

McCall, Brandon

From: E Davis <elstdavis@gmail.com>
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To: HSGTestimony
Subject: Affordable Housing Legislation

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Living on Clover Drive in Wilton for 37 years and watching development in the triangular area bordered by Danbury and Westport Roads around The Great Swamp of Wilton with its diverse natural environment, home to the yellow spotted salamander (viewed a number of times) nesting red-wing black birds (incredible congregate chat-filled evenings in the spring and fall before they bed down in the reeds of the swamp) I have always taken interest in dense development in the area. The most harmful success story is the Avalon complex on Danbury Road, built on the precipice of The Great Swamp of Wilton and now causing drainage issues both to The Norwalk River (via the transfer station pad) and back to the center of The Great Swamp of Wilton.

Please know I am a proponent of affordable housing. I worked with Wilton Commons and have a passion for folks to live affordably in Fairfield County.

With detrimental results a few of the affordable developments have caused some communities, I would hope that you and other Connecticut representatives of all the people would seriously support legislation that provides some protection of the environment and zones of the towns and for the residents.

Perhaps:

Limit the coverage and number per acre relative to the established zoning; i.e. one acre residential might contain no more than four-five times the existing zoned allocation. Coverage could be limited to no more that seventy-five percent with setbacks respected to a reasonable rate of the local rules.

While the established and well represented developer finds success with saturated site construction, the local homeowner is hard pressed -mostly unsuccessful- to provide an affordable unit for one on one acre in many towns --- a prudent affordable provision.

Hopefully, consideration is given to the fact that it is ***incredibly difficult to legally prove something is unsafe or unhealthy when it does not yet exist.***

Thank you and sincere best wishes for success in your efforts to amend some of the harmful effects of the current Affordable building laws.

Ellen Davis

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