

McCall, Brandon

From: David Sturges <davidsturges@sbcglobal.net>
Sent: Wednesday, February 04, 2015 7:11 PM
To: HSGTestimony
Cc: 'Kathryn Braun'; 'Grant Krista Kovacs'; 'Jan R. Reber'; Tony Hwang;
firstselectmanffld@fairfieldct.org
Subject: Revising 8-30g

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To The Committee Chairman, Senator Hwang and Committee Members:

Revision of this statute is long overdue to stop its abuse by large scale regional and urban developers just for the purpose of corrupting local zoning authority for the sake of profit above true affordable housing. Their concentration within the past two years on the Town of Fairfield has resulted in high-rise buildings proposed for lots that are too small and using roads already overburdened with traffic, as well as swelling schools with too many units housing too many families. In denying applications like these, our Planning and Zoning Commission has stood up for the sake of safety and for our town's own affordable housing plan which gets too little credit against the inflexibilities of this statute. 8-30g was originally conceived to work WITH the planning entities of all towns, rural, suburban and urban to create affordable housing options in areas with appropriate scale, percentages and timetable, but in the years since, courts have used it as a sledgehammer for the benefit of these developers, their spin doctor lawyers and architects which have wasted taxpayer money and citizens' resources defending home rule when more equitable and revised articles in this statute can coordinate its purpose with individual town land resources and density. Size and compatability matter and tailoring affordable housing to it meets its goal more effectively.

It's time the Governor, the Legislature and the Judiciary address this problem and stand up to the lobbying of these developers, who could care less about affordable housing and have used this statute to line their pockets and ruin our towns in the process. Please let me know this message was received and entered in the hearing record. Thank you. David K. Sturges, 375 Warner Hill Road Southport, CT 06890 E. Mail davidsturges@sbcglobal.net.