

To: CT General Assembly Planning & Development Committee

From: Marion Griffin/Hartford 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

Dear Chairman Cassano, Chairwoman McCarthy Vahey, Vice Chairman Needleman, Vice Chairwoman Goupil, Ranking Member Senator Hwang, Ranking Member Zullo, and Members of the Connecticut General Assembly Planning & Development Committee:

Act SB 1024 is a great opportunity to refresh and reinforce the zoning powers of municipalities in the State of Connecticut. Of great value to the State of Connecticut, its residents and future residents and its municipalities is a consistent framework from which each community, as they deem appropriate, can grow and enhance their economic prospects while protecting the environment.

Transit-oriented development presents the opportunity to those communities with public transportation options to increase the draw of businesses and the demographic that desires housing in close proximity to transportation. Ideally, it could be a younger demographic that can contribute to the vibrancy of the community. The benefit of decreased pollution as the use of public transportation supplants the daily commuter use of autos and the potential of decreased overall housing/transportation costs for those individuals is well worth the effort of reform.

Accessory Dwelling Units increase options for families to care for their elderly family members in close proximity to their residence, provide opportunity for elderly residents to maintain their residence while providing housing for young professionals or others in need of a "starter" dwelling. The benefits include additional housing options without changing the look and feel of a neighborhood.

Additionally, empty nesters that I know are planning on where to move as they downsize and lament leaving the communities that they know and have lived in while raising their families. They do not necessarily want to move to other municipalities that have apartments near restaurants, shopping and other amenities, including transportation. Additional options for municipalities should be viewed as a positive for community.

Thank you for your consideration.