

# Western Connecticut COUNCIL OF GOVERNMENTS



February 15, 2023

Esteemed Chairs Kavros Degraw and Rahman,  
Members of the Planning and Development Committee:

The Western Connecticut Council of Governments (WestCOG) appreciates the opportunity to comment on Raised Bill 6294, *An Act Prohibiting the Requirement of a Donation of Land as a Condition of Subdivision Approval*.

WestCOG **opposes** this bill.

In much of the country, municipalities assess impact fees that cover the demands that development generates – including for roads, water and sewer, schools, and open space.

In Connecticut, in contrast, state law does not allow municipalities to assess such fees. Instead, municipalities in Connecticut are limited to requiring that development meet these demands by providing land and infrastructure that meets these needs directly. Accordingly, municipalities may require that developments set aside a fraction of the property involved as open space.

In the absence of state enabling legislation for impact fees, which could be used to provide the open space to meet the demands of the residents of new development, it is critical that Connecticut continue to allow municipalities to ensure that new development pays its way, addressing the needs it creates, and does not shift costs to existing taxpayers – including in the need for open space.

Note that urban, suburban, and rural municipalities may vary in the need for open space to meet the demands created by new development; current law, which allows municipalities to calibrate open space standards in response to local need, is the best way to address this diversity in need.

Should you have questions or require additional information, please do not hesitate to contact me. Thank you for your consideration.

A handwritten signature in black ink that reads "Francis R. Pickering". The signature is fluid and cursive, with a long horizontal line extending from the end.

Francis R. Pickering  
Executive Director