

March 14, 2021

To: Harry Arora, CT State Representative, 150th District
From: Nora Maloney
RE: No to Bill SB1024

Upon reading the text of SB1024, I am reminded of the following quote:

“Government is not reason; it is not eloquent; it is force. Like fire, it is a dangerous servant and a fearful master.”

- George Washington

SB 1024 seeks to subordinate genuine local planning and zoning issues to a top-down political agenda mandated by legislation crafted with little thought to the true nature of the specific nuts and bolts of the day-to-day issues involved. Does a legislator from another town comprehend daily traffic issues at the I-95 Exit 5 in Riverside better than a local official living in Greenwich? Obviously not. However, that knowledge pertains to a .60 acre parcel on Route 1. Will a Hartford bureaucrat be accountable in the event central planning creates overcrowded, dangerous pedestrian crossways on Putnam Avenue or respond to a neighborhood association’s parking concerns on a narrow street? Hardly.

I note that Francis Pickering’s March 12, 2021 letter in opposition to SB1024 cites well-water and flood zone issues, both of which are applicable to Greenwich and neither of which are given consideration in the bill regarding the construction of accessory dwelling units. The flood zone issues are particularly applicable to Old Greenwich in the wake of Hurricane Sandy. Suddenly and unaccountably, too, wetlands conservation seems to be subordinated to a state-mandated ukase pursuant to these ADU’s.

P & Z is best left to the local municipalities who understand the topography, engineering, and issues unique to their towns and to the officials who will be directly answerable for the decisions to their constituents and neighbors.

Respectfully submitted,

Nora Maloney
Cos Cob, CT

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