means managed subsurface sewage disposal systems, managed alternative sewage treatment systems or community sewerage systems that discharge sewage flows of less than five thousand gallons per day, are used to collect and treat domestic sewage, and involve a discharge to the groundwaters of the state from areas of a municipality; (6) "decentralized wastewater management district" means areas of a municipality designated by the municipality through a municipal ordinance when an engineering report has determined that the existing subsurface sewage disposal systems may be detrimental to public health or the environment and that decentralized systems are required and such report is approved by the Commissioner of Energy and Environmental Protection with concurring approval by the Commissioner of Public Health, after consultation with the local director of health; (7) "municipality" means any metropolitan district, town, consolidated town and city, consolidated town and borough, city, borough, village, fire and sewer district, sewer district and each municipal organization having authority to levy and collect taxes; (8) "operate a sewerage system" means own, use, equip, reequip, repair, maintain, supervise, manage, operate and perform any act pertinent to the collection, transportation and disposal of sewage; (9) "person" means any person, partnership,

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corporation, limited liability company, association or public agency; (10) "remediation standards" means pollutant limits, performance requirements, design parameters or technical standards for application to existing sewage discharges in a decentralized wastewater management district for the improvement of wastewater treatment to protect public health and the environment; (11) "sewage" means any substance, liquid or solid, which may contaminate or pollute or affect the cleanliness or purity of any water; and (12) "sewerage system" means any device, equipment, appurtenance, facility and method for collecting, transporting, receiving, treating, disposing of or discharging sewage, including, but not limited to, decentralized systems within a decentralized wastewater management district when such district is established by municipal ordinance pursuant to section 7-247.

Sec. 11. Subsection (b) of section 7-246 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(b) Each municipal water pollution control authority designated in accordance with this section may prepare and periodically update a water pollution control plan for the municipality. Such plan shall designate and delineate the boundary of: (1) Areas served by any municipal sewerage system; (2) areas where municipal sewerage facilities are planned and the schedule of design and construction anticipated or proposed; (3) areas where sewers are to be avoided; (4) areas served by any community sewerage system not owned by a municipality; (5) areas to be served by any proposed community sewerage system not owned by a municipality; and (6) areas to be designated as decentralized wastewater management districts. Such plan may designate and delineate specific allocations of capacity to serve areas that are able to be developed for residential or mixed-use buildings containing four or more dwelling units. Such plan shall also describe the means by which municipal programs are being carried out

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to avoid community pollution problems and describe any programs wherein the local director of health manages subsurface sewage disposal systems. The authority shall file a copy of the plan and any periodic updates of such plan with the Commissioner of Energy and Environmental Protection and shall manage or ensure the effective supervision, management, control, operation and maintenance of any community sewerage system or decentralized wastewater management district not owned by a municipality.

Sec. 12. Section 8-30j of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) (1) [At] Not later than June 1, 2022, and at least once every five years thereafter, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality and shall submit a copy of such plan to the Secretary of the Office of Policy and Management, who shall post such plan on the Internet web site of said office. Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.

(2) If, at the same time the municipality is required to submit to the Secretary of the Office of Policy and Management an affordable housing plan pursuant to subdivision (1) of this subsection, the municipality is also required to submit to the secretary a plan of conservation and development pursuant to section 8-23, such affordable housing plan may be included as part of such plan of conservation and development. The municipality may, to coincide with its submission to the secretary of a plan of conservation and development, submit to the secretary an affordable housing plan early, provided the municipality's next such submission of an affordable housing plan shall be five years thereafter.

(b) The municipality may hold public informational meetings or organize other activities to inform residents about the process of preparing the plan and shall post a copy of any draft plan or amendment

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to such plan on the Internet web site of the municipality. If the municipality holds a public hearing, such posting shall occur at least thirty-five days prior to the public hearing. [on the adoption, the municipality shall file in the office of the town clerk of such municipality a copy of such draft plan or any amendments to the plan, and if applicable, post such draft plan on the Internet web site of the municipality.] After adoption of the plan, the municipality shall file the final plan in the office of the town clerk of such municipality and [, if applicable,] post the plan on the Internet web site of the municipality.

(c) Following adoption, the municipality shall regularly review and maintain such plan. The municipality may adopt such geographical, functional or other amendments to the plan or parts of the plan, in accordance with the provisions of this section, as it deems necessary. If the municipality fails to amend and submit to the Secretary of the Office of Policy and Management such plan every five years, the chief elected official of the municipality shall submit a letter to the [Commissioner of Housing] secretary that (1) explains why such plan was not amended, and (2) designates a date by which an amended plan shall be submitted.

Sec. 13. (*Effective from passage*) (a) There is established a Commission on Connecticut's Development and Future within the Legislative Department, which shall evaluate policies related to land use, conservation, housing affordability and infrastructure.

