

# Planning and Development Committee JOINT FAVORABLE REPORT

**Bill No.:** HB-6107

AN ACT CONCERNING THE REORGANIZATION OF THE ZONING ENABLING

**Title:** ACT AND THE PROMOTION OF MUNICIPAL COMPLIANCE.

**Vote Date:** 3/31/2021

**Vote Action:** Joint Favorable Substitute

**PH Date:** 3/15/2021

**File No.:**

***Disclaimer:** The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

## **SPONSORS OF BILL:**

Rep. Jason Rojas, 9th Dist.

## **REASONS FOR BILL:**

The bill aims to clarify language relating to the Zoning Enabling Act, federal Fair Housing Act, and municipal affordable housing and zoning. The goal of these measures is to make housing in Connecticut more affordable and accessible.

## **RESPONSE FROM ADMINISTRATION/AGENCY:**

N/A

## **NATURE AND SOURCES OF SUPPORT:**

**The following speakers voiced support based on claim that the bill would improve equality because historic redlining and exclusionary zoning policies have amplified racial and economic inequities in Connecticut:**

Amy Ewing

Jim Morse PhD

Daniel Shackelford, Yale Law School's Community and Economic Development Clinic

Anika Singh Lemar

**The following speakers voiced support that the bill would improve the state's economy by allowing businesses and people to move within walking distance of downtowns:**

Peter Fusaro

Kevin Goff

Alan Hanbury

Geoffrey Knapp  
Sheila Leach  
Chris Nelson  
Eric Person  
Eric Santini  
Gregory Ugalde  
Bob Wiedenmann

**The following speakers voiced support that the bill would make housing more affordable overall, and increase housing options for more residents:**

Connecticut Association of Zoning Enforcement Officials (CAZEO)  
Jim Horan, Executive Director of Connecticut program of the Local Initiatives Support Corporation  
Christie Stewart, Director, Fairfield County's Center for Housing Opportunity  
Steven Temkin

**Joan Carroll:** Voiced support, suggesting the state's outdated land use regulations have not allowed production to keep up with demand for housing.

**Betsy Gara, The Connecticut Council of Small Towns (COST):** Voiced support with revisions. Testimony believed a template would be helpful, supports enforcement of zoning compliance, and is reviewing the revision to 'character of a district' to check for legal consequences.

**The following speakers voiced support that a very similar bill (H.B. 6749) was passed with bipartisan support in 2019. Current bill 6107 builds on the Affordability Plans required by 8-30j and operates within the framework of 8-30g and "furthers the goals of the federal Fair Housing Act and brings greater clarity through the statute's reorganization in CGS §8-2." Speakers also voiced support for removing the term 'character of the district' which has allegedly been misused for discriminatory zoning:**

John Guskowski, President, Connecticut Chapter of the American Planning Association  
Partnership for Strong Communities  
Danielle Dobin  
Hartford Foundation for Public Giving  
Carol J. Martin, Executive Director of Board of Commissioners, Westport Housing Authority  
Michelle Conderino, Executive Director of Open door Shelter  
Janice Elliott  
Patrick McKenna  
Hiram W. Peck III, AICP, CFM Director of Planning and Community Development Avon, CT  
Jim Perras, CEO, Home Builders & Remodelers Association of Connecticut, Inc.  
Aicha Woods Executive Director City Plan Department, City of New Haven

**Raphael L. Podolsky, Connecticut Legal Services:** Voiced support of above speakers regarding bipartisan support and clarification. However, an amendment was requested, claiming the working group's assignment in regards to 8-30j is inappropriate because a "whole guidebook" is on the Department of Housing website.

**Makaela Kingsley:** Voiced support that the bill gives guidelines, but still leaves planning and zoning up to towns.

**Rep. Jason Rojas, House Majority Leader:** Voiced support. Commented on the, "caustic, myopic, gaslighting rhetoric that is used by proponents of the status quo." While testimony agrees that the proposed changes are significant, it also claims they are necessary to improve other areas in addition to housing, such as public health, economic mobility, education and crime. Testimony implores colleagues to ask these questions:

1. What are your ideas to address the cost of housing and the availability of affordable housing?
2. Do you believe in enforcing Fair Housing laws?
3. Do you believe that we should work towards reducing racial and economic segregation?

