

I am providing written testimony in response to proposed legislation SB 1024 *An Act Concerning Zoning Authority, Certain Guidelines, Qualifications of Certain Land Use Officials and Certain Disposal Systems*. This type of a misguided attempt to create "affordable housing" already has a history of creating problems and not solutions to that notion. Aside from the unkept promise of state funding being provided to our town in exchange for allowing this type of housing in the former Allen-O'Neill military home complex, we have experienced how short-sighted planning has created congestion and devaluation of surrounding properties. While the new complex has so far been fairly well cared for, the over-development and over-population of these homes has led to lack of parking for residents and their guests. This is quite evident with frequent on-street parking by both residents and their guests which lead to congestion especially during school hours where bus traffic is frequently impeded by parked vehicles along a four-way stop intersection. Couple that with an oil delivery or a courier delivery and the stand-offs that result are frequent, aggravating and dangerous. This is just one example in my immediate neighborhood. It is quite evident that the only consideration made was for the greatest number of residents to populate what used to be single-family affordable houses that were comfortably spaced, into town houses that only amplify the already out of control multi-unit residential building within our town.

To believe that the State of Connecticut would have interest, knowledge and ability to manage local affairs is foolhardy. The State of Connecticut continues to squander capital projects year in and year out. State control of local affairs would only lead to over development and/or failed projects simply for the notion they are creating "affordable housing". When these projects fall short of the mark local taxpayers will foot the bill as we always do, especially here in Fairfield County.

On a personal note, and I know many of my neighbors and other constituents here within Fairfield County are strongly against this proposal, along with another piece of misguided legislation as it related to a State-wide property tax (See SB 171 *An Act Establishing a State-wide Tax on Real Property* and SB172 *An Act Establishing a State-wide Assessment to Encourage Affordable Housing in the State*). Simply put, if either of these proposal go through, two more residents are leaving the state we would like to call home, but would no longer be able to. A "mansion tax" would apply to our nice but comparatively humble home (which we continually update, upkeep and improve), that lies within a quarter mile of the Noroton Heights Station and a half mile from the Darien Station, **which these proposed zoning changes would also apply**. Both proposals are non-starters. We would move. Another state pension being untaxed and spent elsewhere, Florida, Texas, South Carolina.... I honorably worked for the State of Connecticut for over 26 years after relocating here. It would be my desire to remain here in our beautiful state for my retirement from State service. A productive retirement that allows me to continually contribute to my State. Should this proposal become law, the State will suffer another resource lost that would take my experience and acumen that currently certifies police officers within the confines of the new police "reform"; who also uses that life experience to share with the students at a local university as an adjunct; who shares his time, talent and treasure through charitable organizations with underprivileged communities in Fairfield County, specifically, and the state, in general. Yes we will go, as will many tax-paying residents, without hesitation.

Please consider alternative methods of creating opportunities rather than State controlled zoning. Fairfield County localities have proven that local control is effective. The attention our local cities and towns have given to zoning has only increased property values over the years which currently fund State initiatives through residential and commercial property taxes more than any other area, by far. Short-sighted legislation as it relates to State-controlled zoning will only devalue property, thereby cutting the revenue stream, leading to more taxes to an already over-taxed population. When we as residents and commercial entities relocate, the State will have no one left to over-tax.

Sincerely,

Mark Sticca  
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