

From: [Hughes, Ryan](#)
To: [BOR_OfficeStaff](#)
Subject: Fw: CC housing amendment
Date: Tuesday, July 14, 2026 10:00:21 PM

LR32.009

Please add this email to the legislative record for the conservation commission item in land use this month:

From: Anger, Cynthia <CAnger@StamfordCT.gov>
Sent: Monday, June 15, 2026 7:12 PM
To: McKeown, Michael <MMcKeown@StamfordCT.gov>
Cc: Camporeale, Karen <KCamporeale@StamfordCT.gov>; Hughes, Ryan <RHughes@StamfordCT.gov>
Subject: Conservation Commission draft ordinance

Dear Rep. McKeown:

I have been asked to respond to your questions regarding the Conservation Commission draft ordinance. Please let me know if you want to discuss further.

1.) The Ordinance, as written, ports in the powers enumerated in CGS 7-131a. Under those powers, would the Commission have any authority explicitly or implicitly in practice to impact the land use application process or otherwise slow it down, hold up other municipal agencies, make requirements of applicants, etc?

No. General Statute § 7-131a allows the Commission to give advice. It may recommend action to other land use boards, but a recommendation is not binding. Since each board acts under its own statutory authority, including the time allowed to process and decide applications, the Commission cannot delay the process, hold up another board, or impose requirements on an applicant.

2.) Does this Board have the authority to (by amending the ordinance) explicitly limit the Commission's authority to comment on, express opinions on, or otherwise provide feedback on specific Land Use applications?

Yes, the Board can limit the Commission's authority to comment, on its own initiative, on specific applications, but it cannot prohibit other land use boards from referring applications for comment.

3.) Certain powers enumerated in the State statute are conditioned upon our approval OR the delegation that power to the Commission by another agency that has the requisite authority/jurisdiction (131a(b)). Are we able by means of this ordinance establishing the Commission, (i) preemptively reject all such matters that require our approval (effectively removing that power), and (ii) prohibit the delegation of any regulatory authority by other municipal agencies to this Commission?

(i) Yes, because the statute makes Board approval a prerequisite.

(ii) Yes, provided no other statute authorizes the delegation. The ordinance can provide that the Commission has no regulatory authority and may not take any from another agency, except where a statute allows it. If you have a specific concern about a board or regulatory authority, please let me know.

4.) Finally, are we generally able to remove specific powers granted to the Commission via state statute at its creation?

General Statute § 7-131a contains both permissive and mandatory provisions. The Board cannot remove or reduce the Commission's duties where the statute uses 'shall.' Where the statute uses 'may,' the Board can limit the Commission's powers.

Cynthia Anger
Assistant Corporation Counsel
City of Stamford Office of Legal Affairs
**The best way to reach me is by email*