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Legislative Office Building  
300 Capitol Avenue.  
Hartford, CT 06106

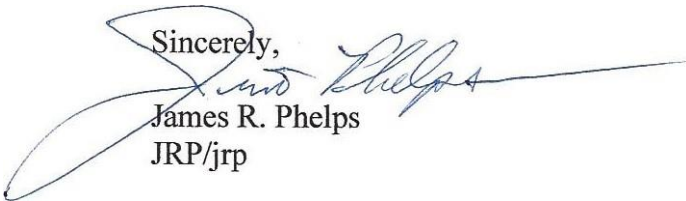
RE: S. B. 1024

I am against bill S. B. 1024 because it encroaches on towns and cities rights granted to establish and enforce zoning restrictions. Each town and city are different and that's why individuals choose to live in a certain town or city. I choose to live in Berlin because of its housing, education and business views. Not the views of a committee in Hartford that does not have to live with the results of their decisions. I object to S. B. 1024 given the following reasons:

- Eliminates local control over certain types of housing (location-based, accessory, 2+ units) and allows development to occur *without a local public hearing*.
- Drives up residency occupancy which outpaces capacities of local services such as police, fire, and schools.
- Impacts traffic flow and creates parking issues.
- Create more mandates and results in additional administrative costs towns or cities must pay for.
- Affects the environment and drinking water statewide by ignoring the responsibilities of municipalities who host waterways, open space.
- Overburdens public water and sewer infrastructure.
- Require access to public transportation.

I have listened to Sara Bronin discuss this topic and believe it oversteps the rights of people who do not live in Hartford, CT. If I wanted to live in Hartford, I would have moved to Hartford.

Sincerely,

  
James R. Phelps

JRP/jrp