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**HB 5714 AN ACT CONCERNING ZONING FOR STARTER HOMES**

Good afternoon Chairman Coleman, Chairman Feltman and members of the Planning and Development Committee, my name is Bill Jenkins and I am here to talk about HB 5714 An Act Concerning Zoning for Starter Homes. I am a member of the Zoning Board of Appeals in the town of Chaplin.

In my town and in most other rural towns in areas like Windham, Litchfield and the northern parts of New London County, the minimum building lot size is two acres. Part of me doesn't like the theory behind this which at times borders on "exclusionary zoning" which I applaud the P&D Committee for trying to address with this bill. I have heard that there is a town in northern Virginia (I believe the name is Upperville) where they actually have a FIFTY ACRE zoning requirement on any new building lots! I think many of us would agree that cases like this are discriminatory and border on absurd.

However, the biggest problem with what towns like Chaplin, Hampton, Scotland, Eastford, Pomfret, Warren, Morris, Goshen, Cornwall etc. face if this bill were to become law is that we don't have public water and sewer in these and MANY other similar rural towns. I don't know how you could possibly put a septic system AND a well on a half acre lot and my guess is that local and state health regulations would probably prohibit construction of a single family home on a half acre lot. I believe it's virtually impossible to fit a septic system, a well AND an area for a back up septic system on a lot this small.

Being a proponent of "local control" I would prefer NOT to have the state get involved with decisions that are presently left in the hands of the municipalities and I feel that this legislation interferes with a town's ability to decide what is best for itself.

Once again, I certainly feel the Committee is well intentioned in its attempt to provide more opportunities for those seeking starter homes but unfortunately, I don't think this legislation is the right answer.

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