PLANNING & ZONING
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TOWN OF WILTON
Town Hall Annex
238 Danbury Road
Wilton, Connecticut 06897

February 4, 2015

Re: Pending Legislative Bills Involving Affordable Housing Land Use Appeals Act (Connecticut General Statutes 8-30g)

Dear Chairmen Senator Winfield and Representative Butler, Vice Chairman Senator Osten, Representative Rose, Ranking Members Senator Hwang and Representative Kupchick and Esteemed Members of the Housing Committee:

The Town of Wilton is in support of several bills before the General Assembly which call for modification to Connecticut General Statute 8-30g; otherwise known as the Affordable Housing Land Use Appeals Act. Though these bills vary widely in overall scope and objective, the Town of Wilton believes such legislation will provide communities with greater input and latitude when reviewing and considering an affordable housing application.

Legislation designed to recognize those communities which have made concerted efforts in promoting affordable housing seems logical. In one sense, it will incentivize communities which have not achieved certain thresholds to work cooperatively with developers by assisting in the identification of sites that are mutually acceptable to both parties.

Wilton, not unlike other smaller and medium-sized communities in Connecticut, has struggled with the often rigorous and inflexible requirements of the current Act. The Town of Wilton recognizes both the need and desire for promoting affordable housing; however, present law provides little opportunity for local input or other land use considerations. Issues such as traffic generation, drainage, landscaping, lighting as well as other design-related criteria including coverage, permissible building height and mass, setback requirements, parking standards as well as compliance with a community's plan of conservation and development are given little to no consideration under current law. This usually results in each side assuming an adversarial position.

In closing, we support any legislative effort to address these present-day deficiencies and would be happy to participate in further dialogue or provide further comment throughout the hearing process.

Respectfully,

Robert J. Nerney, AICP
Director of Planning and Land Use Management

cc. William Brennan, First Selectman, Town of Wilton
Representative Gail Lavielle
Senator Toni Boucher