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**Statement on**

**SB 1024**

**AN ACT CONCERNING ZONING AUTHORITY, CERTAIN DESIGN GUIDELINES,  
QUALIFICATIONS OF CERTAIN LAND USE OFFICIALS AND CERTAIN SEWAGE  
DISPOSAL SYSTEMS**

**OPPOSE/HAS CONCERNS**

Planning and Development Committee  
March 15, 2021

By  
Connecticut REALTORS®

Connecticut REALTORS® (CTR) submits this testimony in **OPPOSITION to SB 1024, AN ACT CONCERNING ZONING AUTHORITY, CERTAIN DESIGN GUIDELINES, QUALIFICATIONS OF CERTAIN LAND USE OFFICIALS AND CERTAIN SEWAGE DISPOSAL SYSTEMS.**

SB 1024 would (1) allow municipalities to require that land use applicants pay the costs of any technical review of applications, (2) make several changes to the Zoning Enabling Act, (3) establish requirements for zoning regulations concerning accessory apartments, mixed-use developments and multifamily housing, (4) convene a working group to develop model design guidelines for buildings and context-appropriate streets, (5) require certain qualifications of certain land use officials, and (6) address the jurisdiction and capacities of certain sewage disposal systems.

CTR represents over 17,800 members involved in all aspects of real estate in Connecticut. CTR's members work with thousands of buyers, sellers, landlords and tenants annually.

CTR applauds the proponents of this bill for bringing the conversation forward about the need for Accessory Dwelling Units, concerns about the length of time and costs for zoning approvals, the need for additional incentives for adoption of solar and renewable energy enhancements, and the training of municipal zoning officials.

However, CTR also recognizes the important role municipalities play in real estate, addressing environmental impact and delivery of services; plus, the local voice property owners expect to have as they personally shoulder the burden of municipal income with their property tax payments. There must also be a balance between real estate and the environment – the thoughtful review of how traffic congestion impacts air quality and how parking impacts movement around a community should not be considered wasteful or unnecessary.

**CTR OPPOSES / HAS CONCERN with these provisions of SB 1024:**

- Concerns about the definition of “live work unit” to include commercial uses that may not otherwise be permitted in a residential zone. (lines 34-38 and everywhere else referenced)
- Concerns about limiting fees that may be charged by a municipality related to the construction of properties for four or more units when there is clearly more to review when higher units or high square footage (lines 81-86)
- Concerns about why restoration and protection of ecosystems and coastal resources are specifically listed and limited to those contiguous to or navigable draining to Long Island Sound (lines 186-193)
- Concerns about the reliability of vehicle mile studies and who pays for additional studies (lines 230-232)
- Concerns this affordable housing proposal may exclude significant amounts of land that is otherwise buildable for affordable housing, solely due to having “grazing of domesticated animals or used for passive recreation” (lines 243-244)
- Oppose prohibiting a municipality from being able to define a number or percentage cap on what is “over four units” – completely unrealistic to have that an unlimited number that may be permitted (lines 313-315)
- Oppose establishing a limitation on parking spaces per unit, especially when more than two bedrooms – unrealistic to expect that multiple cars are not likely or possible. Parking is a problem in many parts of Connecticut (lines 316-318)
- Oppose allowing as of right with no minimum parking requirements for dwelling units – unrealistic to ever plan for no cars and parking (lines 434-495)
- Opposed to requiring any private development with 10 or more units to make ten percent of the units automatically subject to 8-30g. That makes the other 90% less affordable and subjects the property owner to state reporting requirements and deed restrictions. (lines 473-477)
- Concerns the proposal has language related to section 8-30g requirements and calculations rather than referral to the Housing Committee.

**CTR supports the creation and adoption of Accessory Dwelling Units as described in SB 1027.**

Note: there are provisions of SB 1024 that CTR generally supports or supports with amendment:

- Protecting the state’s historic, tribal, cultural and environmental resources; (lines 144-145)
- Replacing the term “character” with “physical site characteristics and architectural context” (lines 155-157)
- Providing incentives for developers for solar, renewable energy, combined heat/power, water conservation and energy conservation; (lines 213-215)
- Expanding the sewerage treatment systems capacities to 7500 gallons or less per day, provided such expansion is scientifically supported by the staff at DEEP and DOH (lines 741-808)
- IF AMENDED, requiring training for each member of a zoning, planning, or combined planning and zoning commission or a zoning board of appeals who serves on such commission or board. The AMENDMENTS CTR suggests include specifically stating the exact number of required hours; requiring an online video training course at no cost be provided as an option; that the

renewal period be every 3-5 years, not annual; and include economic development, commercial and industrial zones as areas of instruction. (lines 593-647)

To conclude, CTR requests you **OPPOSE** the sections noted Oppose/Concern with **SB 1024, AN ACT CONCERNING ZONING AUTHORITY, CERTAIN DESIGN GUIDELINES, QUALIFICATIONS OF CERTAIN LAND USE OFFICIALS AND CERTAIN SEWAGE DISPOSAL SYSTEMS.**

Thank you for your time and attention to this important matter.