

**HISTORY OF C6-40-9**  
**Referral to Board of Representatives by Opponents or Proponents**  
**of Amendments to the Zoning Regulations, Other than the Zoning Map,**  
**After the Effective Date of the Master Plan.**

1. The 1947 Charter (the Charter consolidating the City and Town of Stamford, which went into effect on 4/15/49) did not contain any provision for the appeal of Zoning Board decisions to the Board of Representatives.
2. The 1954 Charter includes the following language, which was added pursuant to Special Act No. 619, 1953, a copy of which is attached:

**Sec. 553.2. Referral to Board of Representatives by Opponents or Proponents of Amendments to the Zoning Regulations (Other than the Zoning Map) After the Effective Date of the Master Plan.**

After the effective date of the master plan, if following a public hearing at which a proposed amendment to the zoning regulations, other than the zoning map, was considered, a petition is filed with the zoning board within ten days after the official publication of the board's decision thereon opposing such decision, such decision with respect to such amendment shall have no force or effect, but the matter shall be referred by the zoning board to the board of representatives within twenty days after such official publication, together with written findings, recommendations, and reasons. The board of representatives shall approve or reject any such proposed amendment at or before its second regularly scheduled meeting following such referral. When acting upon such matters the board of representatives shall be guided by the same standards as are prescribed for the zoning board in section 550 of this act. The failure by the board of representatives either to approve or said amendment within the above time limit shall be deemed as approval of the zoning board's decision. The number of signatures required on any such written petition shall be one hundred if the proposed amendment applies only to one zone. All signers must be land owners in any areas so zoned or in areas located within five hundred feet of any areas so zoned. If any such amendment applies to two or more zones, or the entire city, the signatures of at least three hundred landowners shall be required, and such signers may be landowners anywhere in the city.

3. It appears that the language was then changed in a referendum in 1959, as follows:<sup>1</sup>

**Sec. 553.2. - Referral to Board of Representatives by Opponents or Proponents of Amendments to the Zoning Regulations (Other Than the Zoning Map) After the Effective Date of the Master Plan.**

After the effective date of the Master Plan, if following a public hearing at which a proposed amendment to the zoning regulations, other than the zoning map was considered, a petition is filed with the zoning board within ten days after the official publication of the board's decision thereon opposing such decision, such decision with respect to such amendment shall have no force or effect, but the matter shall be referred by the zoning board to the board of representatives within twenty days after such official publication, together with written findings, recommendations, and reasons. The board of representatives shall approve or reject any such proposed amendment at

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<sup>1</sup> This is based upon a review of the Board office copy of the 1954 Charter which contains printed marginalia noting the 1959 referendum next to this text. The Town Clerk has not been able to locate a copy of the 1959 referendum as of this writing

or before its second regularly scheduled meeting following such referral. When acting upon such matters, the board of representatives shall be guided by the same standards as are prescribed for the zoning board in section 550 of this act. The failure by the board of representatives either to approve or reject said amendment within the above time limit shall be deemed as approval of the zoning board's decision. The number of signatures required on any such written petition shall be one hundred, **or 20% of the owners of privately-owned land within 500 feet of the area so zoned**, whichever is least, if the proposed amendment applies to only one zone. All signers must be land owners in any areas so zoned, or in areas located within five hundred feet on [sic] any areas so zoned. If any such amendment applies to two or more zones, or the entire city, the signatures of at least three hundred landowners shall be required, and such signers may be landowners anywhere in the city.

4. The 1962 referendum made “numerous changes in order to clarify language eliminate inconsistencies, correct omissions and bring certain Sections into conformance with Special Acts of the State legislature”. This appears to have changed the section as noted below:

**Sec. 553.2. - Referral to Board of Representatives by Opponents or Proponents of Amendments to the Zoning Regulations, (Other Than the Zoning Map), After the Effective Date of the Master Plan.**

After the effective date of the Master Plan, if following a public hearing at which a proposed amendment to the zoning regulations, other than the zoning map was considered, a petition is filed with the zoning board within ten days after the official publication of the board's decision thereon opposing such decision, such decision with respect to such amendment shall have no force or effect, but the matter shall be referred by the zoning board to the board of representatives within twenty days after such official publication, together with written findings, recommendations, and reasons. The board of representatives shall approve or reject any such proposed amendment at or before its second regularly scheduled meeting following such referral. When acting upon such matters, the board of representatives shall be guided by the same standards as are prescribed for the zoning board in section 550 of this act. The failure by the board of representatives either to approve or reject said amendment within the above time limit shall be deemed as approval of the zoning board's decision. The number of signatures required on any such written petition shall be one hundred, or **20% twenty per cent** of the owners of privately-owned land within **500 five hundred** feet of the area so zoned, whichever is least, if the proposed amendment applies to only one zone. All signers must be **land-owners landowners** in any areas so zoned, or in areas located within five hundred feet **on of** any areas so zoned. If any such amendment applies to two or more zones, or the entire city, the signatures of at least three hundred landowners shall be required, and such signers may be landowners anywhere in the city.

