



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120 **TOWN PLANNER'S OFFICE** FAX (860) 870-3122

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA MONDAY, AUGUST 26, 2024, 7:00 PM

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (on non-agenda items):

III. PUBLIC HEARING(S): None

IV. NEW BUSINESS:

1. Pursuant to correspondence from Rashid Hamid, Naek Construction, dated August 5, 2024, request to accept public improvements and portions of Birch View Drive and Brook Crossing, and release of performance bond for S200509 Highfield Estates Phase III subdivision.
2. Z202407 – David Wittig, owner/applicant, request to modify site plan to install dormers, a covered exterior stairway, and second-story office space and Special Permit for office, auto repair, auto detailing, carpenter shop, plumbing, warehousing, wholesale, HVAC, electrician, sheet metal shop, and screen printing at 3 Jobs Hill Road, APN 072-003-0000, in a Planned Commercial (PC) Zone. *(For receipt and scheduling of a public hearing.)*

V. ADMINISTRATIVE BUSINESS:

1. Approval of the July 29, 2024, Special Meeting Minutes.
2. Correspondence/Discussion:
 - a. Discuss Airbnb's and the Ellington Zoning Regulations.
 - b. Pursuant to Connecticut General Statute Section 8-30j, review and amend Chapter 5 Housing and Residential Development and the Housing Needs Assessment from the 2019 Plan of Conservation and Development.
 - c. North Central District Health Dept. Ellington Annual Report July 1, 2023 – June 30, 2024.
 - d. Denial letter for Petition No. 1589R - USS Somers Solar, LLC, request for declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the construction, maintenance and operation of a 3.0-megawatt AC solar photovoltaic electric generating facility at 360 Somers Road, Ellington.
 - e. Journal Inquirer article, August 21, 2024, Solar facility at Ellington Airport denied.

VI. ADJOURNMENT:

Next Regular Meeting is scheduled for September 30, 2024.

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage (www.ellington-ct.gov) under Agenda & Minutes, Planning & Zoning Commission.

Join Zoom Meeting via link:

<https://us06web.zoom.us/j/83928324905>

Meeting ID: 839 2832 4905

Passcode: 436913

Join Zoom Meeting by phone:

1-646-558-8656 US (New York)

Meeting ID: 839 2832 4905

Passcode: 436913

Barbra Galovich

S200509

Subject: FW: Highfield Estates Phase III

From: Rashid Hamid <rashidnaek@aol.com>

Sent: Monday, August 5, 2024 3:28 PM

To: John Colonese <jcolonese@ELLINGTON-CT.GOV>

Cc: Dylan Johnson <djohnson@naekconstruction.com>; Todd Hesketh <thesketh@fahesketh.com>; David Ziaks <dziaks@fahesketh.com>; William Davis <wdavis@fahesketh.com>; Dana Steele <dstele@jrusso.com>; Tom Modzelewski <thmodzelewski@ELLINGTON-CT.GOV>; Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>; John Layman <jlayman@naekconstruction.com>

Subject: Re: Highfield Estates Phase III

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John

Please make arrangement to accept the road and release the performance bond.

If anything else is needed from us please let us know.

We appreciate your help.

Thank you

Sent from rashidnaek iPhone

On Jul 23, 2024, at 8:46 AM, John Colonese <jcolonese@ellington-ct.gov> wrote:

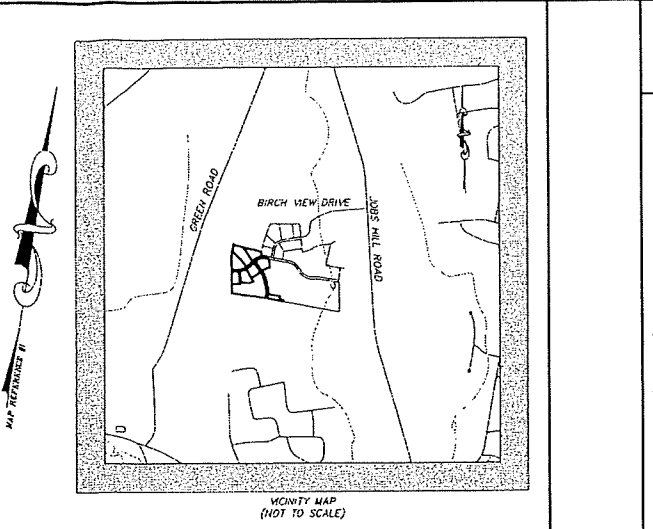
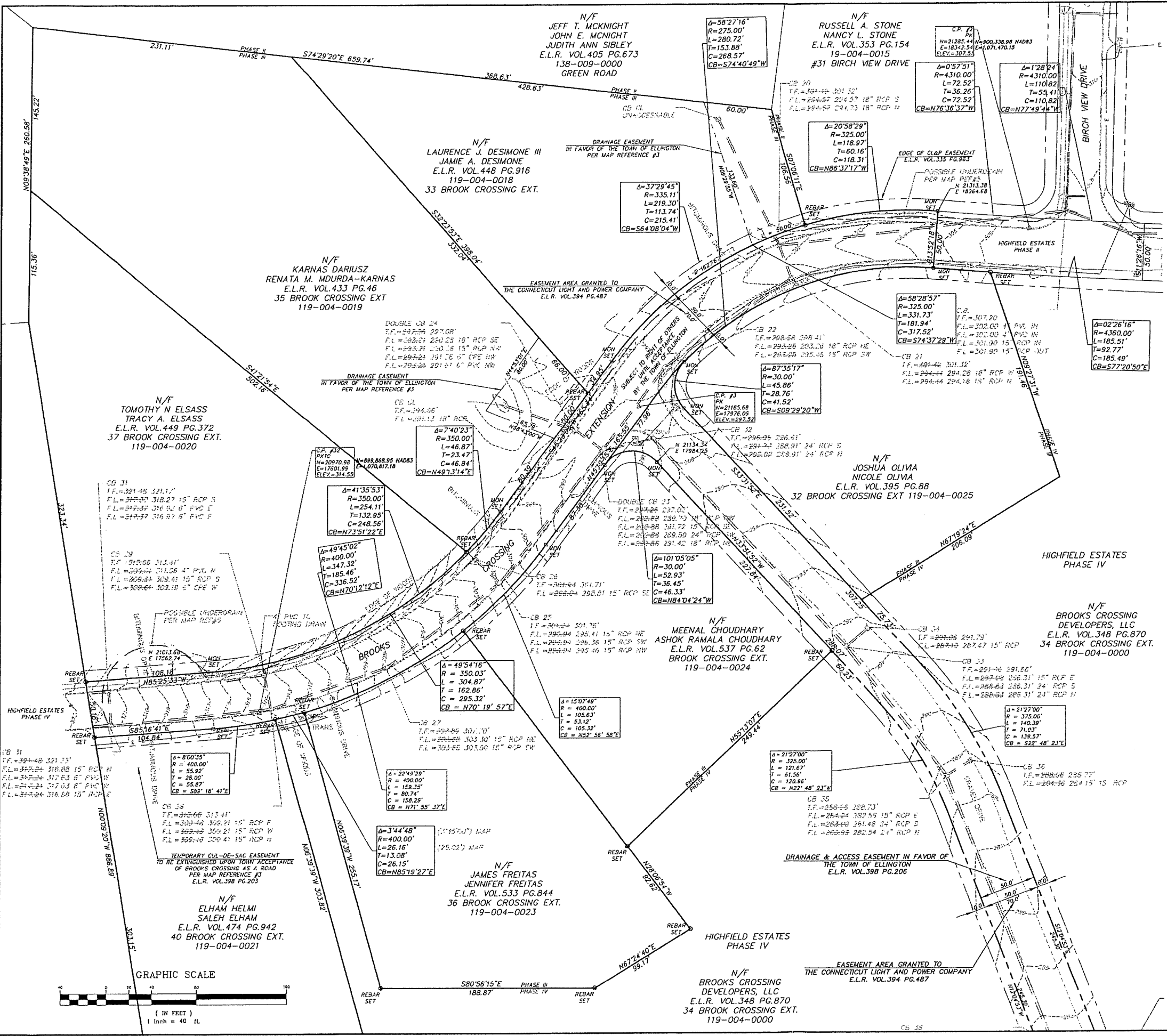
Hello Dylan

