

Testimony opposing SB 1024 "An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications of Certain Land Use Officials and Certain Disposal Systems"

March 15, 2021

Esteemed Chairs Casano and McCarthy Vahey, Ranking Members Hwang and Zullo, members of the Planning and Development Committee.

My name is Harry Arora and I am the state representative from the 151st district. I am joined today by 905 other residents from Greenwich, Stamford, Norwalk and other towns in Connecticut to testify against SB 1024 "An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications of Certain Land Use Officials and Certain Disposal Systems". As you hear me testify please visualize 905 other citizens of Connecticut, who are unable to join in person today. We represent the diverse citizenry of Connecticut - men and women, Democrats, Republicans and Unaffiliated, young and old, and people of CT who are in different phases of life with different life circumstances.

We all stand together to oppose this bill and urge you NOT to advance it out of this committee. We urge all the members of this committee to vote against this bill for the following reasons.

This bill prescribes one size fit all zoning rules for all our 169 towns. The beauty of our state is the 169 towns offer different ways of lives. Some towns have high degree of urbanization and highrise buildings while others offer rural rustic living. These unique characteristics are preserved by diligent town zoning which pride in giving serious consideration to affordability and ethnic diversity. The imposition of 27 pages of state zoning laws would destroy the uniqueness and geographical diversity and beauty of these towns.

Secondly, this bill has a plethora of unintended consequences and does not serve the intended objective. A person who may have bought a single-family home could in a few years find themselves in the middle of multi-family apartment buildings. A person who put their life savings in a home could find the value of their real estate diminished because nearby lots can be subdivided. Citizens who may have left big cities to leave behind urbanization and congestion would find that congestion and urbanization has been brought to them. At the same time, it is hard to see how this bill will lead to the stated purpose of increasing affordable housing. The new homes would likely be smaller but priced higher per unit area and would be for the well-off.

Finally, this bill takes decision making out of local control and hands it to the state authorities. Zoning is and should always be local matter. Local officials much better understand the nuances of development in town, and the historical essence of a town. Hartford bureaucrats are unlikely to either appreciate it or give it consideration. This bill will destroy the unique nature of small towns and 350 years of our history.

This bill has little support from the people of Connecticut. While 905 of us stand before you today, our survey shows that over 70% of our citizens across party lines oppose this bill. If this committee or the General Assembly passes this bill into law, you will be passing a law which is opposed by most of our voters. The 905 citizens of Connecticut who have deputed me to testify for all of us regret that they cannot be in person with me to testify but have asked me to read their names

aloud. I know that it will not be possible to read all the names in the 3 minutes allocated but I will read the first 20 names. Thank you for your time and I am happy to answer questions.

Harry Arora
Steve Acunto
Peggie Adams
Craig Addeo
Rich Adler
Susan Carver Adler
Chris Aidone
Michelle Albanese
Tamara Albrecht
Marie Aloisi
Hugo Harvey Alzate
Abigail Anders
Carol Anderson
Luke Anderson
Roberta Anderson
Scott Anderson
David C. Areson
Tomas Arlia
Armory Armstrong
Nisha Arora
Carollyne Ascher
Gordon Assing
Alenoosh Avanesians
Carlos Avila
Beth Avitabile
Zeid Ayer
Jean A. Ayres
David H. Ayres, ABR
Lauren Bader
Mary Badoyannis
A Graham Bailey
Ann Baldwin
Ann Baldwin
Crans Baldwin
Paul Barbian
Albert Barone
Lindsay Barth
Mark Basso
Mark Basso
Michelle Zitz Basso
Marie Bates

Kristen Beckman
Christopher Begley
Charlene Bego
Michael Bego
Daniel Begonja
Mariana Begonja
Karen Behar
Mike Behar
Cameron Bell
Suzanne Bellehumeur
Deborah Beloff
Beth Bemis
Eileen Bemus
Christina Bentley
John Bentley
Joan Bergen
Mark Bergen
Deborah Berner
Crystal Berry
Ipashri Bharti
Piyush Bharti
Katie Fong Biglin
Owen Biglin
Steve Black
Terre Blair
Belinda Blanchfield
Belinda C. Blanchfield
David Blank
Jonathan Blob
Andrea Blume
Sandra L. Boente
Frank Bosco
Ernest Bourcier
Roxana Bowgen
Maryanne Boykan
David Boyle
Josh Brain
Andrea Brandt
John Brandt
Walter Brokowski
Barry Bronfman
Joanna Bronfman
Rodica Brune

Alexander Bulazel
Susan Burger
Barbara Burgess
Victoria Burgess
Duncan Burke
Michael Burke
Nancy Burke
Susan Burke
Elizabeth Burleson
Anne Burns
Josephine M. Burns
Kevin Burns
Valerie Burns
Ora Burstein
Stephen Byrne
Michele Cabay
Barbara Calabrese
Sandra Calderon
William Calnan
Richard Campbell
Sebastián CANALE
Chris Cantwell
Jiawen Cao
Virginia Caragol
William Caragol
Stephanie Carbino
James Carr
Jean Spooner Carr
Felicia Carroll
Jeannine Caruso
Victor Caruso
Simona Casarin
Donald Cassano
Nancy Castellana
James Catland
Cynthia Catterson
Brian Cayton
Patricia M. Cea
Andy Chapin
Kuo-Chan Chen
Theresa H. Cheng
Cindy Cheung
Hon Cheung