5. The November 1987 revision of the Charter reflects renumbering of the above section to 6-40-9 and stylistic changes such as capitalization of Zoning Board. There was only one text change, as shown below:

**Sec. 6-40-9. - Referral to Board of Representatives by Opponents or Proponents of Amendments to the Zoning Regulations, Other Than the Zoning Map, After the Effective Date of the Master Plan.**

After the effective date of the Master Plan, if following a public hearing at which a proposed amendment to the Zoning Regulations, other than the Zoning Map was considered, a petition is filed with the Zoning Board within ten days after the official publication of the Board's decision thereon opposing such decision, such decision with respect to such amendment shall have no force or effect, but the matter shall be referred by the Zoning Board to the Board of Representatives within twenty days after such official publication, together with written findings, recommendations, and reasons. The Board of Representatives shall approve or reject any such proposed amendment at or before its second regularly scheduled meeting following such referral. When acting upon such matters, the Board of Representatives shall be guided by the same standards as are prescribed for the Zoning Board in Section 550 C6-40-1 of this **Act Charter**. The failure by the Board of Representatives either to approve or reject said amendment within the above time limit shall be deemed as approval of the Zoning Board's decision. The number of signatures required on any such written petition shall be one hundred, or twenty percent of the owners of privately-owned land within five hundred feet of the area so zoned, whichever is least, if the proposed amendment applies to only one zone. All signers must be landowners in any areas so zoned, or in areas located within five hundred feet of any areas so zoned. If any such amendment applies to two or more zones, or the entire city, the signatures of at least three hundred landowners shall be required, and such signers may be landowners anywhere in the City.

6. The November 1995 revision of the Charter reflects one stylistic change - the capitalization of the word City in the last sentence (one had been capitalized previously, the other had not) :

**Sec. 6-40-9. - Referral to Board of Representatives by Opponents or Proponents of Amendments to the Zoning Regulations, Other Than the Zoning Map, After the Effective Date of the Master Plan.**

After the effective date of the Master Plan, if following a public hearing at which a proposed amendment to the Zoning Regulations, other than the Zoning Map was considered, a petition is filed with the Zoning Board within ten days after the official publication of the Board's decision thereon opposing such decision, such decision with respect to such amendment shall have no force or effect, but the matter shall be referred by the Zoning Board to the Board of Representatives within twenty days after such official publication, together with written findings, recommendations, and reasons. The Board of Representatives shall approve or reject any such proposed amendment at or before its second regularly scheduled meeting following such referral. When acting upon such matters, the Board of Representatives shall be guided by the same standards as are prescribed for the Zoning Board in Section C6-40-1 of this Charter. The failure by the Board of Representatives either to approve or reject said amendment within the above time limit shall be deemed as approval of the Zoning Board's decision. The number of signatures required on any such written petition shall be one hundred, or twenty percent of the owners of privately-owned land within five hundred feet of the area so zoned, whichever is least, if the proposed amendment applies to only one zone. All signers must be landowners in any areas so zoned, or in areas located within five hundred feet of any areas so zoned. If any such amendment applies to two or more zones, or the entire City, the signatures of at least three hundred landowners shall be required, and such signers may be landowners anywhere in the City.



[Substitute for House Bill No. 594.]  
[619.]

AN ACT AMENDING THE CHARTER OF THE CITY OF STAMFORD WITH RESPECT TO ZONING AND PLANNING.

