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**2008 Legislative Agenda**  
**Working For Common Ground**  
**On Conservation and Development**

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CONNECTICUT PARTNERSHIP FOR  
**BALANCED GROWTH**



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**BALANCED GROWTH**

## **THE NEED FOR LAND-USE REFORM**

### **PRINCIPLES**

We all want what's best for our communities:  
good schools, safe neighborhoods, needed  
services and areas for recreation and open space.

Without growth, though, communities will lack  
the resources to fund these desired services. **THE  
CONNECTICUT PARTNERSHIP FOR BALANCED  
GROWTH** supports a balanced approach to growth  
and believes that economic development is  
essential to our state's economic prosperity.

The answer to guiding new desired development  
for Connecticut is to establish a simpler and  
streamlined land use regulatory system that plans  
appropriately for all of society's needs while  
providing certainty and consistency for both  
development applicants and the general public.



CONNECTICUT PARTNERSHIP FOR  
BALANCED GROWTH

## THE NEED FOR LAND-USE REFORM

### LEGISLATIVE PRIORITIES

Connecticut's over-burdensome regulatory environment is impeding needed growth and contributing to job and business losses and out-of-state migration of our young residents.

We need a regulatory environment that encourages individuals and companies to invest, locate and expand in Connecticut, thus creating jobs.

Specifically, Connecticut's land-use regulatory process has become incredibly expensive and time consuming, discouraging investment and growth, and costing the needed jobs, housing, and revenue.

#### *How to Improve Connecticut's Land-Use Regulatory System:*

- **Establish a specialized land-use court** that could handle all appeals and require immediate "show cause" hearings to establish actual aggrievement for interventions and appeals. This would make the appeal process timely so that investors would not have to wait years for an outcome.
- **Remove discretion in "as-of-right" approvals.** Currently applicants can spend years and hundreds of thousands of dollars in the process, and meet every single rule, regulation, and objective test, yet still be denied.
- **Provide land-use education** to local land-use commission members.
- Adopt **land value taxation** for specific areas chosen by local governments to encourage development as a municipality chooses.
- Support complete **brownfield liability relief for innocent purchasers of land** to encourage cleanup and reuse of contaminated areas.
- Provide **tax credits** for developments meeting **smart design criteria**.
- Support **greater planning capacity and voluntary regional cooperation**.
- Promote and support **local planning and local land-use approvals**.

The Connecticut Partnership for Balanced Growth is a coalition of municipal officials, businesses, community groups, associations and individuals dedicated to supporting a balanced approach to growth.

We believe that growth and economic development are essential to our state's economic prosperity and that evolving land use policies should provide citizens with reasonable choices for where they want to live, work, play and shop.

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