There has been some discussion between town staff and Todd Hesketh on the Phase III as-builts. At this time to facilitate an inspection please submit a request for acceptance of the subdivision roadway and infrastructure and release of the performance bond, as well as signed as-builts of the roadways, storm water drainage, and detention basin to the Planning Department for action by the Planning & Zoning Commission. You will be notified of any required alterations to the site, as-builts or outstanding requirements to comply with the subdivision approval.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions.

Kind regards,

John D. Colonese, CZEO
Assistant Town Planner/Zoning & Wetlands Officer
P.O. Box 187, 57 Main Street, Ellington, CT 06029
Phone (860) 870-3120
www.ellington-ct.gov



Symbol	Description	Symbol	Description
○	CADY BASH	○	TREE LINE
○	SEWAGE MANHOLE	○	STAKE WALL
○	DRAINAGE MANHOLE	○	CRACK PAVE
○	WATER MANHOLE	○	DIRECTION OF FLOW
○	ELECTRIC MANHOLE	○	IN PROPERTY CORNER
○	UNKNOWN MANHOLE	○	MONUMENT
○	STREET SIGN	○	DRAW HOLE
○	WATER VALVE	○	UTILITY CONTROL POINT
○	WATER METER	○	FEDE LINE
○	WATER VALVE	○	PAVE LINE
○	WATER METER	○	GRADE LINE
○	WATER METER	○	ELECTRIC LINE
○	WATER METER	○	WIRE LINE
○	WATER METER	○	PHONE LINE
○	WATER METER	○	TELEPHONE LINE
○	WATER METER	○	ADDRESS
○	WATER METER	○	POINT OF BEGINNING
○	WATER METER	○	ROW OF FURNISHING
○	WATER METER	○	ELLINGTON LAND RECORDS

- NOTES:**
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986.
 - IT IS AN IMPROVEMENT LOCATION PLAN-RECORD INTENDED TO DEPICT AS-BUILT CONDITIONS OF BROOKS CROSSING EXTENSION AND IMPROVEMENTS OF THE HIGHFIELD ESTATES PHASE III SUBDIVISION TO AID IN DETERMINING IF IMPROVEMENTS ARE SUBSTANTIALLY LOCATED IN ACCORDANCE WITH THE APPROVED PLANS, FOR ACCEPTANCE BY THE TOWN OF ELLINGTON.
 - THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY AND IS BASED UPON MAP REFERENCE #1.
 - THIS SURVEY CONFORMS TO CLASS A-2 HORIZONTAL & CLASS T-2 TOPOGRAPHIC ACCURACY STANDARDS.
 - BEARINGS DEPICTED HEREON ARE BASED UPON MAP REFERENCE #1. COORDINATES ARE ASSUMED CONTROL POINT #2 AND #26 HAVE CONVERSION COORDINATES TO NAD83 BASED UPON OPUS RAPID STATIC OBSERVATIONS ON 03-06-2018 AND 09-07-2018.
 - ELEVATIONS DEPICTED HEREON ARE BASED UPON OPUS RAPID STATIC OBSERVATIONS ON 03-06-2018 AND 09-07-2018 RESULTING IN THE FOLLOWING VALUES: CONTROL POINT #2 ELEV=307.51 (NAVD83) AND CONTROL POINT #26 ELEV=316.67 (NAVD83). NO ORIGINAL SITE BENCHMARKS WERE FOUND DURING THE COURSE OF THIS SURVEY. THE NAVD83 ELEVATIONS DEPICTED HEREON ARE APPROXIMATELY 0.71 LOWER THAN THE EXISTING GRADES MAP REFERENCE #3.
 - PROPOSED TOP OF FRAME AND INVERT ELEVATIONS DEPICTED HEREON WHERE CONVERTED FROM NAVD83 - 0.71 TO NAVD83. THE ELEVATION ON CPT #2 IS HELD FOR THE CONVERSION AND WAS ORIGINALLY ESTABLISHED ON THE NAVD83 DATUM USING OPUS RAPID STATIC OBSERVATIONS (SEE NOTE 6). NOAA NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NADAT) WAS USED TO DETERMINE THE CONVERSION FROM THE NAVD83 DATUM TO THE HVG2025 DATUM.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS (IF ANY) DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, PAROL TESTIMONY, VISUAL FEATURES AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

- MAP REFERENCE:**
- HIGHFIELD ESTATES PHASE II, ELLINGTON, CONNECTICUT DATED 11-14-2000 SHEETS 1 THRU 13 BY TARBELL, HENITZ & ASSOCIATES, INC., 290 ROBERTS ST. SUITE 200, EAST HARTFORD, CT.
 - IMPROVEMENT LOCATION PLAN - RECORD, PREPARED FOR HIGHFIELD ESTATES PHASE III, BROOKS CROSSING EXTENSION, ELLINGTON, CT. DATE 08-31-2018, SCALE 1"=40', SHEETS 1,2,3 OF 3, BY F.A. HESKETH & ASSOCIATES, INC., 3 CREAMERY BROOK, EAST GRANBY, CT 06026
 - BOUNDARY PLAN, SUBDIVISION PLANS PREPARED FOR 'HIGHFIELD ESTATES PHASE III' BROOKS CROSSING, ELLINGTON, CONNECTICUT, SCALE 1"=100', DATE 06-13-05, LAST REWSED 1-31-07, BY TARBELL, HENITZ & ASSOCIATES, INC., 290 ROBERTS ST. SUITE 200, EAST HARTFORD, CT.
 - COMPLATION PLAN, MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY, ACROSS THE PROPERTY OF BROOKS CROSSING DEVELOPERS, LLC, KNOWN AS HIGHFIELD ESTATES, ELLINGTON, CONNECTICUT, DATE 8-20-08, SCALE 1"=40', BY TARBELL, HENITZ & ASSOC., INC. CIVIL ENGINEERS AND LAND SURVEYORS, 1227 BURNSIDE AVE., SUITE 311, EAST HARTFORD, CT.
 - HIGHFIELD ESTATES PHASE III, ELLINGTON, CONNECTICUT DATED 06-13-2005 SHEETS 1 THRU 11 BY TARBELL, HENITZ & ASSOCIATES, INC., 290 ROBERTS ST. SUITE 200, EAST HARTFORD, CT.
 - BOUNDARY PLAN, SUBDIVISION PLANS PREPARED FOR HIGHFIELD ESTATES PHASE III, BROOKS CROSSING, ELLINGTON, CONNECTICUT DATED 06-13-2005 SHEET 3 OF 11 BY TARBELL, HENITZ & ASSOCIATES, INC., 290 ROBERTS ST. SUITE 200, EAST HARTFORD, CT.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

