



Emergency Changes to the Land Use Process



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The World
Has
Changed.


 **Notice** Governor Lamont is telling Connecticut residents to "Stay Safe, Stay Home." All non-essential workers statewide are being directed to work from home, effective Monday, March 23 at 8:00 p.m. For the latest information, resources, executive orders, and guidance related to coronavirus (COVID-19), visit ct.gov/coronavirus

 Connecticut's Official State Website

Search Connecticut Government...

Language + Settings

Coronavirus Disease 2019 (COVID-19)

 **NOTICE:** Businesses and nonprofits seeking guidance related to Governor Lamont's "Stay Safe, Stay Home" executive order directing all non-essential workers statewide to work from home are urged to [read the guidance provided by DECD](#).

[CT.GOV HOME](#) CORONAVIRUS DISEASE 2019 (COVID-19)

Coronavirus Disease 2019 (COVID-19)

The Centers for Disease Control and Prevention (CDC) is responding to an outbreak of respiratory disease caused by a novel (new) coronavirus that was first detected in China and which has now been detected in many [locations internationally](#), including in the United States. The disease has been named "coronavirus disease 2019" (abbreviated "COVID-19").

In Connecticut and throughout the world, [influenza](#) (flu) activity is high. The CDC encourages all people aged 6 months and older to be vaccinated. It is not too late to get vaccinated for the flu. Check with your healthcare provider, call your [local health department](#), or visit the [HealthMap Vaccine Finder](#) (adults) for availability of flu vaccinations.

The World
Has
Changed.

Norwalk City Hall closed until further notice

By Erin Kayata Updated 4:10 pm EDT, Monday, March 16, 2020



NBC Connecticut

Bristol City Hall Employee Tests Positive for Coronavirus

Bristol City Hall was closed to the public late last week. So far, 415 people in Connecticut have tested positive for the coronavirus, and 10 have ...
1 day ago



Patch.com

Coronavirus West Haven: City Hall Closed For Business On Fridays

WEST HAVEN, CT — Effective March 27, West Haven City Hall will be closed on Fridays until further notice in response to the coronavirus crisis ...
5 hours ago



BRIDGEPORT

City of Bridgeport to Close All Government Buildings and Nonessential Services Amid Coronavirus Concerns

By Angela Fortuna • Published March 15, 2020 • Updated on March 15, 2020 at 7:15 pm



Welcome to Stamford

Our City How Do I? Residents

Directions to the Government Center
Government Center Meeting Schedule

Contact Info

Hours of Operation:
Monday - Friday - BY APPOINTMENT ONLY
DUE TO COVID-19
For Department Hours:
Please Check Individual Departments for Actual Time
For Summer Hours:
Please Check Individual Departments

COVID-19: State of CT Ge...

Home » Departments

Government

Stamford Government C
cific department. Vital d
tions, highways, sanitat
closed altogether.

The
Laws
Have
Changed.

Connecticut Governor Executive
Orders **7B & 7I**

(March 2020)

The Big Picture:

“Covered Laws” to the contrary
are **suspended and temporarily
rewritten.**

The "Covered Laws"

- State statutes
- Special Acts
- Local charters & ordinances
- Local resolutions & regulations

What
Changed:

- In-Person Meetings
- Timelines
- Notices
- Petitions
- Appeals
- Other Municipal Duties/Rights

In-Person Meetings:

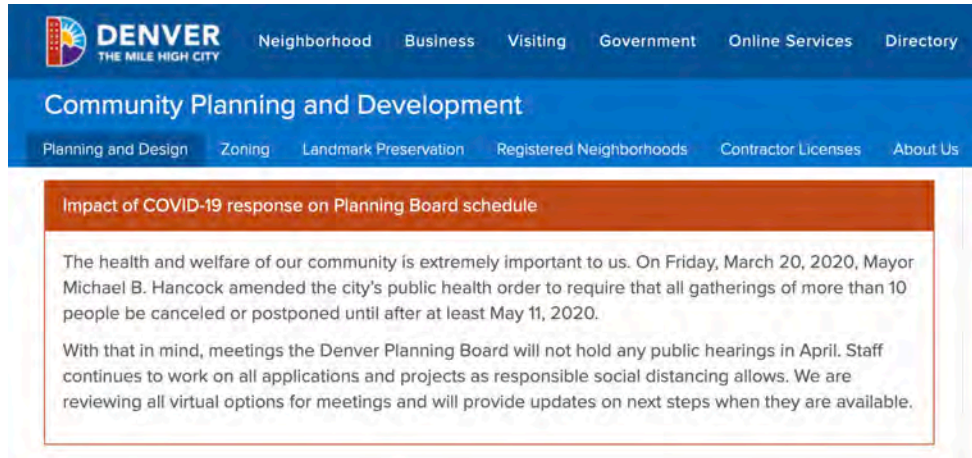
- Public meetings OK by phone/video IF:
 - Public can listen in
 - Meeting is recorded/transcribed
 - Recording/transcription is posted online within 7 days
 - Recording/transcription is available within a “reasonable” time in agency office

