



## Summary of Sub-Group Recommendations

The following represents a compilation of the various recommendations of the four sub-groups that comprise the Smart Growth Working Group. This summary should be read in conjunction with the final reports of each sub-group as each concept includes a citation to the specific sub-group recommendation for reference and more detail.

The citations to the four sub-groups are abbreviated as follows:

ED - Economic Development Sub-Group

LU - Land Use Sub-Group

RE - Regional Efficiency Sub Group

TP – Tax Policy Sub-Group

These recommendations are grouped under four broad categories, and represent those items that appear to be consensus items among the four sub-groups and/or the Working Group as a whole. Under each category, “Other Recommendations” are those items for discussion that do not necessary reflect the consensus of the entire Working Group but should also be considered for future legislative action.

### I. Establish a Vision

1. Understand the Problem
  - a. Adopt a concise definition of Smart Growth – RE, LU
  - b. Mandate a Statewide build-out analysis through the UConn Center for Land Use Education and Research (CLEAR) and tax incidence study through the Connecticut Center for Economic Analysis at UConn – TP 1a, LU 24
  - c. Establish a Statewide Planning Board consisting of public and private sector members to advise the Legislature and OPM on long term planning initiatives. RE
2. Adopt Smart Growth Principles as State Policy
  - a. Statutorily endorse Smart Growth – LU 1
  - b. Incorporate Smart Growth Principles Into the state’s Plan of Conservation and Development - LU 1; TP 7a
  - c. Revise state grant and bonding criteria to give priority to Smart Growth elements - RE 1.4, 1.8; TP 7.b
  - d. Require local and regional C&D plans to be consistent with the State C&D Plan, and that the State C&D Plan be formulated with proper reference to local plans – LU 15; TP 7a & 7c
  - e. Support UConn’s Center for Land Use Education and Research (CLEAR) as a key resource for training, research – LU 24
  - f. Conduct regular reviews of state and local revenue portfolios with regard to their promotion of Smart Growth principles – TP 1b
  - g. Adopt fiscal policies that encourage energy conservation and the reduction of vehicle miles traveled – TP 6c; ED 6.2

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**II. Make Our State More Economically Competitive**

1. Streamline and stratify regulatory reviews of development proposals
  - a. Improve Local Review Process
    - Land use commissioner training – LU 7
    - A unified land use appeals process in our courts – ED 2.2; LU 14
  - b. Improve Local/State Review Process to Reduce Investment Uncertainty
    - COG's to convene voluntary pre-application reviews among state & local officials for projects of regional significance – RE 2.2
    - Authorize coincidental reviews by local land use agencies, and establish a team approach between state and local regulatory bodies for projects of regional significance.
  
2. Brownfields
  - a. Encourage investment by reducing development risk
    - Target state funds more toward pre-development assessments – ED 1.2; LU 5; TP 4f
    - Develop "Shovel-Ready" locations – ED 1.1; LU 5; LU 16
    - Liability reform – LU 5
  - b. Better utilization of state funds
    - Integrate brownfield redevelopment with historic, open space and farmland preservation through Face of Connecticut Steering Committee – ED 6.1; LU 3 & 18
    - Revise tax policies that promote urban infill development – TP 4a, 4d, 4f
  
3. Housing
  - a. Create more that's affordable
    - Utilize existing HOME Connecticut program – ED 4.3
    - Create model zoning codes for increased density and mixed uses – LU 10, 13, ED 4.1
  - b. Preserve and rehabilitate existing affordable housing stock
  
4. Transportation
  - a. Establish a Plan
    - Empower the Transportation Strategy Board (TSB) to adopt a capital plan for DOT with Smart Growth principles – ED 5.1
    - Identify state-wide funding priorities – ED 5.2
  - b. Promote mass transit and other highway alternatives
    - Dedicate the Gross Receipts Tax to the Special Transportation Fund for identified railway and other high-cost projects – ED 5.3, TP 6a, 6b
    - Promote light rail, busways, bikeways and pedestrian friendly design – ED 5.5, LU 16, TP 6c

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5. Other Recommendations
  - a. Establish statutory time frames for state agency reviews
  - b. Adopt Results Based Accountability ("RBA") standards for all state and regional programs
  - c. Assign a "municipal ombudsman" to each state agency to assist local economic development efforts – ED 2.4
  - d. Adopt a "land value tax" option for urban redevelopment districts – TP 4e

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**III. Reduce Our State’s Reliance on the Property Tax**

1. Re-balance tax structure
  - a. Enhance local revenue options
    - Regional Property Tax Sharing – ED 7.2; TP 3b & 3f
    - Sales Tax Redistribution – TP 2a
  - b. State to assume more local costs
    - Special education, PILOT – TP 2.b

**IV. Promote Regionalism**

1. Empower existing regional organizations to do more
  - a. Require all RPO’s to become CEO-driven – RE 2.1; TP 3c
  - b. Empower existing regional entities (COG’s, RESC’s) – RE 2.5, 2.5, 2.6; TP 3c
  - c. Incent local cooperation
    - Maintain and enhance the Regional Performance Incentive Program – RE 3.1-3.4; TP 3a
    - Tie new revenue options to voluntary formation of regional initiatives

2. Other Recommendations
  - a. Incent towns to consider merging

**V. Protect Our Existing Natural and Cultural Resources**

1. Concentrate Development
  - a. Encourage Smart Code and form-based zoning – ED 4.1, 4.2; LU2
  - b. Promote Transit Oriented Development – ED 4.3; LU 8
  - c. Integrate brownfield redevelopment with historic, open space and farmland preservation through Face of Connecticut Steering Committee – ED 6.1; LU 3 & 18
2. Establish Priorities for Resource Protection
  - a. State-wide development and protection plan – TP 5d; ED 6.3; LU 6, 12 & 22
  - b. Evaluate and expand PA 490 – TP 5a, 5b; LU 17
  - c. Identify and eliminate existing programs that promote Sprawl – LU 19; TP 4a
  - d. Evaluate and revise current farmland preservation programs – LU 18-21
  - e. Identify state aquifers and other regional resources needing protection – TP 5d; LU 23

3. Other Recommendations
  - a. Require the evaluation of carbon impact and vehicle miles traveled into the evaluation of state grants and bond authorizations – ED 6.2; TP 6c