

**Raised S.B. No. 1024**  
**Session Year 2021**

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

To (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.

**Introduced by:**

Planning and Development Committee

Good Evening,

We are wholeheartedly against this bill. Control from outside a locality brings lack of knowledge about the context and generalization about economics and demographics. The result is poor policy formation with one size not really fitting any.

Lost in the layers of government is history. Lost in layers of government is any matching of civic scale and form. Lost in layers of government is a striving for excellence.

Our small state has many different centers, topography, water sources, vegetation and ecology. Our small state has no government counties. Instead our history and strength is local control. Our small state, once a great attractive alternative to its neighbors in New York, Rhode Island and Massachusetts is now beset with economic challenges.

With all of our challenges in trying to climb out of the pandemic and so many lost jobs, lost savings, lost retirements, why in the world would this tone-deaf project be at the front of someone's list in 2021?

Often these outside declarations are about you in Hartford thinking you know better than our towns or that you are more effective than our towns. To the contrary, if we get through this, it will be because of ingenuity of some of our towns in creating unique incentives and wonderful ideas for creating new forms of housing density and prices.

Do not again thwart the tremendous intellectual creativity of our citizens and small-town volunteers who care deeply about where we live. Trust one of our greatest, remaining strengths in Connecticut: the potency of local control and local ingenuity. We lose this and we will lose many of us.

Respectfully submitted,

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