



PLANNING & ZONING COMMISSION

Letter of Endorsement of SB 1024

March 12, 2021

To: CT General Assembly Planning & Development Committee

From: Planning and Zoning Commission, City of Hartford

Re: SB 1024, An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications Of Certain Land Use Officials And Certain Sewage Disposal Systems

Dear Chairman Cassano, Chairwoman McCarthy Vahey, Vice Chairman Needleman, Vice Chairwoman Goupil, Ranking Member Senator Hwang, Ranking Member Zullo, and Distinguished Members of the Connecticut General Assembly Joint Planning and Development Committee:

We, the Planning and Zoning Commissioners of the City of Hartford, write to express our support for SB 1024.

Thanks to Desegregate Connecticut, people from across the state have come together over the past eight months to discuss the ways in which zoning has affected Connecticut's economy, communities, and environment. The participants have shared their stories of zoning that is, or is enforced in ways that are: discriminatory; restrictive of access to quality educations and jobs; unnecessarily antagonistic to finding clean, safe shelters; wasteful of resources; and harmful to the environment. SB 1024 seeks to reform zoning in ways that will create more, and more-diverse, housing - while preserving farmland and forests.

We are encouraged to see that SB 1024 advocates the types of changes that have been successful here in the state capital, such as:

- as of right/administrative zoning approvals for accessory dwelling units
- transit oriented development
- "Main Street" housing
- no minimum parking requirements

The reforms proposed are founded on practices that have demonstrated measurable successes across the nation. The adoption of these types of reforms in Hartford has resulted in not just increased development, but the right kind of development.

The PNZ Commission would have welcomed the kind of guidance being proposed when it was reforming the zoning regulations. SB 1024 will make it easier for towns to enact these reforms by leveraging the research and development efforts Hartford invested when revising its own zoning regulations.

As the Planning and Zoning Commission for the City of Hartford, we heartedly encourage the General Assembly to adopt the reforms proposed by SB 1024.

Sincerely,
Planning and Zoning Commission, City of Hartford

Josye Utick, Chair of the Commission
Aaron Gill, Vice Chair of the Commission
Gary Bazzano, Secretary of the Commission
Jonathan Harding, Commissioner
David McKinley, Commissioner
Kel Thomas, Commissioner
Juliana Garcia-Urbe, Alternate Commissioner
Andrés Jiménez-Franck, Alternate Commissioner
Guy Neumann, Alternate Commissioner