

To: CT General Assembly Planning & Development Committee

From: Tucker McLean Salls, resident of Middletown CT

Re: SB 1024, An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications Of Certain Land Use Officials And Certain Sewage Disposal Systems

Date: March 14, 2021

Chairman Cassano, Chairwoman McCarthy Vahey, Vice Chairman Needleman, Vice Chairwoman Goupil, Ranking Member Senator Hwang, Ranking Member Zullo, and Members of the Committee

Please understand that the current and historical implications of Connecticut's municipal zoning laws are obvious and well documented. It is extremely easy to point out all the ways that our current, sprawling suburban communities are environmentally unsustainable, and often intentionally restrictive to communities of color. Restrictive single family residential areas represent a cartoonishly inefficient use of space. Never mind that suburbs eliminate any real public transportation opportunities and force individuals to travel by car for even the smallest purchases or for any service for that matter. You will likely spend endless hours listening to testimony from highly competent and educated people saying as much. Please support SB 1024 not because you believe yourself to have all the answers but because you recognize the structural problems within the largely segregated communities of CT. I believe this bill can at least lay the groundwork for necessary change and allow communities to find their own solutions to these inherent problems in their own way.

It seems to me that the real debate on this bill is between those who see the problems of segregation, lack of sustainable housing, impossible public transportation, and wish to begin to take steps to fix it and people who see those problems and don't.