

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

MEMORANDUM

November 13, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Staff, Michael E. Wrinn, Town Planner

RE: Reg # – Planning and Zoning Commission - Electric Vehicle Charging Station regulations in response to Public Act 22-25, The Clean Air Act

BACKGROUND:

Public Act 22-25 established minimum requirements for the installation of electric vehicle (EV) charging stations when constructing new state facilities, commercial and multi-family buildings or schools.

The Public Act 22-25, The Connecticut Clean Air Act, Section 5.c states the following:

(c) On and after January 1, 2023, a municipality shall require each new construction of a commercial building or multiunit residential building with thirty or more designated parking spaces for cars or light duty trucks to include electric vehicle charging infrastructure that is capable of supporting level two electric vehicle charging stations or direct current fast charging stations in at least ten per cent of such parking spaces. A municipality may, through its legislative body, require any such commercial building or multiunit residential building to include such electric vehicle charging infrastructure in more than ten per cent of such parking spaces.

CURRENT WILTON ZONING REGULATIONS:

The Wilton Zoning Regulations do not currently address or require minimums for EV charging stations. The State Act does allow a municipal option to increase the threshold above the minimum of 10% and in addition, requires public schools receiving state funds to allocate 20% of available parking for EV charging stations.

After discussion as to how much we wish to change the regulations in order to be in compliance with this Act, a public hearing would be required.

NEXT STEPS:

Revised language could be as simple as in the Ridgefield CT Zoning Regulations: “ For all parking lots serving commercial or multifamily residential with 30 or more parking spaces, at least 10% shall be equipped with and restricted for the purpose of electric vehicle (EV) charging. The Commission may at its discretion and considering factors such as location, expected demographics, etc., require an additional number of spaces to be equipped, up to a maximum of 20%”

Other recommended options would be to include additional language, such as definitions of EV Charger levels, to ensure that the chargers are at a speed level which provides an adequate charge in a reasonable amount of time Definitions of an Electrical Vehicle, charging stations, etc., would allow clarity. It is also recommended that the location of these units be approved by the Fire Marshals office.