SECTION 1. Chapter 52 of number 312 of the special acts of 1947, as amended, is amended to read as follows:

CHAPTER 52. PLANNING BOARD

SEC. 520. Powers and Duties of Planning Board. The planning board shall: (1) Keep and from time to time revise the official map of Stamford; (2) prepare, adopt and amend the master plan; (3) have the power of approval or disapproval of the subdivision of land; (4) make detailed plans for the improvement, reconditioning or redevelopment of areas which, in its judgment, contain special problems or show a trend toward lower land values; (5) prepare each year lists of desirable capital improvements together with financial programs for their execution, one covering the next fiscal year and the other covering the next six years, which lists shall be forwarded to the mayor for submission to the board of finance and the board of representatives; (6) review and report on public works proposals; and (7) prepare an annual report and file a copy thereof with the Connecticut development commission.

SEC. 521. Establishment of the Official Map. Following public hearing, the planning board shall, by resolution, establish and from time to time revise a map of the city of Stamford showing the existing streets and parks, theretofore laid out, adopted and established by law, which map shall be known as the official map. Said map shall also show all the voting districts, and shall have delineated thereon the zones established by the zoning regulations. Such map shall be filed with the town and city clerk and an adequate number of copies thereof shall be printed for sale or distribution to the public.

SEC. 522. The Master Plan. The master plan shall be the general land use plan for the physical development of the municipality. The plan shall show the division of Stamford into land use categories such as, but not restricted to, the following:

1. Residential—single family plots one acre or more
2. Residential—single family plots less than one acre
3. Residential—multi-family—low density
4. Residential—multi-family—medium density
5. Commercial—local or neighborhood business
6. Commercial—general business
7. Industrial

The land use categories indicated on the master plan shall be defined by the planning board and made a part of such plan. The plan shall also show the board's recommendation for the following: Streets, sewers, bridges, parkways and other public ways; airports, parks, playgrounds and other public grounds; the general location, relocation and

improvement of schools and other public buildings; the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, transit and other purposes; the extent and location of public housing and neighborhood development projects. Such other recommendations may be made by the said board and included in the plan as will, in its judgment, be beneficial to the municipality. Such plan shall be based on studies of physical, social, economic and governmental conditions and trends and shall be designed to promote with the greatest efficiency and economy the coordinated development of the municipality and the general welfare, health and safety of its people.

SEC. 522.1. Adoption of Master Plan. The master plan shall be prepared by the planning board and adopted after at least one public hearing thereon, upon notice as hereinafter provided in section 522.6. When so adopted, said plan shall become the master plan of Stamford superseding any such plan which may theretofore have been adopted, in total or in part, by the planning board. Such plan shall be a public record, a copy of which shall be kept on file in the office of the town and city clerk of Stamford.

SEC. 522.2. Amendments to Master Plan. The master plan may be amended by the planning board provided, prior to such action, the board shall hold at least one public hearing, notice of which shall be given as hereinafter provided in section 522.6, which notice shall include a clear and accurate map showing the bounds of any area affected together with the board's reasons therefor.

SEC. 522.3. Petitions for Amendment to Master Plan. Any Stamford property owner or governmental agency, department, board or official may file a written petition with the planning board for an amendment to the master plan. Such petition shall be scheduled for at least one public hearing to be held within sixty days from the date said petition was filed, upon notice as hereinafter provided in section 522.6, which notice shall be accompanied by a clear and accurate map showing the bounds of any area affected. Each petitioner, upon filing a petition pursuant to this section, shall pay a filing fee in such amount as may be prescribed by the board and shall leave his name and address with the secretary of the board. A copy of the decision of the board in such matter, signed by the secretary or chairman of the board, shall be sent to the petitioner by registered mail at the time of the official publication of such decision.

SEC. 522.4. Referral to Board of Representatives by Opponents of Proposed Amendments. If the owners of twenty per cent or more of the privately-owned land in the area included in any proposed amendment to the master plan, or the owners of twenty per cent or more of the privately-owned land located within five hundred feet of the borders of such area, file a signed petition with the planning board within ten days after the official publication of the decision thereon, objecting to the proposed amendment, then said decision shall have no force or effect but the matter shall be referred by the planning board to the board of representatives within twenty days after such official

publication, together with written findings, recommendations and reasons. The board of representatives shall approve or reject such proposed amendment at or before its second regularly scheduled meeting following such referral. When acting upon such matters the board of representatives shall be guided by the same standards as are prescribed for the planning board in section 522 of this act. The failure of the board of representatives either to approve or reject said amendment within the above time limit shall be deemed as approval of the planning board's decision.

