

**CONNECTICUT FEDERATION OF PLANNING & ZONING AGENCIES**

P.O. Box 1065  
Farmington, CT 06034-1065  
contact.cfpza@gmail.com

STEVEN BYRNE  
Executive Director  
Telephone: (860) 677-7355

PLEASE FORWARD THIS REGISTRATION MATERIAL TO YOUR LAND  
USE AGENCY'S CHAIRPERSON.

RESERVATIONS MUST BE MADE THROUGH THE CHAIR BY NO  
LATER THAN TUESDAY, MARCH 26, 2024.

PHONE: (860) 677-7355  
EMAIL: contact.cfpza@gmail.com

RESERVATION FORM ENCLOSED.

CONNECTICUT FEDERATION OF  
PLANNING & ZONING AGENCIES

**CONNECTICUT FEDERATION OF PLANNING AND ZONING COMMISSIONS  
75<sup>th</sup> ANNUAL CONFERENCE  
AQUA TURF COUNTRY CLUB  
PLANTSVILLE, CONNECTICUT**

February 1, 2024

Chairman of Planning and/or Zoning Commissions  
and Zoning Boards of Appeal

RE: CFPZA Annual Conference – March 28, 2024

Dear Chairman:

I am writing to encourage you and your commission members to consider attending this year's Annual Conference of the Connecticut Federation of Planning and Zoning Agencies. The night is sure to be both enjoyable and informative. Part of the evening's program will be a presentation on how the short-term rental of single family residences is impacting municipalities and how this use can be regulated. In addition, discussion of a recent Appellate Court decision will provide insight into what can be done legally.

Public Act 21-29 now requires an educational component for all land use commission members. At a cost of only \$70.00 per individual, this conference is a cost-effective way toward satisfying this requirement while providing an opportunity to enjoy dinner and socialize with commission members from other towns.

In addition, Length of Service awards will be presented to commission members who have served in any capacity for 12 or 25 years. If you have a commission member who is eligible, please submit his or her name using the attached form.

I hope to see you and members of your commission at this worthwhile event!

Steven Byrne, Ex. Dir.  
CT Fed. of Planning & Zoning Agencies

**CONNECTICUT FEDERATION OF PLANNING AND ZONING COMMISSIONS  
76<sup>th</sup> ANNUAL CONFERENCE  
THURSDAY, MARCH 28, 2024  
AQUA TURF COUNTRY CLUB  
PLANTSVILLE, CONNECTICUT**

**REGISTRATION FORM**

Agency Name \_\_\_\_\_ Town \_\_\_\_\_

<u>Individual's names</u>	<u>Position</u>	<u>Special Diet (Please Specify)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Cost: \$70.00 per person for Agencies that are members of the CFPZA  
\$80.00 per person for Agencies that are not members of the CFPZA**

Number of Attendees \_\_\_\_\_ x \$70.00 or \$80.00 = \$ \_\_\_\_\_

Mail or email this registration form to:

Connecticut Federation of Planning & Zoning Agencies  
P.O. Box 1065  
Farmington, CT 06034-1065  
contact.cfpza@gmail.com

Make checks payable to: "Connecticut Federation of Planning and Zoning Agencies."

Reservations must be received by Tuesday, March 26, 2024.

Cancellations will be accepted until noon on March 27, 2024 by calling CFPZA at (860) 677-7355. All reservations not properly cancelled must be paid for.

**CONNECTICUT FEDERATION OF PLANNING AND ZONING COMMISSIONS  
75<sup>th</sup> ANNUAL CONFERENCE  
AQUA TURF COUNTRY CLUB  
PLANTSVILLE, CONNECTICUT**

February 1, 2024

Chairman of Planning and/or Zoning Commissions  
and Zoning Boards of Appeal

RE: Length of Service Awards / Lifetime Achievement Awards

Dear Chairman:

Length of Service Awards will be presented at the Connecticut Federation of Planning and Zoning Agencies' Annual Conference on March 28, 2024, to those persons who have served 12 or more years as a member of a planning commission, zoning commission, planning and zoning commission or zoning board of appeals.

The twelve years of service may be a combination of time spent as a member of all four agencies. The twelve years, however, must be continuous from year to year.

Lifetime Achievement awards are presented to individuals who have served at least twenty-five (25) years in the area of land use, either as a member of a zoning agency or as staff or advisor to a zoning agency. Please contact Steven Byrne at (860) 677-7355 or by email (contact.cfpza@gmail.com) if there is an individual you believe should be considered for this award.

All nominations should be mailed or emailed to:

The Connecticut Federation of Planning and Zoning Agencies  
P.O. Box 1065  
Farmington, CT 06034-1065  
contact.cfpza@gmail.com

Please note that individuals who have received these awards in the past are not eligible to receive them again. If you need information about whether an individual has previously been a recipient, please contact us at (860) 677-7355.

All nominations for awards must be returned no later than **March 22, 2024**.

