

Dear Planning & Development Committee,

There is no question the time has come to update the current zoning laws in the state of Connecticut. I have been a builder for the past 40 years primarily of single-family and multifamily homes. When I started in this business we could deliver what they called starter homes, homes that people could grow into however zoning laws have become tougher and make building more expensive for infrastructure and larger minimum square footage for the homes and lot sizes. Making it virtually impossible to build entry level homes for Connecticut residents. We need higher density per acre, less requirements for infrastructure for small developments, and the ability to get these approved without inevitably having a neighbor take an appeal of the decision (Just because they don't want new homes in their backyard), and hold up a development for at least a year maybe more which drives the cost up significantly which brings us back to a non affordable scenario. The 830 G laws which provide for affordable housing cannot satisfy this demand in every town. Builders need to be able to deliver market rate affordable housing. Thank you for allowing this written testimony in favor of SB 1024.

Thank you so much for considering it. Gary Merrigan] Windsor Locks ,Connecticut

Sent from my iPhone