SEC. 522.5. Referral to Board of Representatives by Proponents of Proposed Amendments. If the owners of more than fifty per cent of the privately-owned land in the area included in the proposed amendment to the master plan, or if the owners of more than fifty per cent of the privately-owned land located within five hundred feet of the borders of such area, file a signed petition favoring such amendment with the planning board within ten days after the official publication of a contrary decision thereon, said decision shall have no force or effect but the matter shall be referred by the planning board to the board of representatives within twenty days after such official publication together with its written findings, recommendations and reasons. The board of representatives shall approve or reject such proposed amendment at or before its second regularly scheduled meeting following such referral. When acting upon such matters the board of representatives shall be guided by the same standards as are prescribed for the planning board in section 522 of this act. The failure of the board of representatives either to adopt or reject said amendment within the above time limit shall be deemed as approval of the planning board's decision.

SEC. 522.6. Notice of Public Hearings. Notice of each public hearing held with respect to the adoption or amendment of the master plan shall be given by publishing in an official paper the time, place and purpose of such hearing, together with a clear and accurate map showing the bounds of any area or areas affected. Said notice shall be published at least twice, the first not more than fifteen nor less than ten days before such hearing, and the last not less than two days before such hearing; and a copy of such proposed plan or amendment shall be filed in the office of the town and city clerk at least ten days before such hearing.

SEC. 522.7. Hearings. If more than one public hearing is considered by the planning board to be necessary or advisable, additional hearings may be held upon due notice, as hereinabove set forth in section 522.6; provided no more than ninety days shall elapse between the first and last hearings on any one petition, unless the petitioner agrees in writing to an extension of such period.

SEC. 522.8. Decisions. The planning board shall render a decision on all petitions for amendment to the master plan within sixty days after the last public hearing thereon. No such decision shall become effective until at least ten days have elapsed following the official publication of such decision in the manner provided in section

611  
1952

522.9 of this act. A copy of each such decision, signed by the secretary or chairman of said board, shall be filed with the town and city clerk at the time of such official publication. If any decision of the planning board is not referred to the board of representatives within ten days of the official publication of such decision as hereinabove provided, such decision shall forthwith become effective and the secretary or chairman of the planning board shall file a certificate, attesting to such fact, with the town and city clerk. If any decision of the planning board is referred to the board of representatives as hereinabove provided, the president or clerk of the board of representatives shall file a certificate with the town and city clerk immediately following the decision of the board of representatives on such matter or, if such board fails to act on the matter within the time hereinabove prescribed, said certificate shall be filed immediately following the expiration of such period, attesting to such decision or failure to decide.

SEC. 522.9. Publication of Decisions. Official notice of decisions made by the planning board with respect to proposed amendments to the master plan shall be given by publishing each such decision, or a summary thereof, together with a clear and accurate map showing the bounds of the area or areas affected thereby, in an official paper for at least two consecutive business days, commencing within five days after such decision has been made. Official publication of each decision shall be deemed to have been made upon the date of the second appearance of such official notice as provided above.

SEC. 523. Procedure for Reviewing Public Works Proposals. No action shall be taken by the municipality on any proposal involving the location, acceptance, widening, narrowing or extension of streets, bridges, parkways and other public ways; the location, relocation, acquisition of land for, abandonment, sale or lease of airports, parks, playgrounds and other municipally-owned properties, schools and other public buildings; the extent and location of public utilities and terminals, whether publicly or privately owned, for light, water, power, transit and other purposes; and the extent and location of public housing projects and the redevelopment, reconditioning or improvement of specific areas as defined hereinabove until it has been referred to the planning board for a report. The failure of said board to report within sixty days after the date of official submission to it shall be taken as approval of the proposal. In case of the disapproval of the proposal by said board, the reasons for disapproval shall be recorded and transmitted to the board of representatives. A proposal disapproved by the planning board shall thereafter only be adopted by a two-thirds vote of the board of representatives.

SEC. 524. Procedure for Reviewing Subdivisions Proposals. Description of Content of Subdivision Regulations. Provision for Penalties. All plans of a subdivision of land shall be submitted to the planning board. No such plan shall be recorded by the town and city clerk or other officer duly authorized to record plans until the fact that it has been approved by said board has been endorsed thereon. Any official recorder of plans violating this requirement shall be guilty of a



