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March 14, 2021

Connecticut General Assembly Planning & Development Committee  
State Capitol  
Hartford, Connecticut  
06106-1562

Re: SB 1024, An Act Concerning Zoning Authority, Certain Design Guidelines,  
Qualifications Of Certain Land Use Officials And Certain Sewage Disposal Systems

Sent: via Email

Dear Chairman Cassano, Chairwoman McCarthy Vahey, Vice Chairman Needleman,  
Vice Chairwoman Goupil, Ranking Member Senator Hwang, Ranking Member Zullo,  
and Members of the Committee:

Thank you for all your efforts in proposing SB 1024. It is a good first step in making Connecticut more affordable to all, educating commission members and staff on what and why they exist, mandatory FOI training, and creating and allowing alternatives to the waste renovation.

As a professional engineer working in the State of Connecticut for close to forty years, I commend you on taking positive action on such important issues. Never has it been so difficult for the younger generation to afford reasonable housing. I believe Rule 169 is a major cause.

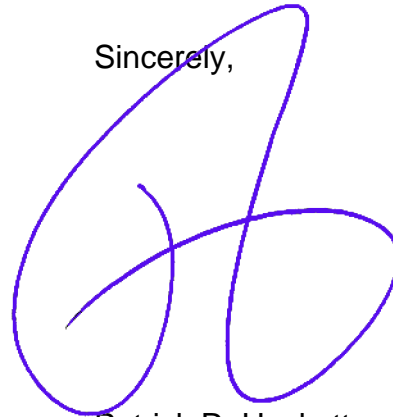
To those who are unfamiliar with Rule 169, it states there are 169 towns in Connecticut and 169 different sets of rules. What can be done in one town can be impossible in another. There are a multitude of reasons why this is unfair and unjust, not to mention the burden it puts on the construction industry with the increased risk of permit denial. I have been involved in 8-30g applications where the Zoning Commission's reviewing engineer was satisfied with all aspects of the site plan and the Commission still denied the application knowing full well it would be overturned by the Courts. Additional time and money had to be invested in pursuing a court solution which in my opinion was nothing more than a Commission wasting taxpayers' dollars just to say they were tough.

The abuse of home rule must be reigned-in. Your proposed Act will make Zoning regulations more like the Building regulations in that every town is governed by the same set of rules. The Special Permit process is arbitrary at best and prejudicial at worse. Businesses would benefit by the removal of this subjective process in that there

would be a clearly defined list of criteria that must be met resulting in less chance of denial and more opportunities to invest.

In summary, the land use process cannot be left to political devices. A system such as the IBC or IRC must be implemented to make consistent and science-based decisions. Let us put an end to Rule 169 as it pertains to land use. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'P' followed by a large, stylized 'H'.

Patrick R. Hackett