Edward Chin
HARRY CHIN
Nancy Chin
Rene Chronert
Debra Ciampi
William Clark
Lisa Clarke
ROGER CLARKE
Ron Cognetta
Jason Cohen
Marlene Cohen
Ashley Cole
Britt Collins
SARAH COLLINS
Barbara Conetta
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Debra Cooney
Kevin Cooney
Joseph Cooper
Robert Cooper
Diane Corba
Robin Cordero
Ann Coughlin
Paul Coughlin
Penny Cozza
Elizabeth Craddock
Courtney Cramer
Cynthia Creamer
Keith Crews
Marion Crews
Sarah Crosby
Peter Crumbine
Sharon Cullen
Kathy Currie
Sarah Beth D.
Ching D'Arminio
John D'Arminio
Robert Darula
Lisa Daur
Thomas Daur
Margaret D'Autilio
Ted Davey
Prem D'Cruz

Corinne de Chalnoky
Frank De Costanzo
Maria De Costanzo
Melissa De Vries
Theodore Deinard
Gail DeLasho
Nancy DelGenio
Christina DelPin
Elizabeth Dempsey
Marie DeSantis
Matthew DeSantis
Robert DeSantis
Eugene DeSilva
Diane Desrosier
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Dylan Distasio
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Ray Dizon
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Zvi Dubitzky
Alice Duff
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Liz Eckert
Onur Eken
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Joan Eldin
Catherine Elkind
David Elkind
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Lilian Eng
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Amy Essenfeld
Giulietta Fargion
Catherine Farley
Joseph Farrell
Frank Feenstra
Josh Feldmeth
Margaret Feldmeth
Jerome Feltenstein
Michael Fenn
Frank Fennell
Judy Ferdinand
William Ferdinand
Dan Ferraro
Jen Ferraro
Judy Ferris
John Fider
Marilyn Altman Fider
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Barrett Gilmer
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Jill Gussis
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Mark Haines
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Chris Hallowell
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Michel Hanigan
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Megan Officer
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Reshma Rekhi
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Leigh Retzler
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Katherine Rider
Katherine Rider
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Vanessa Rosen
Adele Rota

Frank Rota
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Dale Rothbell
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Kathleen Rudy
Ilze Rupners
Ints Rupners
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Madeline Sabato
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Marina Scarlato
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Judy Schedler
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Lynn Schiro
Tom Schiro
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Joan Schoenwald
Christopher Schuck
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Christopher Schwart
Katie Schwart
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Christine Schwartzstein
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Ted Seides
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William D Sherry
Debra Shore
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Marc Silverman
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Victor Simonte
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Terry Sinha
Vinod Sinha
Barbara Sinko
Stephen Sinko
Liron Sissman
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Margaret Skikos
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David Smith
Lauren Smith
Sandra Smith
Olaf Soot
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George Soterakis
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Thomas Sottile
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Marc Spar
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Marcella Spievak
Thomas Spievak
Barbara Spilkin
Gordon Spilkin
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Kathleen N. Starrs
Patrick Steele
Eric Stein
Sari Steintal
Angela M Stevens
Pamela Stewart
Carol Jay Stratoudakis
James P. Stratoudakis
Robert Stricker
Renai Strother
Lisa Stugart
Ryan Stugart
Rama Subramaniam
PATRICK SULLIVAN
Martin Susz
Anne Tabacco
John Tabacco
Diane Talan
Dave Tarifi
David Taub
Diane Taylor
Richard Taylor
Paul Tedeschi
Sallie Tedesco
Ken Temple
Nancy Tersigni
Geraldine Thompson
Robert Thompson
Katherine Thornton
Alka Thukral
Nik Thukral
Colin Thune
Keely Thune
Susan Tidrick
Holli Tierno
Tony Tierno
Lori Tindel-Kahn
Peter Tirana
Dave Tobin
Dawn Toepelt

Shelly Toepelt
Cara Toretta
Joe Tramontano
Pam Tramontano
Frederick Tripodi
Eileen Troise
John Troy
Jay Tu
Chip Tucker
Stellar Tucker
F Tuminski
Bryan Tunney
Girard Tunney
Drew Turnbull
Mike Tymoc
David Udell
Heidi Udell
Dina Urso
Pat van de Kamps
Ted van de Kamps
Liz Van Duyne
Peter Van Duyne
Susan Vance
Theodora Vardis
Lawrence Vassallo
Mrs. Lawrence Vassallo
Daniel Vazquez
Lewis Venieri
Ian Vest
Kathleen Viggiano
Jane Villanueva
Beatriz Villarroya
Joseph Vincoli
Kelly Vincoli
Jason Vintiadis
Kelly Vintiadis
Shirley Viscarello
Gloria Vizzo
John Vizzo
Jack Waite
Paula Waldman
David Waldorf
Eben Walker

Michael Walker
Deepa Bhargava Walton
Ted Walworth
Guoliang Wang
Jonathan Wang
Barbara Ward
Frann Ward
Richard Warner
Maria Warnken
Hilary Watson
Joe Watson
Andrew Watts
Kelly Watts
Nini Webb
Richard Weidlich
Steve Weigner
Sandy Weiner
Deborah Weir
Edwin Weisberg
Josie Costa Weller
Courtney West
Richard West
Laura R. Westfall
Natalie Whatley
Kenneth Wheeler
Carla White
Christine White
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Jordan Wolowitz
Steve Wolowitz
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Thomas Wood
Phillip Wren
Jeffrey Wu
Frank Yantorno
Margaret yantorno
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Stephen Zaminski
Steve Zaminski
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