

Dear members of the Housing Committee:

We are residents of Fairfield, CT and have experienced first-hand how outside developers can misuse/abuse the 8-30g statute for personal gain with little to no benefit to the very people it is supposed to help. Importantly, this abuse also threatens the deterioration and decline of the very character, safety and security of the neighborhoods in which they attempt, or in many cases, succeed, to "invade".

I feel confident when I say that for the large majority of the homeowners in our neighborhood, the investments we have made in our homes and properties is the largest of any in our lives. We each chose to purchase in this neighborhood because it is quiet, safe, and less congested than other parts of town. I would also add that it is not the most affluent or expensive neighborhood in town. We are people who work hard, take pride in maintaining our properties and enjoy a nice community. The proposal that a developer has made for a property around the corner from us, would add THREE families, approximately 6-8 more cars (most of which would be street parking) and would result in almost no yard space on a lot that is LESS THAN 5,000 SQUARE FEET in size. He made this request on the grounds that he would include a 500-square foot apartment to be designated for 8-30g housing. This seems ridiculous, does it not? Our Zoning Committee certainly thought so, and denied this developer's application for spot zoning, among the many other allowances/waivers he'd requested. He is now suing the Town of Fairfield, which would not be feasible were it not for the 8-30g statute. He does not live in Fairfield and admitted during a public hearing that he was doing this so that he could make a profit and be on his way. The amount of increased traffic and higher density of people alone, should he be successful, will compromise the welfare of the young children who live on that street and elsewhere in the neighborhood, as well as set a precedent for others to come in and tear apart the neighborhood that we all worked hard to be able to afford. As neighbors, we respect and support one another. We are united in our opposition to his application and to the statute (8-30g) that allows developers to do this.

We ask that you listen as we, and others describe the effects that this flawed legislation has had on our lives, our safety and our living conditions. Please take this opportunity to revise this statute and remove the stranglehold that developers currently have on our towns, villages and cities.

Thank you.

Margaret Mellon-Smith
Richard J. Smith
Fairfield, CT