

SB 1024

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

Dear Sir or Madam,

I write to you today to strongly oppose this bill. As a member of a small town here in Connecticut, I believe it is extremely important that local officials and representatives decide the infrastructure, businesses, utility usage and transit venues offered in our communities. I am opposed to this bill because it removes the right of local municipal leadership to make the important decisions directly impacting our constituents. It also leads to a massive waste of taxpayer funds.

Each town across the State has unique features, venues for entertainment, restaurants, sports, clubs or organizations of one sort or another and various industries large and small whether corporations or family-owned. We also have individual needs based on geographical and logistical layout. If this bill passes and every town across the State is forced to meet the same criteria for our zoning, sewage capacities are changed, housing development is based on overall demand not local based available capacity, it takes away the unique attributes of each location, it forces communities to grow or develop in a way that may not be feasible based on their utility structure and infrastructures already in place.

This proposal is bound to cost more money to taxpayers in these locations, in Connecticut we already have a substantial budget crisis. This type of generalized legislation does nothing for individual towns but gives the state more control, which in my opinion will lead to more people leaving Connecticut.

I do understand we have a housing shortage in Connecticut as in many other places around the United States. If we leave the decision making to the people on the ground in these communities to come up with their own plans to improve infrastructure, increase housing availability in a way that compliments their communities and grows in the direction best for their town based on the unique features of each location and resources, then it will benefit these communities versus force them to increase taxes, face businesses closing up shop and families leaving the state. We have already seen the failures in our government when there is too much oversight and overregulation. A power grab of this magnitude is going to cause further division between towns and the state. It does nothing to benefit our communities.

I oppose this bill vehemently. I propose you leave the zoning and regulatory decisions to each municipality.

Regards,

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