misdemeanor and shall be fined not less than one hundred dollars. The filing or recording of a subdivision plan without the approval of the planning board as required by this section shall be void. Before exercising the powers granted in this section said board shall adopt regulations covering the subdivision of land and make them available to the public. Such regulations shall provide that the land to be subdivided shall be of such character that it can be used for building purposes without danger to health; that the streets shall be so arranged and of such width as to provide an adequate and convenient system for present and prospective traffic needs; that in places deemed proper by the planning board open spaces for parks or playgrounds shall be shown on the subdivision plan. Said board may also prescribe the extent to which and the manner in which streets shall be graded and improved and public utilities and services provided and, in lieu of the completion of such work and installations previous to the final approval of a plat, said board may accept a bond of an established surety company in an amount and with surety and conditions satisfactory to it securing to the municipality the actual construction and installation of such improvements and utilities within a period specified in the bond. The municipality may enforce such bonds by all appropriate, legal and equitable remedies. Such regulations may provide, in lieu of the completion of the work and installations above referred to, previous to the final approval of a plat, for an assessment or other method whereby the municipality is put in an assured position to do said work and make said installations at the cost of the owners of the property within the subdivision. Said board shall be guided, in its decisions on these and other matters to be included in such subdivisions regulations, by the master plan and by the prospective character of the development of the land in the proposed subdivision, and such decisions shall conform to the zoning regulations concerning the area affected.

SEC. 524.1. Saving Clause. The subdivision regulations, including all amendments thereto, legally adopted prior to the effective date of this act, are hereby validated and continued in full force and effect until amended by action taken under the authority of this chapter.

SEC. 525. Requirements of Hearings. Approval or Disapproval of Subdivision Proposals. All plans of subdivisions submitted to the planning board shall contain the name and address of the person to whom notice of hearing may be sent, and no subdivision plan shall be acted upon by said board without a public hearing, notice of which shall be published once in an official paper and shall be sent by registered mail to the address shown in the subdivision plan. Both the publication and the mailing of notice shall be made no less than seven days before the date fixed for the hearing. The planning board shall approve, modify and approve, or disapprove a subdivision plan within sixty days after the submission thereof, otherwise such plans shall be considered approved and a certificate to that effect shall be issued by said board on demand, provided an extension of this period may be had with the consent of the applicant. The grounds for disapproval shall be stated in the records of the planning board.

SEC. 525.1. Filing of Decisions Affecting Subdivisions. The planning board shall prepare, after its decision on any subdivision over which it has jurisdiction and upon which a hearing has been held, a certificate, signed by its planning director, setting forth the name or names of the property owner or owners, the names of the street or streets on which the property is located, the title of any map submitted with the application, the date of the hearing and a statement of its findings and approval, which certificates shall be recorded in the office of the town and city clerk, indexed under the name or names of such property owner or owners, and no action of the planning board shall be final until the filing of this public record in the office of the town and city clerk.

SEC. 526. Proposals to Accept Platted or Opened Streets; Certificate of Municipal Engineer. No street platted or opened by any private person, firm or corporation shall be accepted by the municipality unless the petition for the same shall be accompanied by a certificate from the municipal engineer certifying its correctness as to grade and construction specifications.

SEC. 527. Building on Unaccepted Streets or Unapproved Subdivisions. No building permit shall be issued and no building shall be erected in an unapproved subdivision or on an unaccepted street except in the case of lots of record in the office of the town and city clerk or other officer authorized to record plans, or in the case of streets which are open for vehicular travel at the time of adoption of this act by the municipality. Any building erected in violation of this act shall be deemed an unlawful structure, and the municipality through the appropriate officer may bring action to enjoin the erection of such structure or to cause it to be vacated or removed.

SEC. 528. Definitions. For the purpose of this act, "subdivision" shall mean the division of a tract or parcel of land into two or more lots for the purpose, whether immediate or future, of sale or building development, expressly excluding development for agricultural purposes, and shall include re-subdivision.

SEC. 529. Appeals. Except in those situations where a decision of the planning board is referred to the board of representatives for action pursuant to section 522.4 or 522.5 of this act, any person aggrieved by an official decision of the planning board may appeal therefrom to the court of common pleas for the county of Fairfield within twenty days of the official publication of a decision affecting the master plan, or, in the case of a decision affecting a subdivision, within twenty days after such decision becomes final. Any person aggrieved by a decision of the board of representatives or by a failure of said board to decide a matter referred to it within the prescribed time, pursuant to section 522.4 or 522.5 of this act, may appeal therefrom within fifteen days of such decision or such expiration of prescribed time, whichever first occurs, to the court of common pleas for the county of Fairfield.

