

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

I am Caroline Sloat, a resident of Thompson and I speak in support of SB 1024. I am motivated to do so because each time that I approached a town official in my area to discuss possible legislation relating to zoning, I only heard negatives. From people who had not followed the issue, nor read the text, but who were automatically opposed. I believe these to be well-intentioned people—who want to advance their communities, improve the quality of life, and stem the exodus of individuals who might want to remain in town, but cannot find housing on a scale that meets their needs.

SB 1024 offers a new framework for encouraging growth—good growth in Connecticut. Elements of the proposed legislation have already become practice in many of our communities; they work. This proposal makes these practices widely available for adoption without the distraction and cost of litigation.

Existing housing in Connecticut is expensive—ranging from beautiful and well-appointed homes to substandard housing that comes with a high social cost. This is burdensome to families because current law allows this. Contemporary housing needs include more diverse housing stock—seniors should not have to leave their communities for lack of desired housing. Our college graduates should be encouraged to settle here so we can all benefit from their expertise and energy. Singles and small families want to live near community amenities. SB 1024 aims to enhance the well being of our towns by including more people, not by keeping them out.

Recognizing that Connecticut's growth aligns with existing transportation infrastructure, SB 1024 enables the enhancement of selected corridors by creating zones for more dense development. This will reduce reliance on the need for cars that clog our roads and our air by providing commutable routes to employment. Work that will benefit citizens individually while growing the tax base, both local and state. In one year, if 1500 new homes can be built, the resulting impact is estimated at \$16.4 million raised for the work of our state and local governments. Connecticut's wealth will increase, while allowing members of such professions as nursing and teaching to live in the communities they serve rather than driving miles to their work.

SB 1024 will protect the Connecticut we love: our scenic villages, outdoor recreation, local food production. Current law allows forests and farmland to be destroyed for development because there are no generally agreed upon alternatives such those as offered by SB 1024. This rapid pace of destruction that creates sprawl and isolation rather than community does not have to be the status quo. We need good development.

I support SB 1024 and I hope you will too.

Thank you for your time and consideration.