In-Person Meetings:

- Public meetings OK by phone/video IF:
 - Meeting materials (e.g., agendas, applications) are uploaded 24 hours prior
 - Exhibits from the public "*to the extent feasible*" are uploaded 24 hours prior
 - Speakers state their names/titles

- 1. Suspension of In-Person Open Meeting Requirements.** Sections 1-206, 1-225, and 1-226 of the Connecticut General Statutes, and any open meeting provision of any municipal charter, ordinance, or regulation that conflicts with this order, are suspended to the extent necessary to permit any public agency to meet and take such actions authorized by the law without permitting or requiring in-person, public access to such meetings, and to hold such meetings or proceedings remotely by conference call, videoconference or other technology, provided that: 1) the public has the ability to view or listen to each meeting or proceeding in real time, by telephone, video, or other technology; 2) any such meeting or proceeding is recorded or transcribed, and such recording or transcript shall be posted on the agency's website within seven (7) days of the meeting or proceeding, and made available within a reasonable time in the agency's office; 3) the required notice and agenda for each meeting or proceeding is posted on the agency's website and shall include information about how the meeting will be conducted and how the public can access it; 4) any materials relevant to matters on the agenda, including but not limited to materials related to specific applications, if applicable, shall be submitted to the agency a minimum of twenty four (24) hours prior and posted to the agency's website for public inspection prior to, during, and after the meeting, and any exhibits to be submitted by members of the public shall, to the extent feasible, also be submitted to the agency a minimum of twenty-four (24) hours prior to the meeting and posted to the agency's website for public inspection prior to, during, and after the meeting; and 5) all speakers taking part in any such meeting or proceeding shall clearly state their name and title, if applicable, before speaking on each occasion that they speak.

If We Didn't Act:



DENVER
THE MILE HIGH CITY

Neighborhood Business Visiting Government Online Services Directory

Community Planning and Development

Planning and Design Zoning Landmark Preservation Registered Neighborhoods Contractor Licenses About Us

Impact of COVID-19 response on Planning Board schedule

The health and welfare of our community is extremely important to us. On Friday, March 20, 2020, Mayor Michael B. Hancock amended the city's public health order to require that all gatherings of more than 10 people be canceled or postponed until after at least May 11, 2020.

With that in mind, meetings the Denver Planning Board will not hold any public hearings in April. Staff continues to work on all applications and projects as responsible social distancing allows. We are reviewing all virtual options for meetings and will provide updates on next steps when they are available.

Miami governments grapple with coronavirus by canceling or closing public meetings

BY JOEY FLECHAS, MARTIN VASSOLO, AND AARON LEIBOWITZ

MARCH 16, 2020 06:17 PM



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COOK COUNTY
GOVERNMENT

I WANT TO RESIDENT SERVICES DOING BUSINESS YOUR GOVERNMENT

Zoning Board of Appeals

Cook County's Resources and Response to Coronavirus (COVID-19)

April Public Hearing Cancelled
Per Executive Order (EO-2020-1) suspending all meetings of the various boards, commissions and advisory boards created by Cook County, due to the COVID-19 outbreak. Therefore, the ZBA is cancelling our April 1, 2020.

METRO

Coronavirus in NY: NYC council clears out City Hall, suspends hearings and meetings

By Laura Italiano and Bernadette Hogan

March 15, 2020 | 2:53am | Updated



Speaker Corey Johnson

Timelines:

- Extension by 90 days for:
 - Starting a public hearing
 - Making a decision
 - Submitting something to a State agency (by a municipality)
 - Demolition delays

Timelines:

- Extensions can be added to existing extensions
 - e.g., site plan reviews can add 90 days to the existing 65-day extension

Timelines:

- Extensions can be allocated among multiple deadlines – *at the option of the applicant or commission*
 - e.g., applicant can add 30 days to a public hearing start date, and commission can add 30 days to its required decision-making time

