

To: CT General Assembly Planning & Development Committee

From: Michael S. Vogel, Canton, 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 15, 2021

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

I write to express my strong support for SB 1024.

As a member of Canton's Planning and Zoning Commission, I have come to appreciate the critical importance of well-conceived and clearly-written regulations in the conservation and development of our communities. In my experience, the members and staff of our local planning and zoning commissions are deeply committed both to the health and vitality of our towns and to the thoughtful adherence to the rules governing our work. As such, I believe that SB 1024 would be a valuable tool for local commissions by setting a state-guided priority on the essential goals of promoting affordable and desegregated housing while strengthening our communities and our economy.

I understand that some critics of SB 1024 have opposed this bill on grounds of "local control". I would submit that the bill would not in any way undermine local control, but rather – by setting concrete standards that can be implemented at the local level, as well as providing additional training to local commissioners – would great assist local boards and commissions in implementing what I hope we can all agree are the critically-important goals of this bill.

Respectfully yours,

Michael S. Vogel
Canton, CT