

To: CT General Assembly Planning & Development Committee

From: William W. Neale, 1193 Old Clinton Rd, Westbrook, CT 06498

RE: SB 1024, An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications Of Certain Land Use Officials And Certain Sewage Disposal Systems

March 12, 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 support passage of SB 1024.

The State of Connecticut is significantly segregated by income. This is morally wrong and economically self destructive. We know that this segregation causes childhood trauma which results in adults who are less likely to be able to contribute socially and economically to society and yet we insist on perpetuating this segregation.

As a member of the Planning Commission of Westbrook, I have seen that people of good will can do a little at the margin to provide small amounts of affordable housing locally. At the same time, the vast majority of buildable land in Connecticut suburbs is zoned single family. This has the effect of reducing the supply thus increasing the cost of that land. Only direct action at the State level will result in a change in this market reality. The State legislature created zoning in the towns and has the right to change it to reduce the harm it is doing to the State as a whole.

There are details which could be adjusted but the State needs your action on this bill now.

Thank you for your public service and interest in this subject,

William W. Neale, Westbrook