

Planning & Zoning

CONNECTICUT LAND USE LAW FOR MUNICIPAL LAND USE AGENCIES, BOARDS, AND COMMISSIONS

Saturday, March 22, 2025
9:00 a.m. – 4:30 p.m.

Webinar

This is a virtual meeting and will be accessible via Zoom. Zoom is a cloud-based platform for video and audio conferencing. It can be accessed through a browser on any device, or the Zoom app.

To receive your webinar link, you must provide your email address when you register.

To receive your printed course material in a timely manner, please register by February 26th.

This program conforms to the statutory guidelines for planning and/or zoning commission and zoning board of appeals member training. This program fulfills general training requirements and half of the required one hour of training concerning affordable housing and fair housing policies. Note: the Office of Policy and Management does not certify individual programs.



Sponsored by the
Connecticut Bar Association
Planning and Zoning Section

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 intersect 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

9:00 a.m. – 9:10 a.m.

Welcome

*Atty. Rick Costantini and Atty. Evan Seeman
Co-Chairs, CBA Planning and Zoning Section*

9:10 a.m. – 9:40 a.m.

Public Hearing Procedures

Atty. Peter S. Olson, Bethel

This session will cover a 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.

9:40 a.m. – 10:10 a.m.

Conflict of Interest and Predisposition

Atty. Richard P. Roberts, Hartford

This session will cover 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, and procedural problems when a question of conflict arises.

10:10 a.m. – 10:20 a.m.

Break

10:20 a.m. – 10:50 a.m.

Environmental Interventions

Atty. Janet P. Brooks, East Berlin

This session will cover interventions under Conn. Gen. Stat. Section 22a-19 for the purpose of raising environmental issues: what they are, what they do, and what you have to do when you get one.

10:50 a.m. – 11:20 a.m.

Planning Commission

Atty. Amy E. Souchuns, Milford

This session will cover powers of the planning commission, plan of development, statutory notice requirements, subdivisions and re-subdivisions, multi-agency approvals, reasons for denial, open space, changes in regulations, bonding requirements, conditional approvals, and mandating off-site improvements.

11:20 a.m. – 11:50 a.m.

Zoning Commissions

Atty. Marjorie F. Shansky, New Haven

This session will cover 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, and publications of notices of decisions.

12:00 p.m. – 12:30 p.m.

Lunch Break

12:30 p.m. – 1:00 p.m.

Special Permit and Site Plan Review

Atty. Brian R. Smith, Hartford

This session will cover statutory requirements and the distinction between special permit and site plan review, and appeals from decisions on applications for special permit and site plan approval.

1:00 p.m. – 1:30 p.m.

Nonconformities

Atty. Christopher J. Smith, Hartford

This session will entail a general discussion of the origin, scope, and issues associated with nonconformities.

1:30 p.m. – 2:00 p.m.

Wetlands Law and Procedure

Atty. Michael A. Zizka, Hartford

This session will cover a review of procedures of municipal inland wetlands and watercourse agencies, and how wetlands law impacts the zoning and planning process.

2:00 p.m. – 2:10 p.m.

Break

2:10 p.m. – 2:40 p.m.

Zoning, Planning and Wetlands

Enforcement

Atty. Charles R. Andres, New Haven

This session will cover analysis and discussion of Connecticut law concerning enforcement through the zoning, planning, and wetlands process.

2:40 p.m. – 3:40 p.m.

Panel Discussion

Atty. Ira Bloom, Westport

Affordable Housing, the Municipal Perspective

Atty. Jason A. Klein, Stamford

Options for Expanding Housing Opportunities

3:40 p.m. – 4:10 p.m.

Zoning Board of Appeals

Atty. Dorian R. Famiglietti, Vernon

This session will cover functions of zoning boards of appeal, variances, legal requisites for hardship, including issues of confiscation and self-created hardships, other statutory duties of the ZBA, and hearing procedures.

4:10 p.m. - 4:30 p.m.

Q&A

**2025 ZiPLeR Awards and
Recent Developments as Reported in CT
Land Law and Practice**

Available as a video that will be sent to all attendees.

Atty. Dwight H. Merriam, FAICP, Simsbury

Please Note:

This program is available only to members of municipal land use agencies and their support staff.

Refunds of seminar fees will not be granted for cancellations after the course material is mailed out.

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Registration Form

Connecticut Land Use Law Seminar

Saturday, March 22, 2025

To Register

(Please Use a Separate Registration Form for Each Registrant)

To receive your printed course material, in a timely manner, please register by February 26th.

- Visit ctbar.org/LandUse2025 to Register Online
- Mail the Completed Form to:
Connecticut Bar Association, 538 Preston Ave, 3rd Floor,
Meriden, CT 06450
- Call (860) 223-4400
- Fax the Completed Form to (860) 223-4488
- For Multiple Orders, Email LandUse@ctbar.org

Payment must accompany registration.

- Yes, I will attend the Virtual Connecticut Land Use Law Seminar \$60 (includes printed copy of materials)
- No, I cannot attend the seminar, but would like to purchase _____ copies of the seminar materials \$60 per copy (includes shipping and handling)

To receive your webinar link, you must provide your email address below when you register.

Please PRINT Information Below

Name: _____

Email: _____

Municipal Agency: _____

Shipping Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Payment Method

- Check (payable to Connecticut Bar Association)
- Visa MC Amex Discover Amount: \$ _____
- Card #: _____
- Exp. Date: _____ CVV: _____ Billing Zip Code: _____
- Signature: _____

Meeting code: #SPZ250322



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Meriden, CT
06450

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