TODD S. HESKETH LS 17945

F. A. Hesketh & Associates, Inc.
 6 Creamery Brook, East Granby, CT 06026
 Phone (860) 653-8000 Fax (860) 844-8600
 www.fahasketh.com · mail@fahasketh.com

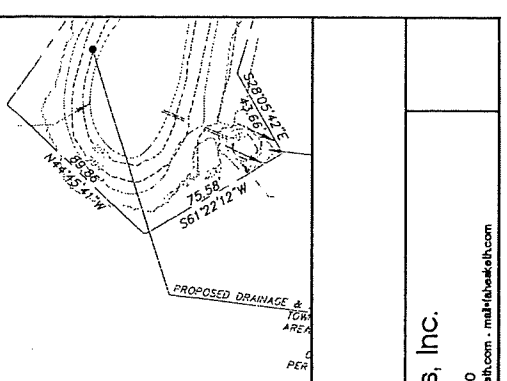
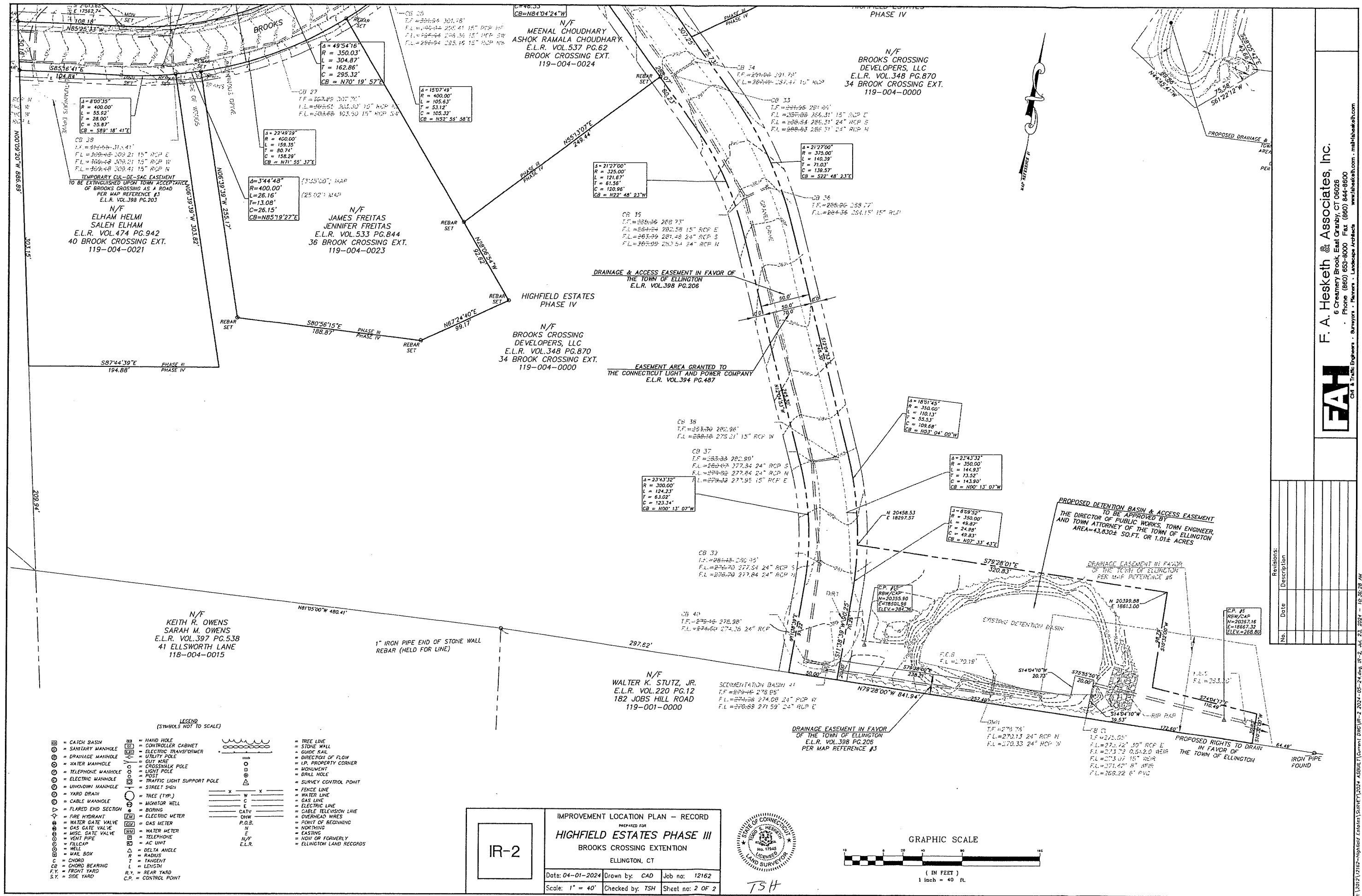
FAH
 Civil, Traffic Engineers · Surveyors · Planners · Landscape Architects

No.	Date	Description

Improvement Location Plan - Record
 Prepared for
HIGHFIELD ESTATES PHASE III
 BROOKS CROSSING EXTENSION
 ELLINGTON, CT

Date: 04-01-2024 Drawn by: CAD Job no.: 12162
 Scale: 1" = 40' Checked by: TSH Sheet no.: 1 of 2
 04/01/2024 12:02:24 Highfield Estates (Survey) 12024 - ASB (17) (1) 12024-05-24 (rev. 04-1, Jul. 23, 2024) - 10:36:46 AM

IR-1



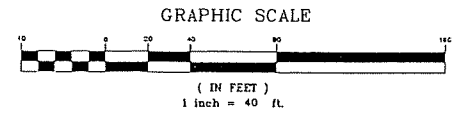
LEGEND (SYMBOLS NOT TO SCALE)