- a. Any time deadlines contained in the Covered Laws that may pass or expire during the public health and civil preparedness emergency declared by me on March 10, 2020 (“state of emergency”) are extended by an additional 90 days for any and all of the following circumstances: the commencement or completion of any public hearing; the rendering of any decision required to be made within a particular period; and the submission or reporting by any municipality to any agency or quasi-public agency of the State; provided, however, that such preceding 90-day extension shall not apply to any time extensions that are already expressly allowed by the Covered Laws, meaning that, for example, a decision for which the statute already allows up to a total of 65 days of extension (such as site plan decisions) may be further extended by no more than an additional 90 days, for a total of 155 extension days (in this example); and further provided that each individual petition, application, or other proposal, or adoption or amendment of any municipal plan, regulations, or ordinance shall only obtain one 90-day extension period in total, which may be allocated, in part, by an applicant or municipality or agency, for each deadline period, and not multiple 90-day extensions for each time deadline related thereto.
- b. If the 90-day demolition delay required by Section 7-147j would commence or expire during the state of emergency, such period of delay shall be extended for 90 days.

If We Didn't Act:

Automatic
approvals!

Automatic
denials!



Notices:

- Website notice is OK in lieu of all notice requirements by:
 - Newspaper
 - Clerk office filing
 - Physical sign

Notices:

- Email is OK in lieu of all direct/personal notice to:
 - People
 - Agencies
 - Municipal clerks
 - Municipality
 - Utility/water company
- ... if an email is “known or reasonably available”

Notices:

- If an email is not “known or reasonably available”:
 - Post a physical, weatherproof, 2'x3' sign (with certain info) OR
 - Rely on regular mail to a list provided by a municipality

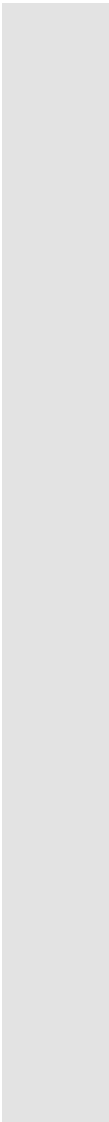
- c. Any Covered Law requiring a municipality or agency to publish any notice or notices in a newspaper of general or substantial circulation is suspended and modified to allow a single notice to be published electronically on a municipality's or agency's website, provided the earlier deadline required for posting notice by the Covered Law is maintained for the electronic posting, and such posting shall remain visible on the municipality's or agency's website until completion of the action, meeting, or proceeding for which such notice is provided, and for any notice of decision, for the duration of the applicable appeal period provided by the Covered Laws.
- d. Any Covered Law requiring any notice to be filed in the office of any municipal clerk, including any town, city, borough, or district clerk, is suspended and modified to allow said notice to be posted electronically on a municipality's website, provided the deadline required for posting remains unchanged, and such posting shall remain visible on the municipality's or agency's web site until the completion of the action, meeting, or proceeding for which such notice is provided, and for any notice of decision, for the duration of the applicable appeal period provided by the Covered Laws.
- e. Any Covered Law requiring a physical sign to be posted in relation to any zoning, inland wetlands, planning, or historic district petition, application or proposal, may be satisfied by the electronic posting on a municipality's website described in paragraph (c) above.

f. Any Covered Law requiring direct or personal notice by mail from a municipality, agency or applicant to any other person, agency, municipal clerk (including any town, city, borough, or district clerk), municipality, utility company or water company regarding the filing or pendency of any petition, application, or other proposal is suspended and modified to allow said notice requirement to be satisfied by electronic mail notification, if electronic mailing addresses are known or reasonably available for the party to be noticed, provided the same deadline for publication of the electronic notice is met; provided that if electronic mailing addresses are not known or reasonably available, said notice requirement is satisfied by: (i) the posting of a physical, weatherproof sign of at least two feet by three feet in area, in a prominent location on the parcel of land which is

the subject of any petition, application, or proposal, specifying the existence of such petition, application, or proposal, and information regarding the date, time, and location of any hearings (including remote access details) related thereto, provided that such sign shall be posted for the duration of the period for which notice is otherwise required by the Covered Laws; or (ii) the mailing of letters (via regular U.S. mail) to addressees provided by a municipality or agency, or agent thereof, where the noticing party has relied in good faith on the accuracy and completion of said list of addressees.



Petitions:

- Email signing is OK
 - Email delivery is OK
 - Timelines are the same
- 

- g. Any Covered Law prescribing the procedure for any petition, including petition of a decision, to an agency or legislative body, is suspended and modified to allow such petition to be signed electronically (including by pdf or other imaging technology or compilation of emails or other electronic communication) and to allow applicable notice requirements to be fully satisfied by electronic mail notice of such petition on the designated entity. The time period to commence and submit said petition shall remain unchanged.

