

3/5/11

My name is Karina Turcotte. I'm testifying on Bill # 766 on behalf of Billboards Divinity LLC.

I purchased this property as an investment, with the intention of creating some kind of pension for myself. Being self-employed I understand what it is to create an income. The options were to negotiate a new lease, sell, or erect a structure.

Prior to my purchase, this property has been in the Larson Family for over a century and has had Billboards erected on it for 100yrs. As a non-conforming use property it's sole use, is for Billboards. I had a letter signed and stamped by the City of Bristol Chief Building Official and Zoning Officer, that I was in compliance with Bristol's zoning regulations to continue with the use of this property.

CT DOT has issued a permit for the use of Billboards on this property every year in it's history and are in agreement for me to erect the structure. The DOT however, will not issue me a permit to use them. CT DOT has had a myriad of reasons to continue to deny me a permit. A non-conforming use property cannot possibly comply with current regulations this is the entire purpose of being non-conforming.

All this bureaucracy has cost me over \$178,000 dollars and additionally continues to rise at \$3000 in lost revenue a month. We are in an economic time where jobs, income and taxes are needed. We ought to be allowing and encouraging those that can create jobs. My property can allow me to hire people to print and install. It will generate income resulting in tax revenue for the town, state and federal levels. It will provide me with a pension to care for my family. This is a win, win, win situation. This is common sense.

This land can only be sold or used, and it's value restored with a Permit from CT DOT.

In conclusion this has resulted in financial hardship and put me in the position required to pay liability insurance and taxes that will rise every year on a property generating no income for the rest of my life. This has now put my home and everything I ever worked for at risk. This is a flaw that needs to be corrected that surely has created similar hardship to other small landowners.

I am the land-owner and albeit the City, State or Federal Statutes; the rights run with the land. This is my Constitutional Right.

We ought to be protecting these Constitutional Rights.

Thank you for your time in restoring the value of my property.

Sincerely,

Karina Turcotte

Billboards Divinity LLC