<ul style="list-style-type: none"> ☐ = CATCH BASIN ☐ = SANITARY MANHOLE ☐ = DRAINAGE MANHOLE ☐ = WATER MANHOLE ☐ = TELEPHONE MANHOLE ☐ = ELECTRIC MANHOLE ☐ = UNKNOWN MANHOLE ☐ = YARD DRAIN ☐ = CABLE MANHOLE ☐ = FLARED END SECTION ☐ = FIRE HYDRANT ☐ = WATER GATE VALVE ☐ = GAS GATE VALVE ☐ = MISC. GATE VALVE ☐ = VENT PIPE ☐ = FILL CAP ☐ = WELL ☐ = WALL BOX ☐ = CHORD ☐ = CHORD BEARING ☐ = FRONT YARD ☐ = SIDE YARD 	<ul style="list-style-type: none"> ☐ = CONTROLLER CABINET ☐ = ELECTRIC TRANSFORMER ☐ = UTILITY POLE ☐ = GUY WIRE ☐ = CROSSWALK POLE ☐ = LIGHT POLE ☐ = POST ☐ = TRAFFIC LIGHT SUPPORT POLE ☐ = STREET SIGN ☐ = TREE (TYP.) ☐ = MONITOR WELL ☐ = BORING ☐ = ELECTRIC METER ☐ = GAS METER ☐ = WATER METER ☐ = TELEPHONE ☐ = AC UNIT ☐ = DELTA ANGLE ☐ = RADIUS ☐ = TANGENT ☐ = LENGTH ☐ = REAR YARD ☐ = CONTROL POINT 	<ul style="list-style-type: none"> — = TREE LINE — = STONE WALL — = GUIDE SAIL — = DIRECTION OF FLOW — = I.P. PROPERTY CORNER — = MONUMENT — = DRILL HOLE — = SURVEY CONTROL POINT — = FENCE LINE — = WATER LINE — = GAS LINE — = ELECTRIC LINE — = CABLE TELEVISION LINE — = OVERHEAD WIRE — = POINT OF BEGINNING — = NOTHING — = EASTING — = NOW OR FORMERLY — = ELLINGTON LAND RECORDS
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IR-2

IMPROVEMENT LOCATION PLAN - RECORD
PREPARED FOR
HIGHFIELD ESTATES PHASE III
BROOKS CROSSING EXTENSION
ELLINGTON, CT

Date: 04-01-2024 Drawn by: CAD Job no: 12162
Scale: 1" = 40' Checked by: TSH Sheet no: 2 OF 2



Revisions:

No.	Date	Description

FAH

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© 2024/12/12 Highfield Estates Survey 2024 ASBULL Current DWG IR-2 2024-05-24.dwg IR-2 Jul 23 2024 - 10:36:29 AM



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PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES

MONDAY, JULY 29, 2024, 7:00 PM

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

MEMBERS PRESENT: CHAIRMAN ARLO HOFFMAN, VICE CHAIRMAN SEAN KELLY, REGULAR MEMBERS WILLIAM HOGAN, F. MICHEAL FRANCIS, AND MICHAEL SWANSON

MEMBERS ABSENT: SECRETARY ROBERT SANDBERG, JR., REGULAR MEMBER JON MOSER, AND ALTERNATES RACHEL DEARBORN AND JEREMIAH WILLIAMS

STAFF PRESENT: LISA HOULIHAN, TOWN PLANNER AND BARBRA GALOVICH, RECORDING CLERK

I. CALL TO ORDER: Chairman Arlo Hoffman called the meeting to order at 7:00 pm.

II. PUBLIC COMMENTS (On non-agenda items):

Miriam Underwood, Board of Education (BOE) Chair of Finance and Operations Committee, 15 Eva Circle, Steven Viens, member of the BOE Finance and Operations Committee, 45 Middle Butcher Road and Alisha Carpino (via Zoom), Ellington Schools, Director of Finance and Operations, 47 Main Street, Ellington, came before the Planning & Zoning Commission to discuss replacement of a free-standing sign in front of the high school on Maple Street.

Miriam Underwood explained the free-standing sign in front of Ellington High School was demolished due to a motor vehicle accident. The BOE is looking to replace the sign and wants to know if the Commission would allow the new sign to be LED. Steven Viens stated they would like to rebuild the sign with brick framing. The electronic message board would be controlled by the school's main office, should they be allowed to have the LED component.

Lisa Houlihan, Town Planner, stated Scott Nichlos, Superintendent of Schools, and a member of the BOE reached out for guidance and asked if the sign could be digital. Lisa explained the zoning regulations don't allow for digital signage. Vice-Chairman Kelly explained one of the gas stations in town installed digital signs on the top of pumps and have received a Cease and Desist Order from the Zoning Enforcement Officer.

Commissioner Hogan noted the Commission recently revised the sign regulations to avoid having LED lighting and businesses outlining windows with LED string lights to draw attention. Commissioner Hogan stated such lighting disturbs the surrounding environment.

Chairman Hoffman said the Commission is trying to preserve the look of the town. Miriam Underwood noted school staff members had to manually change the letters on the sign that got hit by the vehicle, which is a safety concern. Steven Viens noted that other towns have digital freestanding message board signs for their schools.

Commissioner Hogan noted the safety issue with an individual walking from gas pumps to the convenience store is not different than an attendant going out once a day to change the pricing on the pumps. Commissioners agreed if they amend the zoning regulations to allow the school to have digital signage, they would potentially create an issue with business owners wanting the same. The zoning regulations do not allow any signage to revolve, rotate, flash, or be portable on wheels. Commissioner Hogan noted there are many more efficient ways for the school to communicate with the public rather than individuals driving by the location to obtain information.

III. NEW BUSINESS:

1. **Informal discussion regarding Section 6.6 Access Management of the Ellington Zoning Regulations and a request from Hallisey, Pearson & Cassidy to allow two access points for Assessor Parcel Number 046-003-0002, a 20.98-acre vacant parcel on the west side of Route 83 in the Planned Commercial (PC) zone.**

Attorney Robin Pearson, Alter & Pearson, LLC, 701 Hebron Avenue, Glastonbury, CT, James Cassidy, PE, Hallisey, Person & Cassidy Engineering Associates, Inc., 630 Main Street, Cromwell, CT, Matt Baldino, PE, Solli Engineering, 501 Main Street, Suite 2A, Monroe, CT and Gary Eucalitto, Garrett Homes, LLC, 55 Proprietors Lane, Torrington, CT were present for the informal discussion.

James Cassidy explained the parcel they are looking to discuss is currently used for agriculture. They are looking to subdivide and develop 3 acres of the 20.98-acre parcel. James Cassidy noted the lot has 1,500' of frontage, has a drainage ditch running through it, and some wetland soils on the western side. James Cassidy reviewed the draft site plan showing the proposed two driveways with 750 linear feet between the two. Matt Baldino reviewed the schematic plan and noted the Department of Transportation (DOT) would need to review the new access and a traffic study would be conducted. James Cassidy stated that retailers are looking for a single point of access.

Chairman Hoffman said the parcel is challenging to develop. He would support one main access and one righthand only access from the north. The drainage ditch was created when the plaza across the street was developed. The Route 83 access management plan was designed to connect parcels and provide internal access without vehicles having to enter onto Route 83.

Matt Baldino explained the DOT requires eight hours of steady traffic to warrant a new traffic light. Vice Chairman Kelly said traffic does become congested in that area during peak times.

Commissioner Hogan asked if the property owner has seen the concept development plan, James Cassidy responded the owner has reviewed several concept plans. Chairman Hoffman noted the Inland Wetlands Agency (IWA) would need to review the possible creation of a bridge over the drainage swale.

Gary Eucalitto noted the portion of land to the north of the drainage swale would be developed first, then the southerly portion. He noted the potential retail business to build on the parcel will not have a drive thru.

Commissioner Francis suggested three means of access along the 1,500' of frontage, including a right turn only to the north and south and an access across from the plaza with right turn entry/exit with left turn signal.

