

March 14, 2021

Letter of Opposition to:

S.B. 1024, [An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications of Certain Land Use Officials and Certain Sewage Disposal Systems.](#)

Dear Planning & Development Committee

Via email to pctestimony@cga.ct.gov

I am OPPOSED to SB 1024

This proposal is built on recommendations from Desegregate CT, a special interest group which knows nothing about our individual communities. They are trying to hijack our local control of planned growth, our well-oiled and published 10 year **Plan of Conservation and Development** and our zoning regulations by imposing someone else's outside opinion of how, where and why our community should develop some other way.

The need for more diverse housing in Connecticut needs to be addressed. However the individual needs of each community (including cities, suburbs, and rural areas) must be considered. The effect of this legislative push will:

- Eliminate local control over certain types of housing (location-based, accessory, 2+ units) and allow certain development to occur *without a local public hearing*;
- Create new mandates (and costs) including training staff;
- Affect the environment and drinking water statewide by ignoring the responsibilities of municipalities who host waterways, open space;
- Impact traffic flow, parking demands;
- Drive up residency at a rate which outpaces the capacities of local resources/services such as police, fire, and schools;
- Overburden the public water and sewer infrastructure (*if available*);
- Require access to public transportation (*if available*.)

This is a frightening agenda!!! The special interest group is attempting to suppress and take away the voices within our community! Cancelling our voices on how our own community should develop should NOT be allowed. SB 1024 could also open the door to corruption with no oversight.

When it comes to development, its local residents—not the state or special interest groups—who know what works best for our communities. I am speaking out to help block more state interference in local affairs and preserve the “home rule” structure that makes each of our municipalities so unique.

Sincerely,

Donna Dutko
Milford CT