

To: The Committee on Planning and Development of the State of Connecticut, General Assembly

**Please replace my prior submission with this one .**

The Simsbury Zoning Commission opposes the proposed Connecticut Senate Bill 1024 that contains a wholesale change to local Town zoning in favor of state mandate that greatly impacts local control. This bill unnecessarily restricts local control of zoning and does not accomplish the laudable goal of desegregating Connecticut.

1. The market price of over 30% of Simsbury's residences are affordable for buyers that earn 80%, or less, of the median income. Simsbury Zoning Regulations are not the reasons for the lack of diversity of Simsbury.
2. Over the past 10 years, Simsbury has encouraged mixed use zoning districts with the result that over 1,200 multi-family units have been added, and more are on the way. Simsbury's multi-family housing has increased to 20%, up from 10%. There is no need, or justification for multi-family mandates.
3. Simsbury comprises a Center Zone and 4 other hamlets. The proposed multi-family mandate is complex and impractical for our Town.
4. The mandated reduction of parking requirements is an unwarranted restriction on public safety considerations.
5. Simsbury's Zoning Regulations permitting accessory apartments were adopted, and modified after public input, to permit accessory dwellings as a special exception with a public hearing. The proposed regulations would take away the public hearing safeguard for detached accessory units.
6. Detailed supporting materials are included in the attached document,  
*"Zoning\_and\_Racial\_Segregation\_and\_Affordable\_Housing\_in\_Simsbury\_rev4.docx"*

The ultimate outcome of the proposed bill would be undesirable results in suburban communities, and those citizens would have little say in the effect on their life's major asset, their residence. Please do not pass the proposed Senate Bill 1024.

David Ryan  
Chairman