Attorney Pearson reviewed the requirements the commission is looking for and said they would like to discuss the potential bridge and wetlands impact with the IWA. Lisa Houlihan stated the next IWA meeting is Monday, August 12, 2024.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the June 24, 2024, Regular Meeting Minutes.

MOVED (SWANSON) SECONDED (KELLY) (FRANCIS - ABSTAINED) AND PASSED TO APPROVE JUNE 24, 2024, REGULAR MEETING MINUTES AS WRITTEN.

2. Correspondence/Discussion:

- a. **Discuss Airbnb's and the Ellington Zoning Regulations.**

Lisa Houlihan said the closest regulations the town has to Airbnb's is Section 7.2–Bed and Breakfast operations, which requires a Special Permit and owner occupancy. Lisa Houlihan said when the department receives questions about short-term rentals, they inform the requesters they are not allowed. Lisa Houlihan said over the last 10 years there have been nine complaints about short-term rentals and six of them were near Crystal Lake. Complaints generally come from neighbors complaining about parties and occupants not being considerate of their surroundings. John Colonese, Assistant Planner Zoning Wetlands Officer, has issued three Cease and Desist Orders for illegal short-term rentals; one was appealed, but the owner ended up selling the house. There are currently five Airbnb's listed on the internet in Ellington. Chairman Hoffman mentioned he was approached about allowing Airbnb's in town, one of which is renting a motor home that is located on an individual's property. Lisa Houlihan said the current regulations do not allow campers to be occupied, only stored, on the premises.

Commissioner Hogan noted Airbnb's are an economic engine and create a nice place to stay and not in a creepy hotel. The commission round tabled the topic and Lisa Houlihan noted there are statutes that allow a registration process and a certain amount of collected monies would be taxable. Lisa Houlihan said more research needs to be completed. They discussed short-term versus long-term rentals.

Lisa Houlihan will provide the commission with a copy of the enabling statute and other information about short-term rentals for discussion next month. She suggested if the commission wants to pursue an amendment to the zoning regulations to allow short-term rentals the commission should hold a public information meeting before moving forward with a formal regulation amendment.

- b. **Pursuant to Connecticut General Statute Section 8-30j, review and amend Chapter 5 Housing and Residential Development and the Housing Needs Assessment from the 2019 Plan of Conservation and Development.**

The commission conducted a round table discussion. Commissioner Swanson is on the Ellington Housing Authority (EHA) and would like to meet with the administration to move forward with constructing more senior housing on the former Schlude property.

Commissioner Swanson feels there is a disconnect between town administration and the EHA. The EHA receives money from the State, the Town owns the property, and all other money is donated.

VIII. ADJOURNMENT:

MOVED (HOGAN) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING AT 8:25 PM.

Respectfully submitted,

Barbra Galovich, Recording Clerk

Municipal Regulation of Short-Term Rentals in Connecticut

By: Rute Pinho, Chief Legislative Analyst
February 15, 2024 | 2024-R-0044

Issue

This report answers several questions related to short-term rentals in Connecticut. We address each question separately below.

Which Connecticut towns have expressly regulated short-term rentals?

We identified 12 towns that have expressly regulated short-term rentals, either by ordinance or through their zoning codes (see Table 1 below). We have [attached](#) copies of each town's ordinance or regulations to this report.

Table 1: Connecticut Towns Regulating Short-Term Rentals

<i>Ordinances</i>	<i>Zoning Regulations</i>		
Bozrah	Ashford	Chester	Ledyard
Simsbury	Bridgeport	Greenwich	Lyme
Stonington	Canton	Hartford	Preston

Do any of these towns require property owners to register their short-term rentals with the town?

Stonington is the only town we identified that requires property owners to annually register with the town through a platform. The registration must include the following information about the rental:

1. the property owner's name and the rental's address;
2. the owner's proof of residency or home ownership, as applicable;
3. the owner's phone number and email address, or that of an authorized agent who will respond to complaints (in person, by phone, or by text, within 60 minutes of being contacted);
4. the owner's sworn statement that the rental will have working smoke and carbon monoxide detectors that comply with the town's building and fire codes;
5. any online listing where the property is publicly advertised; and
6. an owner's agreement that they will use their best efforts to assure that renters will not disrupt the neighborhood or interfere with neighboring property owners' rights to quietly enjoy their properties.

Stonington also requires these property owners to obtain a permit for their rental. (An owner must register their rental to receive a permit.) Once the permit is approved, the town provides the owners with a registration number for each registered rental. The owner must include this registration number in the property's listings.

Among the other 11 towns, all but Greenwich require some or all property owners to obtain a permit for their short-term rentals. Bridgeport, for example, requires a special permit for only "Type B" rentals, which it defines as those in which on-site events (e.g., weddings and business seminars) are held. Canton similarly requires a special permit and site plan for only those short-term rentals with non-lodging uses (e.g., parties, photo shoots, and corporate retreats). Chester requires a special exception for short-term rentals in residential districts or for special events in short-term rentals in commercial districts.

The other towns generally require permits for all short-term rentals. Greenwich defines short-term rentals in its zoning regulations and restricts them to only lodging-type uses, but does not impose a special permit requirement.

Do the regulations address enforcement?

In the nine towns we identified that regulate short-term rentals through their zoning codes, the regulations are generally enforced in the same manner as other zoning regulations. (By law, zoning commissions must provide for the manner in which zoning regulations must be enforced ([CGS § 8-3\(e\)](#))). However, two of the towns (Ashford and Ledyard) have specific enforcement-related provisions in their short-term rental zoning regulations. In the three towns that regulate short-term

rentals by ordinance (Bozrah, Simsbury, and Stonington), the ordinances are enforced by designated town officials. We briefly describe the relevant provisions below.

Ashford. Ashford’s zoning regulation allows its zoning enforcement officer to revoke a short-term rental’s permit if he or she receives information (e.g., complaints or documentation) that the permittee is not complying with the regulations. It specifies that this noncompliance includes any activity or condition that interferes with a neighbor’s reasonable and lawful use and enjoyment of his or her property.

Ledyard. Ledyard’s zoning regulation allows the town building or zoning official to inspect a short-term rental with 24-hour advance notice to determine its compliance. It also allows the town’s Planning and Zoning Commission to revoke the rental’s permit, after a public hearing, for failing to comply.

Bozrah. Bozrah’s ordinance charges the first selectman and any employee the Board of Selectmen appoints with enforcing its short-term rental ordinance. The enforcement official may (1) revoke a permit if a short-term rental is found to violate the ordinance and (2) take legal action or issue fines to remediate the violation. Violations are subject to a \$250 citation. Similarly to Ledyard, Bozrah’s ordinance allows the enforcement official to inspect a short-term rental with a minimum of 24-hour advance notice to the owner.

Simsbury. Under Simsbury’s ordinance, the town manager designates the town employees or designees (i.e., authorized enforcement agency) that enforce its short-term rental ordinance. The authorized enforcement agency determines if a violation has occurred and issues citations to correct them. Violations may be assessed fines of up to \$250, subject to the statutory hearing and appeals process for municipal citations ([CGS § 7-152c](#)).

The authorized enforcement agency may suspend a permit until the owner comes into compliance (owners have up to 30 days to correct violations). If the violations are not corrected in the allowed timeframe, Simsbury’s director of planning and community development may revoke a permit. If revoked, an owner may not receive a new permit for that property for 12 months.

