

*To:* CT General Assembly Planning & Development Committee

*From:* Doris Johnson, Town of Windsor

*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

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

Zoning laws design and build our communities. With smart zoning reform, we can boost the economy, eliminate the inequities that exist in our communities, and protect the environment. The present zoning policies does not allow Connecticut to flourish and rise to its potential.

Zoning reform is essential to a more equitable, stronger, cleaner Connecticut.

SB 1024 will save millions of dollars of litigation. In 2020, towns were sued 159 times for their zoning decisions. These decisions were made by individuals who are in need of training on fair housing and environmental issues.

We need zoning reform and this is why? Bridgeport residents on Pond Street suffer from extensive flooding in their homes from Island Brook. Stamford's South end is another example of zoning gone bad. I could list town after town, but I am sure you get the point.