

To Whom it May Concern,

I am a resident of Cheshire and have great concerns with the zoning proposals up for consideration, especially SB 1024. The proposals for state control of local zoning laws will truly dismantle each of the 169 cities and towns ability to provide legislation for local issues that are unique to each town. Local zoning laws help to identify and adopt the needs for each municipality based on landscape, population, current town layout, commercial / Industrial vs residential zones, access to highways, watershed areas, designated business opportunity areas, and the list goes on. The state proposals will mandate across the board legislation that would undermine these unique local needs and would add burdens to smaller towns that are currently not at issue. The impact would also increase taxes on smaller towns in order to pay for the increase mandates from the state based on low income house regulations, and possible school redistricting. It would also devalue property values, especially in higher property cost towns in order to meet the state mandated zoning laws, thus penalizing people disproportionately in these towns. It is not fair to penalize residents who moved to these towns and sacrificed to pay more for property in order to have better schools, lower taxes, and proper zoning to keep a balanced municipality between business / industrial and residential tax bases. It is an all around disaster waiting to happen if these proposals are passed and would truly do a disservice to all towns across the state. I am truly against these proposals as both a small town resident and a parent who cares about the future of Cheshire for my kids!

Sincerely,

-Douglas Noble