**NOMINATION FORMS ATTACHED**

**LIFETIME ACHIEVEMENT AWARD  
NOMINATION FORM**

1. Name of Agency \_\_\_\_\_ Town \_\_\_\_\_

2. Name and home address of Lifetime Achievement Award candidate:

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

3. Contact information for person(s) making this nomination.

Name	Home Address	Home/Business Phone
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4. Name and address of individual to send congratulation letter confirming award:

\_\_\_\_\_

5. Lifetime Achievement: List below the names of agencies and dates served. Length of service must be continuous and total 25 or more years. It may, however, consist of time spent on a planning commission, zoning commission, combined commission and/or zoning board of appeals. Time spent as an alternate member is valid. This award is also open to individuals who have served part or all of the above time as professional staff to one or more of the above-mentioned agencies.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Individuals who have received this award previously ARE NOT eligible to receive it again. Please call (860) 677-7355 or e-mail [contact.cfpza@gmail.com](mailto:contact.cfpza@gmail.com) to inquire about members who may have previously received an award.**  
**A brief biographical paragraph to be read at the presentation ceremony is requested.**

**TWELVE YEAR  
LENGTH OF SERVICE AWARD  
NOMINATION FORM**

1. Name of Agency \_\_\_\_\_ Town \_\_\_\_\_

2. Name and home address of Length of Service Award candidate:

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

3. Contact information for person(s) making this nomination.

Name	Home Address	Home/Business Phone
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4. Name and address of individual to send congratulation letter confirming award:

\_\_\_\_\_

5. Length of Service: List below the names of agencies and dates served. Length of service must be continuous and total 12 years. It may, however, consist of time spent on a planning commission, zoning commission, combined commission and/or zoning board of appeals. Time spent as an alternate member is valid.

\_\_\_\_\_

\_\_\_\_\_

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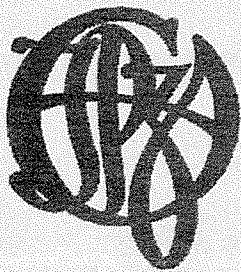
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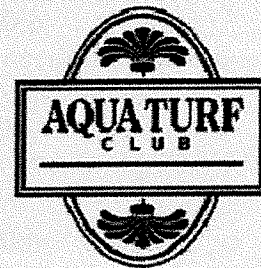
**Individuals who have received this award previously ARE NOT eligible to receive it again. Please call (860) 677-7355 or e-mail contact.cfpza@gmail.com to inquire about members who may have previously received an award.**

**CONNECTICUT FEDERATION  
OF  
PLANNING AND ZONING AGENCIES**



**ANNOUNCES**

**ITS**



**76<sup>th</sup> ANNUAL CONFERENCE**

**THURSDAY, MARCH 28, 2024**

**AT THE**

**AQUA TURF COUNTRY CLUB  
PLANTSVILLE, CONNECTICUT**

Cost: \$70.00 per person for Agencies that are members of the CFPZA  
\$80.00 per person for Agencies that are not members of the CFPZA

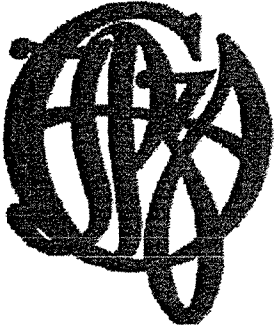
**The enclosed registration form must be received by the  
Connecticut Federation of Planning & Zoning Agencies  
by mail, or email no later than Tuesday, March 26, 2024**

**P.O. Box 1065, Farmington, CT 06034-1065**

**email: [contact.cfpza@gmail.com](mailto:contact.cfpza@gmail.com)**

Questions? Contact Steve Byrne at (860) 677-7355 or [cfpza@live.com](mailto:cfpza@live.com)

More info on back →



# 76<sup>th</sup> ANNUAL CFPZA CONFERENCE

Aqua Turf Country Club  
Plantsville, CT  
Thursday, March 28, 2024

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## PROGRAM

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- 5:00 p.m. **SOCIAL HOUR / REGISTRATION**  
6:00 p.m. **DINNER**  
Salad, Penne, NY Strip, Vegetables, Potato,  
Dessert  
7:15 p.m. **AWARDS PRESENTATION**
  - 12-Year Length of Service Awards
  - Lifetime Achievement Awards8:00 p.m. **TOPIC: Short Term Rentals – What can be done by municipal land use agencies to control this use of land?**

Also known as Airbnb's, residential property owners have taken advantage of on-line vacation rental services to market their home, sometimes to the detriment of their neighbors' quiet enjoyment of their homes. Municipalities have tried to address this use of land in various ways, from allowing them as a residential accessory use to an outright prohibition. Our presentation will highlight what practices have been implemented and review recent decisions by our state courts on these practices. In addition, we plan to look at the 2024 Legislative Agenda. Handouts on these topics will be provided.

**Principal speaker:** Attorney Franklin Pilicy

Attorney Pilicy has represented a number of property owners who engage in the short-term rental of their residential properties. He currently has a case pending before the State Supreme Court on the issue of whether the short-term rental of a single-family home is a permitted use. His experience is not limited to representing property owners. He is a former town attorney for the town of Watertown and presently represents numerous condominium associations that deal with similar issues.

### DIRECTIONS TO THE AQUA TURF

**I-84 EAST FROM WATERBURY** – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

**I-84 WEST FROM HARTFORD** – Take the CT-10 exit, EXIT 29, on the left toward Milldale. Stay straight to go onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.

**FROM I-91 OR THE MERRITT PARKWAY** – Merge onto I-169 E via Exit 27 toward Meriden. Take the CT-10 exit, EXIT 3, toward Cheshire. Turn left onto CT-10 (Highland Ave.). Continue to follow CT-10. Stay straight to go onto Old Turnpike Road. Turn right onto Mulberry Street. Aqua Turf, 556 Mulberry Street is on right.