(b) The commission shall consist of the following members:

(1) Two appointed by the speaker of the House of Representatives, one of whom is a member of the General Assembly not described in subdivision (7), (8), (9) or (10) of this subsection and one of whom is a representative of a municipal advocacy organization;

(2) Two appointed by the president pro tempore of the Senate, one of whom is a member of the General Assembly not described in

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subdivision (7), (8), (9) or (10) of this subsection and one of whom has expertise in state or local planning;

(3) Two appointed by the majority leader of the House of Representatives, one of whom has expertise in state affordable housing policy and one of whom represents a town with a population of greater than thirty thousand but less than seventy-five thousand;

(4) Two appointed by the majority leader of the Senate, one of whom has expertise in zoning policy and one of whom has expertise in community development policy;

(5) Two appointed by the minority leader of the House of Representatives, one of whom has expertise in environmental policy and one of whom is a representative of a municipal advocacy organization;

(6) Two appointed by the minority leader of the Senate, one of whom has expertise in homebuilding and one of whom is a representative of the Connecticut Association of Councils of Governments;

(7) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters relating to planning and development;

(8) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters relating to the environment;

(9) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters relating to housing;

(10) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters

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relating to transportation;

(11) Two appointed by the Governor, one of whom is an attorney with expertise in planning and zoning and one of whom has expertise in fair housing;

(12) The Secretary of the Office of Policy and Management;

(13) The Commissioner of Administrative Services, or the commissioner's designee;

(14) The Commissioner of Economic and Community Development, or the commissioner's designee;

(15) The Commissioner of Energy and Environmental Protection, or the commissioner's designee;

(16) The Commissioner of Housing, or the commissioner's designee; and

(17) The Commissioner of Transportation, or the commissioner's designee.

(c) Appointing authorities, in cooperation with one another, shall make a good faith effort to ensure that, to the extent possible, the membership of the commission closely reflects the gender and racial diversity of the state. Members of the commission shall serve without compensation, except for necessary expenses incurred in the performance of their duties. Any vacancy shall be filled by the appointing authority.

(d) The speaker of the House of Representatives and the president pro tempore of the Senate shall jointly select one of the members of the General Assembly described in subdivision (1) or (2) of subsection (b) of this section to serve as one cochairperson of the commission. The Secretary of the Office of Policy and Management shall serve as the other

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cochairperson of the commission. Such cochairpersons shall schedule the first meeting of the commission.

(e) The commission may accept administrative support and technical and research assistance from outside organizations and employees of the Joint Committee on Legislative Management. The cochairpersons may establish, as needed, working groups consisting of commission members and nonmembers and may designate a chairperson of each such working group.

(f) (1) Except as provided in subdivision (2) of this subsection, not later than January 1, 2022, and not later than January 1, 2023, the commission shall submit a report to the joint standing committees of the General Assembly having cognizance of matters relating to planning and development, environment, housing and transportation and to the Secretary of the Office of Policy and Management, in accordance with the provisions of section 11-4a of the general statutes, regarding the following:

(A) Any recommendations for statutory changes concerning the process for developing, adopting and implementing the state plan of conservation and development;

(B) Any recommendations for (i) statutory changes concerning the process for developing and adopting the state's consolidated plan for housing and community development prepared pursuant to section 8-37t of the general statutes, and (ii) implementation of such plan;

(C) Any recommendations (i) for guidelines and incentives for compliance with (I) the requirements for affordable housing plans prepared pursuant to section 8-30j of the general statutes, as amended by this act, and (II) subdivisions (4) to (6), inclusive, of subsection (b) of section 8-2 of the general statutes, as amended by this act, and (ii) as to how such compliance should be determined, as well as the form and

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manner in which evidence of such compliance should be demonstrated. Nothing in this subparagraph may be construed as permitting any municipality to delay the preparation or amendment and adoption of an affordable housing plan, and the submission of a copy of such plan to the Secretary of the Office of Policy and Management, beyond the date set forth in subsection (a) of section 8-30j of the general statutes, as amended by this act;

(D) (i) Existing categories of discharge that constitute (I) alternative on-site sewage treatment systems, as described in section 19a-35a of the general statutes, (II) subsurface community sewerage systems, as described in section 22a-430 of the general statutes, and (III) decentralized systems, as defined in section 7-245 of the general statutes, as amended by this act, (ii) current administrative jurisdiction to issue or deny permits and approvals for such systems, with reference to daily capacities of such systems, and (iii) the potential impacts of increasing the daily capacities of such systems, including changes in administrative jurisdiction over such systems and the timeframe for adoption of regulations to implement any such changes in administrative jurisdiction; and

(E) (i) Development of model design guidelines for both buildings and context-appropriate streets that municipalities may adopt, in whole or in part, as part of their zoning or subdivision regulations, which guidelines shall (I) identify common architectural and site design features of building types used in urban, suburban and rural communities throughout this state, (II) create a catalogue of common building types, particularly those typically associated with housing, (III) establish reasonable and cost-effective design review standards for approval of common building types, accounting for topography, geology, climate change and infrastructure capacity, (IV) establish procedures for expediting the approval of buildings or streets that satisfy such design review standards, whether for zoning or subdivision

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regulations, and (V) create a design manual for context-appropriate streets that complement common building types, and (ii) development and implementation by the regional councils of governments of an education and training program for the delivery of such model design guidelines for both buildings and context-appropriate streets.

(2) If the commission is unable to meet the January 1, 2022, deadline set forth in subdivision (1) of this subsection for the submission of the report described in said subdivision, the cochairpersons shall request from the speaker of the House of Representatives and president pro tempore of the Senate an extension of time for such submission and shall submit an interim report.

(3) The commission shall terminate on the date it submits its final report or January 1, 2023, whichever is later.

Approved June 10, 2021