Stonington. Stonington’s ordinance explicitly gives the town the right to refer potential nuisance or safety issues to relevant enforcement agents, including the police, fire, zoning, building, or health district. It establishes civil penalties for violators ranging from a written warning for certain first offenses to a \$250 fine and loss of a short-term rental permit for one year (or permanently, in the case of owners who violate the ordinance’s primary residence requirement again after a prior one-

year permit suspension). Violations are subject to the statutory hearing and appeals process for municipal citations ([CGS § 7-152c](#)).

Could Connecticut enact a registration requirement and fee on short-term rentals comparable to those in Massachusetts?

The legislature could enact a registration requirement for short-term rentals that is comparable to Massachusetts' registry for lodging operators. Similarly, it could allow municipalities to impose a community impact fee on short-term rentals that is patterned after the local option fee in Massachusetts. We briefly describe these policies below.

Public Registry of Lodging Operators. Massachusetts requires short-term rental operators (as well as traditional lodging operators) to register with the state's revenue department ([Mass. Gen. Laws ch. 62C, § 67](#)). This data is used to populate a [searchable registry](#) that the public can use to find general information about each registered property, including the street name (but not the number) and town where it is located ([Mass. Gen. Laws ch. 23A, § 68](#)). Operators receive a registration number for each registered property. This number must be posted in the rental unit and provided to any intermediary (e.g., Airbnb) the operator uses. The revenue department may request the intermediary remove a property listing if it does not have a registration number. Municipalities may have a separate, additional registration or licensing requirement as well.

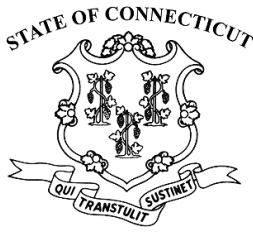
Community Impact Fee for Short-Term Rentals. Massachusetts imposes a state room occupancy tax (5.7%, plus an additional amount in select towns) and allows municipalities to impose an additional local tax of up to 6% (6.5% for Boston). Municipalities that impose a local room occupancy tax may also adopt a community impact fee on short-term rentals of up to 3%.

As the Massachusetts [revenue department website](#) explains, these towns can charge the fee on short-term rentals that are (1) professionally-managed units (i.e., owners of two or more short-term rentals units located in the same town and with the same operator that are not owner-occupied) and (2) owner-occupied two- and three-family dwellings. Units that are rented for 14 days or less per year are exempt from state and local room occupancy taxes and the community impact fee. Whoever collects rent is generally responsible for collecting taxes and fees and remitting it to the revenue department, which distributes each municipality's share. Municipalities must dedicate at least 35% of their community impact fees to affordable housing or local infrastructure projects ([Mass. Gen. Laws ch. 64G, § 3D](#)).

You may also find these resources helpful:

- [*Frequently Asked Questions: An Act Regulating and Insuring Short-Term Rentals*](#)
- [Local Tax Options database](#) (showing each municipality's local option taxes and community impact fees)
- Massachusetts regulations, "[Room Occupancy Excise Returns and Payments](#)" (830 Mass. Code Regs. 64G.1.1(10))

RP:co



Senate

General Assembly

File No. 426

February Session, 2024

Substitute Senate Bill No. 335

Senate, April 11, 2024

The Committee on Planning and Development reported through SEN. RAHMAN of the 4th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING SHORT-TERM RENTAL PROPERTIES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2024*) Any municipality may (1)
2 by vote of its legislative body, adopt an ordinance requiring the
3 licensure of short-term rental properties in such municipality and
4 regulating the operation and use of such properties, and (2) engage one
5 or more consultants to assist such municipality in developing such
6 ordinance. For the purposes of this section, "short-term rental
7 properties" means a dwelling unit, as defined in section 47a-1 of the
8 general statutes, or any portion thereof, that is (A) the subject of a short-
9 term rental, as defined in section 12-408h of the general statutes, and (B)
10 not a hotel or bed and breakfast establishment, as such terms are defined
11 in section 12-407 of the general statutes, or a motel, motor court, motor
12 inn or tourist court.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2024	New section

Statement of Legislative Commissioners:

The first and second sentences were combined into Subdivs. (1) and (2) for clarity and consistency with standard drafting conventions, and existing Subdivs. (1) and (2) were changed to Subparas. (A) and (B) to conform with that change.

PD *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 25 \$	FY 26 \$
All Municipalities	Potential Cost	See Below	See Below

Explanation

The bill allows municipalities to (1) establish an ordinance regulating the operation and use of short-term rental properties and (2) hire consultants to help develop the ordinances. This results in a potential cost to municipalities beginning in FY 25 to the extent that they choose to hire consultants.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

OLR Bill Analysis**sSB 335*****AN ACT CONCERNING SHORT-TERM RENTAL PROPERTIES.*****SUMMARY**

This bill explicitly authorizes municipalities, by vote of their legislative bodies, to adopt an ordinance regulating the operation and use of short-term rental properties and requiring their licensure. It also allows municipalities to hire consultants to help them develop these ordinances.

Under the bill, short-term rental properties are dwelling units or portions of them that are (1) the subject of a short-term rental (i.e., the transfer, for consideration, of occupancy in a furnished residence or similar accommodation for 30 days or less) and (2) not a hotel, bed and breakfast (B&B), motel, motor court, motor inn, or tourist court.

EFFECTIVE DATE: October 1, 2024

BACKGROUND***Dwelling Units***

“Dwelling units” are houses or buildings, or portions of them, which are occupied; designed to be occupied; or rented, leased, or hired out to be occupied, as a home or residence (CGS § 47a-1).

Hotels and B&Bs

By law, a “hotel” is any building regularly used and kept open as such to feed and lodge guests that (1) receives anyone who conducts themselves properly and is able and ready to pay for accommodations when available and (2) derives a major portion of its operating revenue from renting rooms and selling food. It includes apartment hotels but excludes B&Bs (CGS § 12-407(a)(16)).

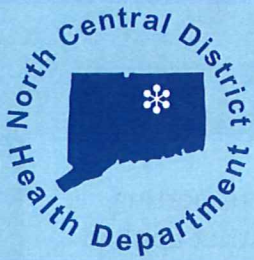
“B&B” means any private operator-occupied house, other than a hotel or lodging house, with 12 or fewer rooms in which people are lodged for hire and a full morning meal is included in the rent (CGS § 12-407(a)(42)). A “lodging house” means any building or portion of one, other than a hotel, an apartment hotel, or a B&B, in which people are lodged for hire with or without meals, including motels, motor inns, furnished residences, and similar accommodations (CGS § 12-407(a)(17)).

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 18 Nay 2 (03/22/2024)



ELLINGTON

Annual Report

July 1, 2023 - June 30, 2024

Vision

That all North Central District Health Department member communities, regardless of circumstance, enjoy optimal health status and achieve the highest quality of life possible.

Overview

The North Central District Health Department (NCDHD) provides our eight (8) Member-Towns with full time public health services. We are on call 24/7 for emergencies. The Health District is governed by a Board. Ellington is represented by Fred Journalist and Dianne Trueb. The Health District is comprised of Environmental Health, Community Health, Public Health Emergency Preparedness, & Administration Sections.