SEC. 529.1. Vote Required by Board of Representatives. Except as provided in section 523 hereof, in deciding all matters referred to the

board of representatives pursuant to this chapter, the affirmative vote of a majority of the entire membership of said board shall be required.

SEC. 2. Chapter 55 of number 312 of the special acts of 1947, as amended, is amended to read as follows:

Chapter 55. ZONING BOARD.

SEC. 550. Powers and Duties of Zoning Board. The zoning board is authorized to regulate the height, number of stories and size of buildings and other structures; the percentage of the area of the lot that may be occupied; the size of yards, courts and other open spaces; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes; and the height, size, location and character of advertising signs and billboards. Said board may divide the municipality into districts of such number, shape and area as may be best suited to carry out the purposes of this chapter; and, within such districts, it may regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land. All such regulations shall be uniform for each class or kind of buildings or structures throughout each district, but the regulations in one district may differ from those in another district, shall be made in accordance with a comprehensive plan and shall be designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population and to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements. Such regulations shall be made with reasonable consideration as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality.

SEC. 551. Amendments to Zoning Regulations and Map Prior to the Effective Date of the Master Plan. Prior to the effective date of the master plan, the zoning regulations and map may, from time to time, be amended by the zoning board provided, prior to any such action, the board shall hold at least one public hearing thereon, notice of which shall be given as hereinafter provided. If a protest is filed at such hearing with said board against any zoning map amendment signed by the owners of twenty per cent or more of the area of the privately-owned land included in such proposed amendment, or of the privately-owned land within five hundred feet of the borders of such area, such amendment shall not be adopted except by a vote of four-fifths of all the members of said board.

SEC. 552. Amendments to Zoning Map After the Effective Date of the Master Plan. After the effective date of the master plan the zoning map may, from time to time, be amended by the zoning board provided, prior to any such action, the board shall hold at least one public hearing thereon, notice of which shall be given as hereinafter provided. If said board is the proponent of any such change said notice

shall contain the board's reasons for such proposed change. The zoning map shall not be amended by said board to permit a use in any area which is contrary to the general land use established for such area by the master plan.

SEC. 552.1. Petitions for Amendments to Zoning Map After the Effective Date of the Master Plan. After the effective date of the master plan, any Stamford property owner or governmental agency, department, board or official may file a written petition with the zoning board for an amendment to the zoning map. Such petition shall be scheduled for at least one public hearing to be held within sixty days from the date said petition was filed. Each petitioner, upon filing a petition pursuant to this section, shall pay a filing fee in such amount as may be prescribed by the zoning board and shall leave his name and address with the secretary of the board. A copy of the decision of the board in such matter, signed by the secretary or chairman of the board, shall be sent to the petitioner by registered mail at the time of the official publication of such decision.

SEC. 552.2. Referral to Board of Representatives by Opponents of Proposed Amendment to Zoning Map After the Effective Date of the Master Plan. After the effective date of the master plan, if the owners of twenty per cent or more of the privately-owned land in the area included in any proposed amendment to the zoning map, or if the owners of twenty per cent or more of the privately-owned land located within five hundred feet of the borders of such area, file a signed petition with the zoning board, within ten days after the official publication of the decision thereon, objecting to the proposed amendment, said decision shall have no force or effect but the matter shall be referred by the zoning board to the board of representatives within twenty days after such official publication, together with written findings, recommendations and reasons. The board of representatives shall approve or reject such proposed amendment at or before its second regularly scheduled meeting following such referral. When acting upon such matters the board of representatives shall be guided by the same standards as are prescribed for the zoning board in section 550 of this act. The failure of the board of representatives either to approve or reject said amendment within the above time limit shall be deemed as approval of the zoning board's decision.

SEC. 552.3. Referral to Board of Representatives by Proponents of Proposed Amendments to Zoning Map After the Effective Date of the Master Plan. After the effective date of the master plan, if the owners of more than fifty per cent of the privately-owned land in the area included in the proposed amendment to the zoning map, or if the owners of more than fifty per cent of the privately-owned land located within five hundred feet of the borders of such area, file a signed petition favoring such amendment with the zoning board within ten days after the official publication of a contrary decision thereon, said decision shall have no force or effect but the matter shall be referred by the zoning board to the board of representatives within twenty days after such official publication, together with its written findings, recom-

mendations and reasons. The board of representatives shall approve or reject such proposed amendment at or before its second regularly scheduled meeting following such referral. When acting upon such matters the board of representatives shall be guided by the same standards as are prescribed for the zoning board in section 550 of this act. The failure of the board of representatives either to approve or reject said amendment within the above time limit shall be deemed as approval of the zoning board's decision.

