



Connecticut

Connecticut Chapter of the American Planning Association

Government Relations Chairman: Christopher S. Wood, AICP
Phone: 203 558-0654 woodplanning@charter.net www.ccapa.org

FEBRUARY 23, 2007

PLANNING AND DEVELOPMENT COMMITTEE

SB-1085: AN ACT CONCERNING ZONING APPEALS.

OVERVIEW: CCAPA supports clarifying the law regarding appeals of special permits and special exceptions, and we endorse the comments of the Planning and Zoning Section of the Connecticut Bar Association.

SUMMARY: CCAPA understands this bill to be a response to an ill-advised court decision upholding the appeal of a special exception denial by a zoning commission to a zoning board of appeals. This bill would clarify that such appeals are directly to Superior Court, not to a Zoning Board of Appeals.

CCAPA POSITION: CCAPA supports clarifying the law regarding appeals of special permits and special exceptions, and we endorse the comments of the Planning and Zoning Section of the Connecticut Bar Association. Zoning Boards of Appeals are not the appropriate court of appeal for regulatory decisions, as opposed to enforcement actions.