Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions

CBA EDUCATION & TRAINING
Planning & Zoning

Wesleyan University
Exley Science Center 150
265 Church Street
Middletown, CT
Saturday, March 12, 2011
8:30 a.m.–4:30 p.m.

Sponsored by the Connecticut Bar Association Planning and Zoning Section

2:40–3:10 p.m.
Affordable Housing: The Municipal Perspective
Atty. Ira W. Bloom, Westport
A review of an application filed under Section 8-30g of the General Statutes from the Planning & Zoning Commission perspective, including practical advice and a review of the relevant case law. Also included will be a discussion of the new HOME Connecticut program, Public Act 07-04.

3:10–3:40 p.m.
Things to Watch Out For: Religious Uses, Fair Housing/Disabled Persons, and Outdoor Furnaces
Atty. Marjorie F. Shansky, New Haven
A review of the implications of federal legislation on local zoning, particularly the Fair Housing Act and the Religious Land Use and Institutionalized Persons Act (RLUIPA); and state law considerations regarding religious expression and free speech issues.

3:40–4:10 p.m.
Enforcement
Atty. Charles R. Andres, New Haven
Analysis and discussion of Connecticut law concerning enforcement through the zoning, planning, and wetlands process.

4:10–4:30 p.m.
Questions

Please note: Seminar is open ONLY to municipal officials (board members, commission members, and staff).

To Register:
Mail with payment to Connecticut Bar Association, PO Box 350, New Britain, CT 06050-0350; with credit card payment by fax to (860)223-4488; by calling the CBA Member Service Center at (860)223-4000 or online at www.ctbar.org. (Please use a separate registration form for each registrant)

Yes, I will attend the Connecticut Land Use Seminar on March 12, 2011 at Wesleyan University.  Please PRINT full name.
Name: _______________________________________________________
Address: _____________________________________________________
City: _______________________ State ______ Zip __________
Phone ____________________ Fax ____________________
Signature: __________________________________________

Check (payable to Connecticut Bar Association)
Visa MD Amex     Amount: $ ____________
Card #: __________________________________________
Exp. Date: ________________
Billing Zip Code: ________________
Signature: __________________________________________

(Refunds of seminar fees will not be granted for cancellations received after 12:00 p.m. on Tuesday, March 8, 2011. Directions and weather cancellation information are enclosed.)

Meeting code: #55203111
Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions

The future of Connecticut’s communities will be shaped by its land use laws and regulations. Developers, neighbors, and preservationists all collide before municipal land use boards and commissions, advocating their particular interests and approaches. Each commission member regularly has to make critical decisions, all within the context of complicated statutory and case law.

This introductory level course will focus on topics of immediate concern to all municipal land use agencies, boards, commissions, and their staffs. The topics reflect both timely and practical situations confronting participants at every level of the municipal land use process. This course will provide a broad review of the municipal land use process including zoning, planning, zoning board of appeals, and wetlands issues. Members of municipal land use agencies, boards, and commissions, as well as municipal planners, enforcement officers, and engineers will benefit from this full day course.

Seminar Program

8:30–9:00 a.m.
Registration

9:00–9:10 a.m.
Welcome
Atty. Ira W. Bloom, Chair, CBA Planning and Zoning Section of the Connecticut Bar Association

9:10–9:40 a.m.
Planning Commissions
Powers of the planning commission; plan of development; statutory notice requirements; subdivisions and resubdivisions; multi-agency approvals; reasons for denial; open space; changes in regulations; bonding requirements; conditional approvals; mandating off-site improvements.

9:40–10:10 a.m.
Zoning Commissions
Atty. David M. Royston, Old Saybrook
Enabling legislation; powers of zoning commissions and proper purposes and goals of zoning; the comprehensive plan; proper notices of hearings; designating and amending zoning districts; spot zoning; floating zones; the uniformity requirement; dependence upon other governmental agency action; rendering decisions; publications of notices of decisions.

10:10–10:20 a.m.
Break

10:20–10:50 a.m.
Non-conforming Uses
Atty. Christopher J. Smith, Hartford
A general discussion of the origin, scope, and problems of non-conforming uses.

10:50–11:20 a.m.
Special Permit and Site Plan Review
Atty. Brian R. Smith, Hartford
Statutory requirements of and distinction between special permit and site plan review; appeals from decisions on applications for special permit and site plan approval.

11:20–11:50 a.m.
Zoning Board of Appeals
Atty. Robin M. Pearson, Farmington
Functions of zoning boards of appeal; requirements for proper notice of the hearing; conducting the hearing and the procedure to be used; variances; legal requisites for hardship; the theory of confiscation; self-created hardship; other statutory duties of the ZBA.

12:00–12:30 p.m.
Lunch
Preview of the 2008 ZiPLeR Awards
Atty. Dwight H. Merriam, FAICP, CRE, Hartford

12:30–1:00 p.m.
Wetlands Law and Procedure
Atty. Michael A. Zizka, Hartford
Review of procedures of municipal inland wetlands and watercourse agencies, and how wetlands law impacts upon the zoning and planning process.

1:00–1:30 p.m.
Conflict of Interest and Predisposition
Atty. Richard P. Roberts, Hartford
Statutory provisions on conflict of interest; rules governing predisposition and predetermination; court decisions on conflict of interest; drawing the line between cases where disqualification applies and does not apply; procedural problems when a question of conflict arises.

1:30–2:00 p.m.
Procedural Issues in the Municipal Land Use Process
Atty. Mark K. Branse, Glastonbury
Review of statutory provisions and case law concerning administrative process; applications; conducting a public hearing; creating the administrative record; and making appropriate findings and conclusions to support decisions.

2:00–2:10 p.m.
Break

2:10–2:40 p.m.
Environmental Interventions
Atty. Janet P. Brooks, East Berlin
Interventions under Conn. Gen. Stat. Section 22a-19 for the purpose of raising environmental issues: What they are, what they do, what you have to do when you get one.

Please see reverse side for continued agenda and registration form