

Dear Chairperson McCarthy Vahey,

I do a fair amount of building in Simsbury. I'm happy to say forward thinking on Simsbury's part has pushed the envelope on zoning to allow higher density, especially on the main corridors and around the town center. Because of residential development over the past 5 years, years before COVID, Simsbury is thriving, Population is growing, the grand list is growing, the town is healthy and strong in spite of the Hartford Insurance Company vacating 600,000 of office space. The State should lead on this issue because most affluent municipalities won't let it happen! But it is good for the communities, good for more affordable housing and good for the State!

To: Planning and Development Committee

Re: Testimony in Support of HB 6613, SB 1024 and HB 6107

Thank you, for the opportunity to submit testimony in support of HB 6613, SB 1024 and HB 6107. As a business owner involved in the residential construction industry I am intimately aware of how our state's outdated land use regulations have not allowed production to keep up with demand of all types of housing. As a result, we have some of the oldest and least energy efficient housing stock in the country, and a housing affordability crisis that continues unabated. HB 6613, SB 1024 and HB 6107 are first and foremost economic development bills that will stimulate the economy and help stem the tide of outward migration.

These land use reforms will encourage production of all types to meet the needs of all Connecticut residents by making the permitting and approval process easier and more manageable for small businesses to navigate while allowing for gentle density in and around our main street corridors and transit hubs, all while allowing for local control. Land use commissions will be properly trained and towns will have the resources needed to develop their own model design guidelines to ensure that as-of-right housing will fit the character of their towns and the economic and social needs of their communities.

As such, I ask that the Planning & Development Committee please pass HB. 6613, SB 1024 and HB 6107. Thank you.

Sincerely,

Chris Nelson  
40 Centerbrook Dr  
Farmington, CT 06032