Mission Statement

The North Central District Health Department promotes and protects the optimal health status and well being of our communities by:

- administering public health regulations
- promoting and engaging community partnerships
- promoting primary prevention and health education, and
- ensuring public health emergency preparedness



NCDHD Nurse, Kori, with Dianne Trueb at the Ellington Farmers Market on Sept 16th, 2023.

Follow us on our Facebook page at North Central District Health Department



Or on our Instagram page @northcentraldistricthd

NCDHD Activities

Highlights

The Health District has been active in seeking funding opportunities to continue supporting critical public health programming. During the 2023-2024 fiscal year, the Health District applied for, and were awarded, two competitive grants. The first grant is a state grant to combat tobacco use and vaping, with a 5-year, \$75,000 a year award. Tobacco cessation classes will be offered in English and Spanish, and there will be options for virtual classes as well! The second grant is a federal grant to combat opioid overdoses. We partnered with the City of Hartford on this project, which will span five years, with an annual award to the Health District of approximately \$200,000 a year. We are pleased to be able to continue our opioid overdose work with first responders and other local partners.

The Health District also received non-competitive funding to assess and address immunization gaps within our jurisdiction, and workforce development funds to support the rebuilding of the public health workforce.

Food Protection

In February 2023, the CT Department of Public Health adopted the FDA Food Code. The Health District is responsible for conducting plan reviews of all proposed food service establishments, renovations, and reviewing changes of ownership of existing food establishments. In addition to inspecting restaurants, NCDHD inspections the broad range of food establishments that are defined as serving the public. Temporary food events, which include fairs, carnivals, car shows, and other public events are increasing significantly. The number of food trucks is also on the rise with food truck events becoming very popular.

Food Protection

FY23-FY24

Food Service

Inspections: 47

Plan Reviews: 6

Temporary Events: 51



Septic Systems

NCDHD is responsible for the issuance of permits for on-site sewage disposal facilities. Soil investigation, the location and method of installation are governed by the Public Health Code and are enforced by NCDHD. This process requires preliminary site reviews, comprehensive soil testing, review of plans, installation inspections and a final issuance of a Permit to Discharge.

Septic Systems

FY23-FY24

Soil Tests: 16

Plan Reviews: 41

Septic Permits: 34

B100* Reviews: 91

Well Permits: 7

*Reviews for additions, garages, decks, pools, etc.



Day Care Centers

Day Care centers are licensed by the CT-DPH.

NCDHD conducts an environmental inspection once every two (2) years and provides that inspection to the state as is required for re-licensure.

Day Care Centers

FY23-FY24

Qty: 9

Complaints

NCDHD is responsible for investigating a broad range of complaints including, but not limited to: housing, sewage overflow, food service, water quality, refuse/garbage and other miscellaneous complaints. Each complaint received into NCDHD is investigated by one of our Sanitarians or Environmental Specialists.

Complaints

FY23-FY24

Housing: 30
Sewage Overflow: 3
Food Service: 4
Miscellaneous: 15
Water Quality: 2
Refuse/Garbage: 3
Total: 57

Private Wells

NCDHD approves applications for the drilling of new private water supply wells. Once a well is drilled, the water must be tested by an approved laboratory and the results reviewed by NCDHD staff. For information on how to maintain your drinking water, please visit:

<http://www.ncdhd.org/private-drinking-water-wells>



Wells

FY23-FY24

Well Permits: 7
Water Test: 8

Recreational Swimming & Public Pools

FY23-FY24

Recreational Swimming: 1
Licensed & Inspected: 6

Tattoo Parlors

The Health District registers tattoo parlors to ensure that the technicians are licensed and receive annual training in disinfection from a licensed physician.

Tattoo Parlors

FY23-FY24

Registered: 0

Recreational Swimming & Public Pools

Public pools within the District are licensed and inspected annually. NCDHD pool inspections focus on public safety and cleanliness.

Between Memorial Day and Labor Day, NCDHD conducts weekly bathing water sampling at local beaches within the district. The water is tested for E.coli bacteria and closure recommendations are made for locations with elevations.



Lead

Connecticut law requires children to be tested for lead twice before the age of three. The most common cause of lead poisoning in children is exposure to lead based painted surfaces. Lead-based paint is often found in houses built before 1978. There is no safe level of lead. Lead in the body can cause learning delays and impact growth.

NCDHD conducts environmental lead inspections to identify lead-based hazards in response to reports of children with elevated blood lead levels. Connecticut laws have become more protective of children, resulting in a significant increase in lead cases.

Barber Shops, Beauty and Nail Salons

Barber Shops, Beauty and Nail Salons

FY23-FY24

Licensed & Inspected: 3
Plan Reviews: 2

NCDHD reviews and approves plans for cosmetology salons, and barber shops, and licenses and inspects these establishments. Re-inspections are conducted as necessary.



FY23-FY24

Cases: 86

Lead

*Lead numbers reported are for the entire Health District, not by town



Communicable Diseases/Nursing

Our Public Health Nurses are dedicated to overseeing and recording all legally mandated reportable diseases, ensuring the health and safety of our community. In addition to this critical work, we manage both active and latent tuberculosis cases with the utmost care.

Each fall, the health district offers convenient flu clinics to help protect residents from seasonal influenza, and we handle billing with several insurance providers to make this process seamless for our constituents. We also provide blood pressure screenings at no cost, promoting heart health and early detection of potential issues. Currently, the Public Health Nursing Staff are working on an immunization grant to fill the gaps in immunization services, striving to provide support to our towns.

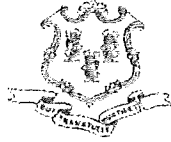


Public Health Preparedness

The North Central District Health Department (NCDHD) actively participates in local, regional, and statewide planning, training and exercises. This is done to ensure our policies, procedures, training and equipment are current and capable of responding to emergency situations. These situations are varied along a broad spectrum of potential threats to include severe weather, emergent diseases, endemic diseases and man-made disasters.



NCDHD team member Jessica, with Lori Spielman, at the Ellington Earth Day event on April 20th, 2024. They were able to give out educational materials and engage with our residents.



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Web Site: portal.ct.gov/csc

**VIA ELECTRONIC MAIL & CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

August 2, 2024

Lee D. Hoffman, Esq.
Pullman & Comley, LLC
90 State House Square
Hartford, CT 06103-3702
lhoffman@pullcom.com

RE: **PETITION NO. 1589R** – USS Somers Solar, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 3.0-megawatt AC solar photovoltaic electric generating facility located at 360 Somers Road, Ellington, Connecticut, and associated electrical interconnection. **Court-granted Voluntary Remand Regarding Connecticut Siting Council Vote on Final Decision.**

Dear Attorney Hoffman:

On May 20, 2024, the Connecticut Superior Court issued an order granting the Connecticut Siting Council (Council) and USS Somers Solar, LLC's May 16, 2024 Joint Motion for Voluntary Remand regarding the Council's February 1, 2024 vote on the above-referenced petition for a declaratory ruling.

By its Remand Decision and Order dated August 1, 2024, the Council voted to deny issuance of a declaratory ruling on the basis that development of the proposed facility site would have an adverse effect on air navigation and aviation safety.

