



March 15, 2021

CT General Assembly Planning & Development Committee
Legislative Office Building, Room 2100
Hartford, CT 06106

Mrs. Vicki Zacharewicz
President, Hubbard Heights Association
P.O. Box 3636
Stamford, CT 06905

Re: SB1024 An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications of Certain Land Use Officials and Certain Sewage Disposal Systems

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

Thank you for the opportunity to comment on the proposed legislation SB1024. I am writing on behalf of the Board of Directors for the Hubbard Heights Association in Stamford.

While we applaud the desire to provide everyone in Connecticut with more fair and equitable housing options, we feel that this legislation is overstepping its bounds by dictating from the Capitol how individual municipalities across the state handle their Zoning regulations.

Here in Stamford, our local authorities have done a good job in ensuring that there are many types of housing options for a diverse population covering a broad socio-economic range. Our neighborhood contains many different size single family homes at varying price points which accommodate a variety of people. Maintaining our single-family zoning as it is presently configured allows movement of residents within the neighborhood and keeps our neighborhood as it was planned between 1910-30. This is one of the many reasons why we are listed on the National Register of Historic Places.

While the State does not have a good track record of creating enough affordable housing near city centers and transportation hubs, single family zoning should not be the scapegoat in this scenario.

Good paying jobs, fair lending practices, and equitable opportunities for all people are part of a remedy that should be prescribed by our government and business leaders.

Regarding the proposed implementation of ADUs in single-family zoned areas, although we see some value in ADUs we are unable to support this initiative without getting further

information on how this might affect our neighborhood. There is a big potential for misuse of ADUs and with a limited amount of zoning inspectors in our City and the difficulty involved with inspecting a home to prove that there are zoning violations, we do not see it as a viable option at this time.

We also disagree with the idea to drop the parking requirement to one car per dwelling as opposed to the 1.67 cars/dwelling that we presently have in Stamford. Even the old code of 1.25 was too little parking per dwelling. What we have experienced in our neighborhood is people parking on neighboring streets leaving the residents of that street, some elderly or disabled, struggling because they would not be able to park close to their home.

Additionally, when we went through this experience, the burden of analyzing parking habits, documenting the problems, going to the Traffic Department, and going through the lengthy process to establish a Residential Parking Permit zone all fell on the homeowners. Now we must pay yearly fees to park near to our homes, and this process took about 3 years to complete!

There are other aspects to this legislation that we are enthusiastic about such as more pedestrian friendly roadways and repurposing old factories into new restaurants and art spaces creating a more vibrant community setting both to live in and visit. We hope that you will take into consideration our concerns.

Respectfully submitted,

Vicki Zacharewicz

Vicki Zacharewicz
President, Hubbard Heights Association
Stamford, CT

cc: Mayor David Martin, City of Stamford
Matthew Quinones, President, Stamford Board of Representatives
Ralph Blessing, Land Use Bureau Chief
Senator Alex Kasser, 36th District
Senator Patricia Billie Miller, 27th District
Representative Matt Blumenthal, 147th District
Representative Kimberly Fiorello, 149th District
Representative David Michel, 146th District
Representative Daniel Fox, 148th District
Representative Caroline Simmons, 144th District
City Representative Mavina Moore, 10th District
City Representative Phil Giordano, 10th District
City Representative Jeff Curtis, 14th District
City Representative Daniel Sanford, 14th District
Hubbard Heights Association, Board of Directors