If We Didn't Act:

Gubernatorial candidates press Utah governor to change election rules amid coronavirus pandemic



Coronavirus sparks bill letting Mass. communities postpone certain special elections, but signature collection deadline remains unchanged

Updated Mar 23, 2020; Posted Mar 23, 2020



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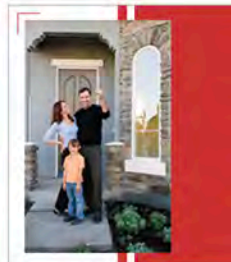
From left, House Speaker Robert DeLeo, Gov. Charlie Baker and Senate President Karen Spilka meet on Monday in the Senate Reading Room next to the Senate chamber.

ARIZONA NEWS

Ballot initiative signature collection continues in Arizona despite virus

BY GRISELDA ZETINO
MARCH 25, 2020 AT 4:25 AM

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Arizona's Morning News

Appeals:

- Email notice to a municipal clerk is OK
 - *Clerks should be checking emails & notifying attorneys*
 - *Municipalities should post email address for electronic service on their websites*

Appeals:

- Email notice to a ZEO, ZBA, or IWA is OK
- Timelines are the same
 - Note: If multiple notices are provided, the earliest one that would satisfy the statutory appeals period should prevail

- h. Any Covered Law prescribing the procedure for commencement of an appeal of a decision to the Superior Court and associated service of process is suspended and modified to permit any such appeal to be commenced by a proper officer by electronic mail notice on the designated municipal clerk (including any town, city, borough, or district clerk). The time period to commence said appeal shall remain unchanged. Municipalities shall clearly post the email address to be used for the electronic service on their website. Notwithstanding C.G.S. Section 6-32, the damages clauses which may result from a state marshal's failure to duly comply with any service requirements of section 6-32(a), to the extent such requirements conflict with this Section 19 of this order, are suspended.
- i. Any Covered Law prescribing the procedure for commencement of an appeal of a decision by a zoning enforcement officer or an agent for an inland wetland agency is suspended and modified to permit any such appeal to be commenced by regular mail or by electronic mail notice to the zoning commission, zoning enforcement officer, zoning board of appeals or inland wetlands agency, as appropriate. The time period to commence said appeal shall remain unchanged.

Other Municipal Duties/Rights:

- Put everything in the “permanent office records”
- File/record everything with the clerk once clerk re-opens
- Feel free to waive rules requiring paper copies or duplicates






- j. The suspensions and modifications specified in this, Section 19 of this order, are hereby permitted, provided, however, that: (1) the municipality, within a reasonable time after the reopening of the relevant office, include printed or electronic confirmations of all modifications, extensions, notices, and decisions in the permanent office records, (2) any document required by the Covered Laws to be recorded or filed in the town, borough, district or city clerk records be recorded or filed, as applicable, within a reasonable time thereafter; and (3) any municipality may, by declaration of head of an agency accepting or administering applications, waive any rules, regulations, or policies related to any requirement that applications to such municipal agency be submitted in paper copy or in duplicate.

Lessons:

- Include your clerk's email on your website
- Create a new website clearly labeled for:
 - Recordings
 - Meeting materials
 - Agendas/notices

Documents

March 24 Planning & Zoning Commission Meeting

-  DEEP Notice to Municipality (757 KB) (pdf)
-  130 Wethersfield Staff Report (1.97 MB) (pdf)
-  130 Wethersfield Attachments (7.1 MB) (pdf)
-  130 Wethersfield Additional Documents (2.58 MB) (zip)
-  P&Z Agenda 03242020 (444 KB) (pdf)

March 18 Historic Commission Meeting

-  393 Edgewood Staff Report (2.62 MB) (pdf)
-  243 N Beacon Staff Report (2.49 MB) (pdf)
-  176-178 Whitney Staff Report (2.51 MB) (pdf)
-  164 Ashley Staff Report (2.71 MB) (pdf)
-  132 Jefferson Staff Report (1.3 MB) (pdf)
-  125-127 Sargeant Staff Report (3.05 MB) (pdf)
-  120 Edgewood Staff Report (4.38 MB) (pdf)
-  116 Huntington Staff Report (2.01 MB) (pdf)
-  70 Edwards Staff Report (5 MB) (pdf)
-  25 Warrenton Staff Report (789 KB) (pdf)
-  HPC Audio Recording - 031820 (11.8 MB) (mp4)
-  HPC Agenda 03182020 (85.1 KB) (pdf)