The Council considered and identified adverse effects associated with the absence of a glare analysis, grounding study and written confirmation of the applicability or inapplicability of the Federal Aviation Administration structure marking/lighting scheme for the utility poles from the evidentiary record of the proposed facility proceeding demonstrate uncertainty as to the effects of the proposed facility on air navigation and aviation safety.

Enclosed are the Council's Remand Findings of Fact, Remand Opinion, and Remand Decision and Order.

Sincerely,

A handwritten signature in black ink, appearing to read "Melanie A. Bachman".

Melanie A. Bachman
Executive Director

MAB/IN/dll

Enclosures (3)

Journal Inquirer

CTINSIDER.COM/JOURNALINQUIRER • WEDNESDAY, AUGUST 21, 2024 • VOL. 158, NO. 195 • \$2.00

Schools could lock up cellphones

By **Natasha Sokoloff**
STAFF WRITER

School districts across Connecticut should restrict student cellphone use during the school day, according to a

draft version of the state Board of Education's new guidelines on personal technology use that could be adopted this week.

The Board will vote on the guidance for personal technology use in Connecticut schools in its special meeting Wednesday, although this version of the draft is not final and could change before then, according to a spokesperson for the state Department of Education. The

Phones continues on 4

Roads destroyed, businesses damaged



A section of washed-out road on Cottage Street in Monroe on Monday.

Arnold Gold/Hearst Connecticut Media

By **Jordan Nathaniel Fenster**
STAFF WRITER

As the clouds cleared Monday morning, Connecticut looked out on a level of devastation officials said happens once every millennium.

"As of right now, we do have 27 state roads that are

closed, some due to damage, some due just to flooding," said Samaia Hernandez, spokesperson for the state Department of Transportation. "We do have some bridges that are gone, and there'll be a lot of areas to assess."

The damage follows a storm that pounded portions

Damage continues on 6

Solar facility at Ellington Airport denied

By **Susan Danseyar**
STAFF WRITER

ELLINGTON — The Connecticut Siting Council's recent denial of a petition to build a solar facility at Ellington Airport is welcome news to a local parachuting company.

The council has taken two tie votes this year on USS Solar's petition to build a photovoltaic power station on a 19.2-acre portion of the privately owned airport at the end of its runway on 360 Somers Road.

The council's Aug. 1 denial in a 4-1 vote stated that the solar facility "would have an adverse effect on air navigation and aviation safety." The council said it finds "that the absence of a glare analysis, grounding study, and written confirmation of the applicability or inapplicability of the Federal Aviation Administration structure marking/lighting scheme

Denied continues on 5

TOLLAND TO PURCHASE, PRESERVE MARSH LAND

PAGE 13

VERNON PIZZA PARLOR ENDS LIQUOR, PORK SALES

PAGE 14



DENIED

From page 1

for the utility poles from the evidentiary record of the proposed facility proceeding demonstrates uncertainty as to the effects of the proposed facility on air navigation and aviation safety."

The facility has been vehemently opposed by members of Connecticut Parachutists Inc., who have been based at the air-

port since 1970. Instructors, students, and board members for Connecticut Parachutists asked the council to hold a public hearing on the petition, which was held Dec. 5, and beforehand wrote letters expressing concern for the safety and lives of skydivers should the facility be built. They said installation of the proposed facility in the north field includes an area all skydivers are trained to use as a safety measure if they are unable to safely get to the pri-

mary landing zone.

Skydivers who are forced to seek alternate landing areas would find themselves navigating other hazards such as power lines, trees, and buildings for lack of a safe option, they said. They said students and instructors who landed in a solar field would be injured or killed.

"Although Connecticut Parachutists understands and supports the need for renewable green energy, CPI is pleased the Siting Council has recognized

the impact this installation would have had on health and safety by voting overwhelmingly to deny petition," said Connecticut Parachutists Board President Brett Mickelson about the recent vote.

However, there are circumstances under which USS Solar could have recourse to challenge the decision, Siting Council Executive Director and staff attorney Melanie A. Bachman said.

USS Solar could revive the appeal that's filed with Connecticut Superior Court and/or submit a motion to reopen the petition based on some council members not being present for the Aug. 1 vote, she said.

USS Solar filed a petition for reconsideration after the first vote in February but it was denied at the council's Feb. 29 meeting. In April, USS Somers Solar filed an administrative appeal in Superior Court challenging the council's failure to issue the declaratory judgment in the company's favor.

On May 15, USS Somers Solar and the council filed a joint request to the court to suspend further court proceedings and remand the matter back to the council. In their petition, the parties cited a change in conditions with new members on the council as their reason for the remand.

Another option for USS Solar to move forward with the facility would be to reduce its generating capacity to below the council-jurisdictional threshold, Bachman said. "If the capacity of the solar facility is reduced below 1 megawatt, the proposed project would be under the jurisdiction of the town," she said.

The project is evaluating the Siting Council's decision and the record on which that decision was based, said Lee Hoffman, the lawyer representing USS Solar. Once that review is completed, the project will make a determination of its next course of action, he said.

SURPLUS

From page 2

"Fundamentally, I just have a hard time answering my constituents when they say Connecticut has a surplus but I can't pay my bills, and why can't you help me?" Candelora said. "That is a question that needs to be answered now." He recalled that back in February, House and Senate Republicans offered a wide variety of attempts to lower consumer bills. "The issues go far beyond offsetting costs for ratepayers. Structural changes are needed in PURA and the system. The governor and Democrats have been derelict on those issues. To tell us to sit down and wait is unacceptable."

Candelora noted that while state law requires a five-member PURA board, for too many years there have been three.

"PURA should be a silent regulator," Candelora said that if Dominion had not been supported by guaranteed 5 cents a kilowatt hour back in 2017, Connecticut might be paying three times as much for electricity. "I am more than happy to have a discussion on those costs," he said, blaming "the arrogance of the majori-



Jessica Hill/Associated Press

Vincent Candelora

ty."

In a Sunday statement, Senate Republicans, a 24-12 minority, called for a bipartisan meeting with the governor on the issue. "This is not a time for political calculation," the GOP caucus, led by Senate Minority Leader Stephen Harding of Brookfield, said. "This is an opportunity to make Connecticut's government responsive to the people it purports to serve."

"People want relief now and I understand that," said seven-term state Rep. Jonathan Steinberg, D-Westport, co-chairman of the Energy & Technology Committee who charged that

Republicans are using the subject as a wedge issue in an election year. "Explaining the how and why is brain-numbing," Steinberg said of the complicated subject of rates and electric delivery at a time when the state wants to also foster renewable sources. He called the Republican proposal as "rewarmed, half-baked" ideas.

"I don't think a special session would make any difference," Steinberg said. "We are open-minded and interested in any conversation. There are many possible topics of discussion."

CHICAGO

From page 3

of East Coasters come in with high expectations.

"When they try our pizza, they know it's the best, no com-

parison," he said.

The woman at the center of this week's action is no stranger to the debate, either. During a two-day swing through the New Haven area in 2021, the vice president's staff and Secret Service agents picked up orders

from two local staples: Zuppar-di's and Sally's.

As for her official position on the subject — thin crust, or deep dish, New Haven or Chicago — Harris' campaign did not immediately respond to a request for comment.

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