

Esteemed members of the Planning and Development Committee,

I am deeply troubled by the recent introduction of S.B. 1024. Connecticut has not seen new job growth since 2000 and is one of the worst housing markets in the U.S. over the past 30 years. While our housing market is undergoing a short-term positive bump due to the pandemic, it is not sustainable. There is NOT a housing shortage - population and housing values have been stagnant.

Smart growth in suburban communities must be based on the individual unique geographic, transportation, environmental and infrastructure impacts to each town, and is best addressed by the local zoning board and not by a state mandated one size fits all law.

Our state has a long history of mismanagement and legislating without proper consideration for unintended consequences. The effect of this legislative push will:

- Allow multi-family development to occur without a local public hearing
- Eliminate lot size requirements
- Affect the environment and drinking water statewide by ignoring the responsibilities of municipalities who host waterways
- Impact traffic flow, parking demands
- Potentially drive up residency at a rate which outpaces the capacities of police, fire, and school resources
- Overburden the public water and sewer infrastructure

The bill also fails to properly address who will pay for logistics and planning, site evaluations and surveys, architects and police traffic monitoring. I'm also concerned about the continued vilifying of low density communities and lack of focus on revitalizing our cities.

I implore you to oppose S.B. 1024.

Respectfully,

Doug Krupa
Wilton, CT