#### **NATURE AND SOURCES OF OPPOSITION:**

**The following speakers voiced opposition based on claim that bill will too significantly reduce local control of planning and zoning. According to testimonies, local control of planning and zoning is valuable because it allows more direct representation of the people effected and offers solutions that more carefully consider local factors such as geography:**

Anne Ahern  
Anonymous  
Bonnie and Arthur Ashman  
Thomas Banahan  
Barbara Katerine  
John Bates  
Doreen Battimelli  
David Bauer  
Crystal Berry  
Terry Betteridge  
Wayne Billingham  
Suzanne Binelli  
Taylor Bodson  
Susan Brace  
Bob Brisard  
Alisa Brokelman  
Eileen Bronko  
Frank Bugaj  
Bonnie Caie  
Vanessa Caporrino  
Lisa Carpenter  
Adam Carrington  
Frederick Centrella  
Charles Chiusano  
Debra Ciampi  
Carolyn Clayton Mercy  
Kevin and Joyce Cole  
Richard and Karen Collins  
Kevin Connors  
Jean Connors

Michael Connoy  
Paul Costeines  
Nancy Crump  
Timothy Dalton  
Elizabeth Darling  
Laura Darrin  
Blake Delany  
Mike DeMato  
Williams DeRosa  
Joseph DiChristina  
Roy Downey  
Aimee Early  
Richard Sebastian  
Francine Erlich  
Joe Evanchick  
Phillip Farin  
Alison Fels  
Rose Fisch  
Morton Fischer  
Dr. Mitchell H. Greenberg and Dr. Judith N. Shapiro  
Shari Greenleaf  
Lisa Hall  
Gray Hampton  
Virginia Harger  
Holly Harlow  
Hilary Haroche  
Alexis Harrison  
Susan Hastings  
Steven Healy  
Roger Hess  
Lori Hilton  
Catherine Holden  
Susan Holey  
Michael Horton  
Stephen Hudspeth  
Douglas and Lisa Hurst  
Cecilie Jedlicka  
Janice Jennings  
Christopher Johnson  
Hillary Kaufman  
Tony Keating  
Williams Keating  
Anita Keefe  
Lynn Keenan  
Donald Kentzel  
Wayne Kilpatrick  
Sharon Kinney  
Christine Klienert  
Andrew Koehm

Bob Kolb  
Gary Kopsco  
Kenneth Kopsco  
Brad Kotler  
Liza Kotler  
Paul Kramer  
Marcella Kurowski  
Mickey LaCrosse  
Karen Lamendsdorf  
Sean Landers  
Robert Lardon  
Robert Lavezzoli  
Stephanie Leone-Kim  
Jason Levy  
Joseph Licek  
Jamie Lineberger  
Joan Liska  
Mark Loret  
Rick Loh  
Victor Machinski  
Nathan Maidenbaum  
Nancy Maloney  
John Mancini  
Noelle Maninelli  
Anne Manusky, President Connecticut Republican Assembly (CTRA)  
Mary Yvonne Marchese  
Amey Marella  
Robbie Marshall  
Patrice Martin  
Corlyn McArdle  
Mark McCusker  
Leslie McElwreath  
Margaret McQuillan  
Eugene Mercy  
Barry Michelson  
Shelley Michelson  
Christopher Millin  
Caroline Mock  
Samantha Mollett  
Grant Monsarrat  
Anna Montabalbano  
Aurora Montini  
Anne Nemetz  
Maira Nigam  
Matt Nowack  
Patte Nusbaum  
Janet O'Malley  
Edwards O'Rielly  
James Oeschler

