

Planning and Development Committee

JOINT FAVORABLE REPORT

Bill No: HB-5282 / [Bill Status](#) / [Public Hearing Testimony](#)

AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE CONTINUING LEGISLATIVE COMMITTEE ON PLANNING AND DEVELOPMENT

Title: CONCERNING THE STATE PLAN OF CONSERVATION AND DEVELOPMENT.

Vote Date: 3/6/2026

Vote Action: Joint Favorable Substitute

PH Date: 2/27/2026

File No.:

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SPONSORS OF BILL:

Planning and Development Committee

REASONS FOR BILL:

This bill amends several statutes that relate to the State Plan of Conservation and Development. It increases the monetary threshold for certain state actions required to be consistent with the plan from \$200,000 to \$1 million, this includes the acquisition, development, or improvement of real property and specific state grants. The bill also requires the Secretary of the Office and Policy and Management to adjust these thresholds every five years based on changes in the producer Price Index for construction. Lastly, the bill modifies agency reporting procedures that regard conformity with the plan, removes references to priority funding areas, replaces references to regional planning agencies with regional councils of governments, and repeals statutes that relate to priority funding areas.

The bill implements recommendations of the Continuing Legislative Committee of the Planning and Development concerning the State Plan of Conservation and Development. These changes are meant to update statutory thresholds, streamline planning procedures, and modernize state planning statutes to better reflect current planning practices.

SUBSTITUTE LANGUAGE (IF APPLICABLE):

The substitute removes language in Sec.1(a)(3) requiring that the acquisition by state agencies of public transportation equipment or facilities in amounts exceeding \$1 million be consistent with the State Plan of Conservation and Development.

RESPONSE FROM ADMINISTRATION/AGENCY:

Responsible Growth Coordinator for the Office of Policy and Management (OPM),

Rebecca Augur: Rebecca testified in support of the bill, stating it implements recommendations from the Planning and Development Committee related to the 2025-2030 State Plan of Conservation and Development. She explained that the bill increases the consistency threshold from \$200,000 to \$1 million with a five-year inflation adjustment and eliminates Priority Funding Areas while removing public transportation equipment acquisitions from consistency requirements.

Commissioner of the Department of Energy and Environmental Protection (DEEP),

Katie S. Dykes: Katie testified in support of the bill, stating it implements recommendations related to the 2025–2030 State Plan of Conservation and Development by guiding state agency actions and investments. She noted that increasing the consistency threshold will reduce administrative burden for smaller grants and explained that the bill removes provisions related to Priority Funding Areas, which are no longer included in the updated plan.

Commissioner of the Connecticut Department of Transportation, Garrett T. Eucalitto:

Garret testified in support and stated that the bill removes the requirement that acquisitions of the public transportation equipment or facilities costing more than \$200,000 have a consistency review with the State Plan of Conservation and Development. He also explained that most acquisitions exceed this amount, and this creates an administrative burden, and that removing the requirement would allow staff to focus on other administrative and regulatory responsibilities.

Commissioner of the Department of Administrative Services, Michelle Gilman:

Michelle testified in support of the bill, stating it implements the 2025 State Plan of Conservation and Development by updating statutory language, increasing the project consistency threshold from \$200,000 to \$1 million, allowing OPM to adjust the threshold for inflation every five years, and shifting from Priority Funding Areas to a new methodology using Activity Zones and modern data mapping.

NATURE AND SOURCES OF SUPPORT:

Commissioner of the Department of Housing, Seila Mosquera-Bruno: Seila testified in support of the bill, stating it implements recommendations of the Ad Hoc Conservation and Development Plan Implementation Committee by increasing the project consistency review threshold from \$200,000 to \$1 million and removing references to Priority Funding Areas and public transportation equipment, consistent with the 2025-2030 State Plan of Conservation and Development.

CEO of the Home Builders and Remodelers Association of Connecticut, Jim Perras:

Jim acknowledged that increasing the consistency review threshold from \$200,000 to \$1 million may reflect current construction costs and reduce administrative burden. However, he

requested clarification on the policy intent, particularly regarding impacts on housing infrastructure projects, the removal of Priority Funding Areas, and whether new sewer planning requirements could unintentionally restrict housing development in Connecticut.

Director of External Affairs for The Nature Conservancy in Connecticut, Nathan Frohling: Nathan testified in support of the bill and stated that The Nature Conservancy supports modernizing statutory thresholds and aligning planning policies with the 2025-2030 State Plan of Conservation and Development, including increasing the review threshold from \$200,000 to \$1 million. However, he expressed concern about eliminating Priority Funding Areas and requested clarification on the shift to the new “Activity Zones” framework.

NATURE AND SOURCES OF OPPOSITION:

None Expressed

Reported by: Michael Hamann

Date: 3/9/26