

Street

188 Main

Windsor, CT 06088-0561

East

2021

12 March

Planning and Development Committee

State of Connecticut

Members,

Regarding S.B. 1024:

**I urge you to defeat this bill!**

I served on the Planning and Zoning Board here in East Windsor both as a member and as Chair, years ago.

I am convinced that decisions regarding the zoning regulations of the individual towns need to be left to the towns, rather than be dictated by State involvement. Housing density, land use, lot size, special use permitting and the required public hearings need to be town decisions. These very regulations have been refined and have evolved over many years. Consequences of zoning changes, both intended and unintended, have been resolved. It's what gives each town its own personality.

I would suggest that if you want changes to occur, you develop incentives for towns and/or developers so that the changes happened at the local level; rather than have mandates from on high imposed on towns.

Very truly yours,

William C. Grace