

SB 1024 An Act Concerning Zoning Authority, Certain Design Guidelines,
Qualifications of Certain Land use Officials and Certain Sewage Disposal Systems

OPPOSED

The Government of the State of Connecticut has a multitude of broad based issues to constantly oversee, legislate, enforce; things like taxes, education, transportation. Connecticut towns have been legislating local zoning regulations wisely and effectively since the state delegated the authority to the Municipal Zoning Commissions in the Zoning Enabling Act. The administration in each town's Planning and Zoning Commission knows their town and its unique infrastructure and environmental situations. Each agency has been successfully balancing its community's private property rights, interests, housing needs, demands on infrastructure and economic growth. Consequently, Connecticut is a wonderfully diverse state of 169 unique towns.

The General Assembly wants to stop local decision-making and create a one size fits all proposal to change local zoning laws. How can the legislative body know about or care about or treat each town individually? IT CANNOT AND WOULD NOT EVEN TRY TO DO SO. Zoning regulations should be left to the individual towns to determine; it's local issue.

Lastly, changing the zoning laws would not necessarily address the issue of affordable housing. Rather it would create a blighted landscape, a Connecticut none of us would be proud to call HOME.

Respectfully,

Leona N. Retzler
Greenwich, Connecticut