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Co-Chairmen and Members
Planning and Development Committee
Room 2100, Legislative Office Building
Hartford, CT 06106

Re: **S.B. 991, AAC Energy Efficient Subdivisions**

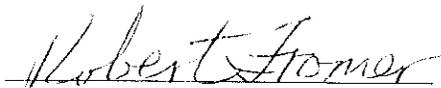
Dear Co-Chairmen and Committee Members:

I strongly support S.B. 991 proposing the amendment of Connecticut General Statutes, Section 8-25 (b), which would require that applicants to municipal planning commissions demonstrate that a proposed subdivision is energy efficient and recommend adding the underlined language to Section 1(b):

[T]he regulations shall require any person submitting a plan for a subdivision ... to a municipal planning commission under subsection (a) ... submit energy and cost analyses and assessments to the commission demonstrating that such person has used, in developing the plan, passive solar energy techniques, that would not significantly increase the cost of the housing to the buyer, after tax credits, subsidies and exemptions and that would maximize solar heat gain, minimize heat loss and provide thermal storage within a building during the heating season and minimize heat gain and provide for natural ventilation during the cooling season.

Currently, Section 8-25 (b) contains neither a requirement that subdivision plans display the orientation of residences with maximum solar access nor a requirement that each parcel owner in a subdivision provide the commission or building official, before development, a site plan assuring the orientation of the designed residence for maximum solar access - only some towns require such site plans. Therefore, I recommend that S.B. 991 require site plan review for each lot to confirm maximum solar access.

Cordially,



Robert Fromer

Environmental Consultant