

**Dear Chairs and Members of the Planning and Development Committee:**

**I submit the following comments as a private citizen on two bills before you today:**

**SB-985 - INCENTIVIZING HOUSING PRODUCTION** – Governor’s proposal

Requires reporting by all municipalities on at least an annual basis for more detailed housing production and demolition data, as a requirement of receiving discretionary DECD funding. Also requires OPM to conduct a study to identify under-utilized state-owned property which could be leveraged for housing development, particularly transit-oriented development and affordable housing production.

The proper role of government is to protect our property rights and not to remove them, especially by force. Please remove the “as of right” provision. Off street parking must be included. Towns like Wilton are not laid out to accommodate walkers or services by train. Leave approvals by planning and zoning, sewer, water, wetlands, historical preservation or conservation commission or board as they are as these members know our towns the best as they are elected or appointed locally and responsive to the people they serve.

**SB-1141 - TRANSIT-ORIENTED DEVELOPMENT** – Mandates that local zoning laws allow, as of right, housing developments that (1) have a minimum overall average gross density of 15 dwelling units per acre, and (2) are located within a one-half-mile radius of any passenger rail or commuter rail station or any bus rapid transit station.

I urge you to vote no on this moving out of committee. CT has many problems that must be addressed- the economy, the tax burden on its residents, hostile business environment, high cost of utilities and a public school systems that is failing to teach basic math and reading to grade level. Mandating or even exploring adding such density as proposed in this legislation will benefit developers. Wilton runs diesel trains which are non-environmentally friendly and are scheduled so infrequently that every added resident would also need a car to get around. This bill is very misguided and its designer- DesegregateCT - should be ignored.

Thank you,

Kim Healy  
Wilton, CT