SEC. 553. Amendments to Zoning Regulations (Other than the Zoning Map) After the Effective Date of the Master Plan. After the effective date of the master plan of the zoning regulations, other than the zoning map, shall not be amended by the zoning board until at least one public hearing has been held thereon, notice of which shall be given as hereinafter provided. If the zoning board is the proponent of any such change said notice shall contain the board's reasons for such proposed change. Such zoning regulations shall not be amended by said board to permit a use in any area which is contrary to the general land use established for such area by the master plan.

SEC. 553.1. Petitions for Amendments to Zoning Regulations (Other than the Zoning Map) After the Effective Date of the Master Plan. After the effective date of the master plan, any Stamford property owner or governmental agency, department, board or official may file a written petition with the zoning board for an amendment to the zoning regulations, other than the zoning map. Such petition shall be scheduled for at least one public hearing to be held within sixty days from the date said petition was filed, upon notice as hereinafter provided. Each petitioner, upon filing a petition pursuant to this section, shall pay a filing fee in such amount as may be prescribed by the zoning board and shall leave his name and address with the secretary of the board. A copy of the decision of the zoning board, signed by the secretary or chairman of the board, shall be sent to the petitioner by registered mail at the time of the official publication of such decision.

SEC. 553.2. Referral to Board of Representatives by Opponents or Proponents of Amendments to the Zoning Regulations (Other than the Zoning Map) After the Effective Date of the Master Plan. After the effective date of the master plan, if following a public hearing at which a proposed amendment to the zoning regulations, other than the zoning map, was considered, a petition is filed with the zoning board within ten days after the official publication of the board's decision thereon opposing such decision, such decision with respect to such amendment shall have no force or effect, but the matter shall be referred by the zoning board to the board of representatives within twenty days after such official publication, together with written findings, recommendations, and reasons. The board of representatives shall approve or reject any such proposed amendment at or before its second regularly scheduled meeting following such referral. When acting upon such matters the board of representatives shall be guided by the same standards as are prescribed for the zoning board in section 550 of this act. The failure by the board of representatives either to approve or reject

said amendment within the above time limit shall be deemed as approval of the zoning board's decision. The number of signatures required on any such written petition shall be one hundred if the proposed amendment applies only to one zone. All signers must be land owners in any areas so zoned or in areas located within five hundred feet of any areas so zoned. If any such amendment applies to two or more zones, or the entire city, the signatures of at least three hundred landowners shall be required, and such signers may be landowners anywhere in the city.

SEC. 554. Notice of Public Hearings. Notice of each public hearing held with respect to amendments of the zoning regulations and map shall be given by publishing in an official paper the time, place and purpose of such hearing. If any such hearing is to be held with respect to an amendment to the zoning map, such notice shall include a clear and accurate map showing the bounds of any area or areas affected. Said notice shall be published at least twice, the first not more than fifteen nor less than ten days before such hearing, and the last not less than two days before such hearing; and a copy of such proposed amendment shall be filed in the office of the town and city clerk at least ten days before such hearing.

SEC. 554.1. Hearings. If more than one public hearing is considered by the zoning board to be necessary or advisable, additional hearings may be held upon due notice, as hereinabove set forth, provided no more than ninety days shall elapse between the first and last hearing on any one petition, unless the petitioner agrees in writing to an extension of such period.

SEC. 555. Decisions. The zoning board shall render a decision on all petitions for amendments to the zoning regulations and map within sixty days after the last public hearing thereon. No such decision shall become effective until at least ten days have elapsed following the official publication of such decision in the manner hereinafter provided. A copy of each such decision, signed by the secretary or chairman of the zoning board, shall be filed with the town and city clerk at the time of such official publication. If any decision of the zoning board is not referred to the board of representatives within ten days of the official publication of such decision as hereinabove provided, such decision shall forthwith become effective and the secretary or chairman of the zoning board shall file a certificate, attesting to such fact, with the town and city-clerk. If any decision of the zoning board is referred to the board of representatives as hereinabove provided, the president or clerk of the board of representatives shall file a certificate with the town and city clerk immediately following the decision of the board of representatives on such matter or, in the event that such board fails to act on the matter within the time hereinabove prescribed, said certificate shall be filed immediately following the expiration of such period, attesting to such decision or failure to decide.

