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Subject: 8-30g

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While conceptually I can understand the intent of the 8-30g legislation, it has major shortcomings. I support the proposed legislation H. B. No. 6129 to repeal sections 8-30g and 8-30h.

To create and have people live in an affordable housing unit that is far from any job and mass transportation makes no sense economically, since any savings in housing costs is eaten up by transportation costs, and goes against current planning of clustering housing around transit systems.

Zoning regulations were created to enable sensible organization and control of land use and plan for future growth. These regulations help ensure proper environmental stewardship. It makes no sense to have legislation 8-30g that completely undermines that structure. Once the existing zoning gets broken by an 8-30g development, the whole point of planning is gone along with the ideals behind it. This then leads to the hodgepodge that the planning process was intending to avoid, and the whole system breaks down.

Since water is a necessity, nothing is more important than protecting the watershed lands and the reservoir systems. The legislation should, at minimum, be amended to remove any and all watershed lands from consideration for an 8-30g. Development of any kind should be kept to a minimum anywhere in the watershed areas. There should never be any high density development in these areas.