

To: CI General Assembly Planning & Development Committee

From: Dan Mullen / East Granby, CT

Re: SR 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:

I am writing in support of SB 1024. I believe zoning reform needs to happen. I believe that the housing market in Connecticut is not working for people because the supply is artificially limited by zoning rules that do not meet the requirements of young adults. Young Adults are the ones we are going to need to start families, work in our businesses so that the businesses don't move out of Connecticut, and so that the price of everything from oil changes to roof repairs to care of the elderly does not go completely out of control.

I live on a large lot in East Granby, and I love the critters that come by my house from time to time, but I know that a house on a large lots is a luxury that I would not be able to afford to keep up, even if we never move from this house we have had for 30 years. My wife and I can't pay inflated prices for home repairs, household help, legal and financial assistance, etc as we grow older. And without enough working taxpayers, the state is not going to be able to afford to help me.

I hope that you will support passage SB1024 and give Connecticut a chance at the economic growth, adequate tax base and competitive labor costs that the state will need going forward.

Sincerely yours

*Dan Mullen 3/18/21*

Dan Mullen, East Granby