SEC. 555.1. Publication of Decisions. Official notice of decisions made by the zoning board with respect to proposed amendments to the zoning regulations and map shall be given by publishing each such decision or a summary thereof, together with, in the case of a zoning

map amendment, a clear and accurate map showing the bounds of the area or areas affected thereby, in an official paper for at least two consecutive business days, commencing within five days after such decision has been made. Official publication of each decision shall be deemed to have been made upon the date of the second appearance of such official notice as provided above.

SEC. 556. Appeals. Except in those situations where a decision of the zoning board is referred to the board of representatives for action pursuant to section 552.2, 552.3 or 553.2 of this act, any person aggrieved by any such decision may appeal therefrom, within twenty days of the official publication of such decision, to the court of common pleas for the county of Fairfield. Any person aggrieved by a decision of the board of representatives or by a failure of that board to decide a matter referred to it within the prescribed time pursuant to section 552.2, 552.3 or 553.2 of this act may appeal therefrom within fifteen days of such decision or such expiration of prescribed time, whichever first occurs, to the court of common pleas for the county of Fairfield.

SEC. 556.1. Vote Required by Board of Representatives. In deciding all matters referred to the board of representatives pursuant to this chapter, the affirmative vote of a majority of the entire membership of said board shall be required.

SEC. 557. Saving Clauses. The zoning regulations and map, including all amendments thereto, legally adopted prior to the effective date of this act, are hereby validated and continued in full force and effect until amended by action taken under the authority of this chapter. Upon the effective date of the master plan the zoning regulations and map theretofore in effect shall remain in full force and effect, provided on and after such date no amendments thereto shall be made except in the manner, and subject to the conditions, hereinabove set forth.

SEC. 558. Enforcing Officer. The building inspector shall be the enforcing officer of the zoning board. No construction, alteration or repair of a building which may, in any form, alter the purpose, use or area of that building shall be undertaken without a permit to proceed from the enforcing officer. The enforcing officer shall grant a permit to proceed if plans submitted for the proposed construction, alteration or repair do not violate regulations of the zoning board. If, upon the completion of the work, the enforcing officer finds that it conforms with the plans on which he issued a permit to proceed, he shall issue an occupancy permit unless he finds that the permit to proceed was erroneously issued, in which event he may issue an occupancy permit only with the approval of the zoning appeals board.

SEC. 558.1. Limitation on Building Inspector. The provisions of section 558 of this act are intended to extend the powers of the enforcing officer of the zoning board to the limits of the municipality but shall not be interpreted as extending any other authority of the building inspector beyond the limits set forth in section 416.3.

SEC. 558.2. Procedure When Regulations Are Violated. The provisions of section 846 of the general statutes shall apply to the enforcement of the zoning regulations of the city of Stamford.

SEC. 558.3. Controlling Requirement in Case of Variation. The provisions of section 847 of the general statutes shall continue to be applicable to the city of Stamford.

Approved, June 30, 1953.

[Senate Bill No. 940.]  
[620.]

AN ACT MAKING APPROPRIATIONS FOR THE EXPENSES  
OF THE STATE FOR THE FISCAL PERIOD ENDING  
JUNE 30, 1955.

SECTION 1. Annual Appropriations. The following sums are appropriated from the general fund for the objects hereinafter specified for the fiscal year ending June 30, 1954, and the fiscal year ending June 30, 1955, respectively, as designated:

Objects	1953-54	1954-55	1953-55
GENERAL ASSEMBLY			
Current expenses	\$100,000	\$850,000	\$950,000
LEGISLATIVE COUNCIL			
Current expenses:			
Personal services	\$18,040	\$17,580	
Contractual services	2,276	1,631	
Commodities	250	250	
	\$20,566	\$19,461	\$40,027
LEGISLATIVE RESEARCH DEPARTMENT			
Current expenses:			
Personal services	\$30,010	\$30,550	
Contractual services	250	250	
Commodities	150	150	
	\$30,410	\$30,950	\$61,360
COMMISSION ON UNIFORM LEGISLATION			
Current expenses	\$1,250	\$2,000	\$3,250
COMMISSION ON INTERGOVERNMENTAL COOPERATION			
Current expenses:			
Contractual services	\$1,860	\$1,900	
Commodities	250	250	
Council of state govern- ments	6,000	6,000	