

Planning and Development Committee  
Connecticut General Assembly  
Hartford, CT

March 14, 2021

Dear Committee members:

I am writing to express my strong support for SB 1024, which I understand is coming before you tomorrow. As an attorney who has practiced land use law in Connecticut for 26 years, I write solely on my own behalf and not on behalf of my law firm or any of its clients, but my support for this bill is informed by my experience representing applicants and towns on zoning applications throughout my career.

Our state is badly in need of the reforms contained within SB 1024. Passing this bill will increase and diversify our housing stock, making housing easier to afford, and thereby make it easier for our children and parents to live in the communities they love. By encouraging accessory units, we can achieve these housing goals without needing to build new structures or consume more land. Likewise, directing multi-family housing to areas near transit stations will satisfy our unmet demand for housing and limit sprawl and traffic congestion. All of these things are good for our economy and our future.

These are not radical measures. I view them as fairly small steps that will have beneficial impact without causing any disruption. The provisions of SB 1024 will not remove any town's control over land use, but they will help make us a more fair, equitable and vibrant state.

I urge you to support passage of SB 1024. Thank you for considering these comments.

Very truly yours,

/s/

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