

Matrix of Statutory Responsibilities and Processes for the Regional Planning Commission (as of October 1, 2012)

CT General Statute	Statutory Requirements of the Regional Planning Commission	Process
<p>8-3b Zone; Zone Use Change</p>	<p>“When the zoning commission of any municipality proposes to establish or change a zone or any regulation affecting the use of a zone any portion of which is within five hundred feet of the boundary of another municipality located within the area of operation of a regional planning agency.”</p>	<ol style="list-style-type: none"> 1. The Regional Planning Organization (RPO) is required to be given notice by certified mail, return receipt requested thirty days before the public hearing. <ol style="list-style-type: none"> a. Notices can be sent to RPOs by email, instead of certified mail. A zoning commission that chooses to email the notice must send it to the email address an RPO has designated on its website for notice receipt. The RPO must confirm the receipt of the emailed notice, otherwise notice must be sent via certified mail at least 25 days before the public hearing. 2. The RPO will report its findings and recommendations to the zoning commission at or before the hearing; the report will be made a part of the hearing. 3. RPOs contiguous to Long Island Sound will include findings and recommendations on the environmental impact of the proposal on the ecosystem and habitat of Long Island Sound. 4. If an RPO does not submit a report at or before the hearing, it will be assumed that the RPO does not disapprove of the proposal. 5. An RPO receiving notification may transmit the proposal to the Secretary of the Office of Policy and Management or his designee for comment. 6. The report by the RPO is purely advisory.
<p>8-26b Subdivision</p>	<p>“Whenever a subdivision of land is planned, the area of which will abut or include land in two or more municipalities one or both of which are within a region or regions having a regional planning agency or agencies, the planning commission, where one exists, of each such municipality shall, before approving the plan, give written notice of such subdivision plan to the regional planning agency or agencies of the region in which it or the other municipality is located.”</p>	<ol style="list-style-type: none"> 1. The Regional Planning Organization (RPO) is required to be given notice by certified mail, return receipt requested thirty days before the public hearing. <ol style="list-style-type: none"> a. Notices can be sent to RPOs by email, instead of certified mail. A zoning commission that chooses to email the notice must send it to the email address an RPO has designated on its website for notice receipt. The RPO must confirm the receipt of the emailed notice, otherwise notice must be sent via certified mail at least 25 days before the public hearing. 2. The RPO will report at or before the hearing its findings on the inter-municipal aspects of the proposed subdivision, including street layout, storm drainage, sewer and water service and such other

		<p>matters as it considers appropriate.</p> <ol style="list-style-type: none"> 3. If an RPO does not submit a report at or before the hearing, it will be assumed that the RPO does not disapprove of the subdivision. 4. The report by the RPO is purely advisory.
<p>8-23 Preparation, amendment, or adoption of plan of conservation and development</p>	<p>The Regional Planning Commission (RPC) is required to receive notification of Municipal Plans of Conservation and Development “or part thereof or amendment thereto.”</p> <p>The RPC will submit an advisory report pertaining to the plan of conservation and development along with its comments to the municipal planning commission at or before the public hearing.</p>	<ol style="list-style-type: none"> 1. Municipality shall submit the copy or amendment of the plan of conservation and development to the regional planning agency at least 65 days before the public hearing. 2. RPO comments are required to include findings on the consistency of the plan with: <ol style="list-style-type: none"> a. the regional plan of conservation and development, adopted under section 8-35a; b. the state plan of conservation and development, adopted pursuant to chapter 297; and c. the plans of conservation and development of other municipalities in the area of operation of the regional planning agency. 3. The municipal planning commission may render a decision on the plan without the report of the regional planning agency.
<p>8-35a Regional Plan of Conservation and Development</p>	<p>“each regional planning agency shall make a plan of conservation and development for its area of operation, showing its recommendations for the general use of the area including land use, housing, principal highways and freeways, bridges, airports, parks, playgrounds, recreational areas, schools, public institutions, public utilities, agriculture and such other matters as, in the opinion of the agency, will be beneficial to the area. Any regional plan so developed shall be based on studies of physical, social, economic and governmental conditions and trends and shall be designed to promote with the greatest efficiency and economy the coordinated development of its area of operation and the general welfare and prosperity of its people. Such plan may encourage energy-efficient patterns of development, the use of solar and other renewable forms of energy, and energy conservation. Such plan shall be designed to promote abatement of the pollution of the waters and air of the region.”</p>	<ol style="list-style-type: none"> 1. The regional plan shall identify locations which are suitable to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse. <ol style="list-style-type: none"> a. Promote such development patterns and land reuse and shall note any inconsistencies with the state’s growth management principles. 2. “The plan of each region contiguous to Long Island Sound shall be designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound.” 3. Before adopting the regional plan at least one public hearing is required. 4. Sixty-five days before the public hearing the RPO shall post the plan on its website and submit the plan to the Secretary of the Office of Policy and Management. 5. Adoption of the plan shall be made by the affirmative vote of not less than a majority of the representatives on the agency.

		<p>6. The RPO will provide assistance to municipalities, state agencies and other agencies in developing and carrying out any regional plan.</p>
<p>8-191 Municipal Development Projects: Adoption of Development Plan</p>	<p>“Before the development agency adopts a plan for a development project... (2) the regional planning agency, if any, for the region within which such municipality is located shall find that such plan is in accord with the plan of development for such region...”</p>	<p>1. Failure to report to the municipality within 35 days does not indicate an endorsement of a project, but suggests RPC does not have negative comments about the proposal.</p>
<p>22a-102 Revision to Municipal Plan of Development</p>	<p>The Regional Planning Commission shall review proposed revisions for consistency with Sec. 22a-101 (Municipal Coastal Programs) and 22a-102 (Municipal Plan of Development).</p>	<p>1. Regional Planning Commission would report findings within 90 days to the Municipal Planning Commission.</p>
<p>7-131d to 7-131k Open Space and Watershed Land Acquisition Grant Program</p>	<p>The Regional Planning Commission shall study the application and render an advisory report of its findings to the applicant.</p>	<p>1. Per the grant application, the applicant must obtain a support letter from the RPC in addition to the advisory report.</p>
<p>8-165 Economic Development Program</p>	<p>The Regional Planning Commission shall submit recommendations and comments upon such overall economic development program to the municipal or regional economic development commission submitting such program.</p>	<p>1. If, after 120 days of designation of a redevelopment area, no plan is submitted by a municipal or regional economic development commission, the RPC shall develop and submit such plans.</p>
<p>25-33h Coordinated Water System Plan</p>	<p>The Regional Planning Commission shall comment on, but shall not be limited to commenting on, the consistency of the plan with local and regional land use plans and policies.</p>	

Special Act 77-98
Section 18e

The Regional Planning Commission shall review
RWA proposal.

1. The RWA shall submit an application to the RPC for comment and review in connection with proposed sales or transfers of unimproved real property, rights and/or interest in real property at least 60 days prior to the public hearing.