

P.S. Beckett

295 A Dayton Rd.
So Glastonbury, CT. 06073
860 633-6147
Nanabeckett11@gmail.com

TO: CT. General Assembly Planning & Development **Committee**

From: Patricia S. Beckett
So. Glastonbury, CT 06073

RE: SB. An Act Concerning Zoning Authority,
Certain Design Guidelines, Qualifications
of Certain Land Use Officials and Certain Sewage Disposal Systems

Date: March 15, 2021

Chairman Cassano, Chairwoman
McCarthy Vahey, Vice Chairman
Needleman, Vice Chairwoman, Gobil,
Ranking Member Senator Hwang,

Ranking Member Zullo, and Members of the committee:

I am in favor of the bill SB 1024. In my mind we will save farmland and open space if we address the sprawl of only allowing large lots with large houses in many of our towns, while they may look charming, there are other ways to maintain the charm without having such restrictive zoning.

Having 2 – 4 unit houses near main arteries and public transportation would meet the need and affordability of many residents of the state from the low income to our own children and elderly residents who can't afford to live or maintain the big houses and / or the need to have private cars.

Also, I think it makes good sense to be able to build small additions to homes already in place. A small addition that would allow in-law apartments or just apartments for rent would make good sense. Some of the existing houses in our state are the size of small apartment houses, certainly it makes sense to have some of that space utilized by family members or others. The other option of allowing small additions to smaller houses could be welcome. I once lived in Arizona where there were two family houses built to look like a single house, no one knew the difference unless they were part of the home. They were very attractive and the architecture blended in with the surrounding neighborhood. We should certainly be able to do the same.

I see this as a way to increase income of businesses within the vicinity of multi- housing as those folks would be shopping, eating, and supporting activities within walking distance. I see expanded tax revenue as those living within that area would be working and expanding the economy of the area. Most of all, I think this would address the many years that have been spent denying equity to those who don't make as much money or look like the majority of white citizens. It's time we expanded opportunities to include all our citizens.