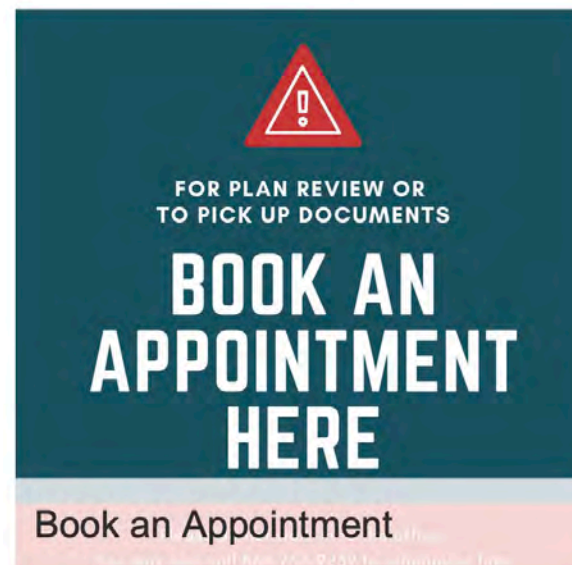
PLANNING & ZONING


Planning & Zoning



SMALL BUSINESS & COMMUNITY DEVELOPMENT

Small Business & Community
Development





FOR PLAN REVIEW OR
TO PICK UP DOCUMENTS

BOOK AN APPOINTMENT HERE

Book an Appointment



CLICK FOR MORE
INFORMATION ON

WEB BASED COMMISSION MEETINGS

Web-based Public Hearings

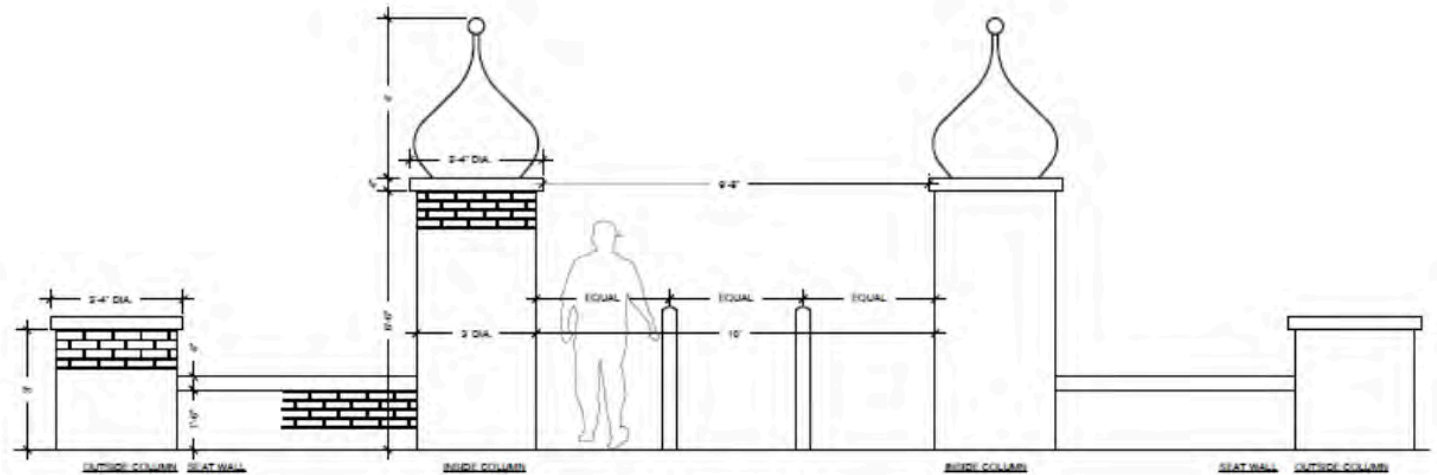
Lessons:

- Sign up for dropbox and video software
 - Enable closed captioning
- Try to get access to property records online
- Inform the public as soon as you're "open for business"

The People's
Business
Continues.



The People's Business Continues.



Courtesy: TO Design LLC

Will the
Laws Ever
Be the
Same?

No more snow cancellations?
Goodbye to newspaper notice?
Wanton time extensions?
Email service for appeals?

Special
Guest for
Q&A:



Jackie Kauffman

Carmody Torrance Sandak & Hennessey LLP
CT Bar Association Planning & Zoning Section Chair

QUESTIONS?



Stay in Touch!

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