Providing information, education and assistance to land use decision makers, in support of balancing growth and natural resource protection.

Land Use Commissioner Training Webinar – Module 3

https://Land Use Commissioner Training | Center for Land Use Education and Research (uconn.edu)
Basic Training for Connecticut Land Use Commissioners

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Important Information

• Training is not legal advice
• More training at: https://clear.uconn.edu/training/land-use-commissioner-training/
• Training is recorded
• Slides and recording will be posted https://clear.uconn.edu/lua/
• Interactive / use chat function
• Let’s have fun!

• Attendance will be confirmed via email after each webinar
  Please keep copy of the email for your records
About This 2024 Webinar Series

- Third Thursday of each month except for August
- 30-40 min duration
- Attendance will be confirmed via email after each webinar / Please keep copy of the email for your records
- Completing Basic Training (such as CLEAR LUA) is strongly recommended by the OPM to new members
Recap

March 21, 2024 –

Legal Basis for Land Use Regulations
Commissioner Training Requirements (Planning, Zoning, ZBA, Inland Wetlands and Watercourse and Aquifer Protection Commissions)

April 18, 2024 –

Types of Power of Land Use Commissions
Zone Change and Regulation Amendments v. Special Permit v. Site Plan
Upcoming Webinars -

Jun 20, 2024 –
Alternates
Sitewalks

Nov 15, Dec 20, 2024 –
Fundamentals of Site Plan Reading

July 19, Sept 20, Oct 18, 2024 –
Public Hearings
FOIA
Conflict of Interest
Bias and Predisposition
Representation by Commission Members
Social Media
Webinar Overview: Topics Covered Today

1. Responsibilities / Fundamental Fairness

2. Running a Meeting
An Awesome Responsibility

- CGS Sec. 8-4c
- Land Use Commissions make decisions that affect a community’s quality of life for generations, where investment takes place and an individual’s or business’s financial well being.
HIKERS and BIKERS
Move to the side of
the road when a
vehicle approaches
An Awesome Responsibility
An Awesome Responsibility
An Awesome Responsibility

Entering Land Grab Area!

If you or your neighbors own acreage in this area, your land is being proposed for a HUGE downzone.

This will cost you and your family 100's of THOUSANDS of dollars!

Tell Whatcom County Planning NO! 676-6907
Tell the County Executive NO! 676-6717
Tell the County Council NO! 676-6690

ACT NOW - or lose it forever!
RESPONSIBILITIES

• Be fair to all parties
• Open mind = Listen to all the facts **before** rendering a decision
• Does everyone have the same information?
• Treat applicants with respect
• Treat staff with respect
RESPONSIBILITIES

- Be prepared
- Understand the details of the proposal
- Review it to see if it meets regulations
- Understand the impact of the change on the existing natural systems
RESPONSIBILITIES

• Take time to read the POCD and your regulations
• Know limits of your powers and your responsibilities
• Understand, know and apply your regulations consistently
FOLLOW THE RULES
RUNNING A MEETING

• Chair is in control – no speaking unless recognized, comments directed to commission
• Let everyone know the rules
• Decorum - no interruptions/talking to each other
• Crowd control/Hostility
• Try to run an efficient meeting
• Meeting Logistics
Reminder

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