James Oliveri  
Kari Olson  
Frank Pappalardo  
John Paris  
Maris Pascal  
Tog Pearson  
John Pepper  
Cathie and Richard Perma  
Barbara Peterson  
Gary Peterson  
Paul Piezzo  
Lisa Pojano  
Cathy Politi  
Meral Prewitt  
Lee Prince  
Guy Prochilo  
AnnMaria Pulio  
Tim and Denise Purcell  
Scott Quakenbush  
Laurie Quick  
Diana Quill  
Kathleen Randall  
Almira Ravil  
Barbara Reggio-Brown  
Cathy Reiss  
Christine Robinson  
Estelle Rouffiac  
Deno Rubera  
Bob Runk  
Ruthanne Ruzika  
Virginia Sanford  
Susan Schieffelin  
Lorraine Seder  
Joseph Shalleck  
Tab Shanafelt  
Claudia and Paul Shaum  
Alan Shaw  
Lavelle Shields  
Lynn Simpson  
Lisa Skinner  
Spyros Skouras  
Vicky Skouras  
Geri Smeriglio  
Caroline Smith  
Shannon Smith  
Cynthia Steckler  
Lisa Stuart  
Bob Svensk  
Betsy Swindell

Samuel Swoyer  
David and Lea Sylvestro  
Heather Tarifi  
Ross Tartell  
Ali Thomas  
Meri Thomas  
Bruce Thompson  
Jill Tighe Kelly  
Gordon Titcomb  
Bruce Tolhurst  
Bruce Torello  
Eileen Toretta  
Angela Tortorella  
Jacqueline Trofa  
Bonnie Tuite  
Mary Ann Turner  
Robert Tyler  
Nick and Tracey Utton  
Joseph Valbona  
Stephanie and Peter Van Hengel  
Marina Veninsky  
Cynthia Vanneck  
Polyvios Vintiadis  
Geoff Viscount  
John Waldron  
Michael Wales  
Jinygan Wang  
Peter and Debby Weinberg  
Ted Walworth  
Wendy Wescott  
Bob Wiedenmann  
James Williams  
Richard Williams  
Sandra Williams  
Annette Wilson  
Karen Winget  
Christopher Winham  
Timothy Winston  
Joan Winter  
Karen Wood  
Susan and Cliff Yonce  
Mary and Paul Zahl  
Carol Zuckert  
Andrew Zwick  
Brenda L. Kupchick, First Selectwoman of Town of Fairfield

**No comment, or no reason provided for opposition:**

Mary Aillery  
Joseph J. Annis Jr. and Lori Annis

James and Kinga Cook  
Michael J. Gray

**Donald Cavanaugh:** Voiced opposition, with the following quote:

"If they became laws, these proposals would:

- Permit developers to construct multi-family buildings wherever they want (within certain areas) without informing or seeking approval from area residents. They could essentially bypass the local public hearing process.
- Supersede local zoning regulations and ordinances, making "home rule" a thing of the past
- Eliminate lot size requirements in certain areas, meaning homes could be built more closely together
- Mandate every city and town allow for the construction of four-unit dwellings on any lot in every residential zone
- Eliminate "character of town" as a basis for zoning requirements, meaning historical and architectural features of towns and existing buildings could not be used as a baseline for regulating future developments
- Create new traffic, environmental, and infrastructure (sewage and water supply) issues for towns, especially with an unexpected increase in the town's population
- Prohibit towns from using "preservation of land values" as a factor in zoning regulations
- Create new training mandates for local zoning officials. This cost would likely become the burden of the towns."

**Leo Colgan:** Voiced opposition, local zoning better protects environmental interests according to testimony.

**Harold Falber:** Voiced opposition. Testimony claimed small rural towns do not have the resources to adhere to the bill, as there is very little commercial activity to tax, and no realistic access to public transportation. People choose to live in small towns despite the challenges, and Falber's town of Weston strives to make housing more affordable by including smaller lots. Testimony stated, "it is egregious for a group of state legislatures to rip from our hands, self-determination and self-administration where there is not a single piece of evidence of Weston having ever had a discriminatory practice."

**The Connecticut Conference of Municipalities (CCM):** Voiced opposition, suggesting that sweeping legislation puts a burden on local governments. Further, CCM proposed changes in terminology of the bills and believes municipalities should have been consulted.

**Francis R. Pickering, Executive Director of WestCog:** Voiced opposition in part. Testimony opposed extending zoning to "address the relationship between home sellers and home buyers, and between landlords and tenants (II. 44-46)."

**Reported by: Colin Savino**

**Date: 4/14/21**