

*To:* CT General Assembly Planning & Development Committee

*From:* Jeremy Collins/Milford CT

*Re:* SB 1024, 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 Goupil, Ranking Member Senator Hwang, Ranking Member Zullo, and Members of the Committee:

I am writing to urge you NOT to move forward with zoning reform in Connecticut. This bill is nothing less than an anti-democratic Trojan Horse shamelessly masquerading as social reform and "progress". For decades big real estate developers and out of state special interest groups seeking to demolish Connecticut's character have tried and failed to influence, intimidate and corrupt local zoning boards. Now, under the banner of social justice, they see their moment to strike and strip away local control of zoning from Connecticut's citizens and put it in the hands of a few state senators and congressman they can easily bribe to do their bidding. We are NOT fooled.

Where "Urban Renewal" was a failed pipe dream the new "Suburban Renewal" will almost certainly succeed because it does not seek to elevate the conditions of homeowners and renters but level them by overburdening local resources and consolidating political control over those limited resources in Hartford. The business/activist consortium arrayed against the citizens of Connecticut openly avows the "warehousing" of workers along the MTA line in keeping with their regional dream of a massive territory with NYC at its center. Their optimal housing plan will always be more development, more rental units, more and smaller homes, more "progress" towards maximum density with all the attendant political power and social problems that will result. The abandonment of Connecticut's cities is a tragedy and shows a distinct lack of vision but the destruction of its towns and suburbs will not meliorate their condition. VOTE AGAINST SB 1024! We will remember you at the polls.