

## McCall, Brandon

---

**From:** Ruth Krasenics <86ruthk@gmail.com>  
**Sent:** Monday, February 29, 2016 4:09 PM  
**To:** HSGTestimony  
**Subject:** Revised e-mail that was sent 2/29/16 @1:16 p.m. Bill No. 5363

To the Housing Committee:

I, Ruth Krasenics, Milford, CT, support the revision of the 8-30g Affordable Housing Act to level the playing field between the cities and the developers. The developers now have an unfair advantage over the citizens in every town or city in the state!

1. The testimony of the residents should be given the same consideration in an appeals court as that of an expert brought in by a developer, who has the financial advantage to hire experts.
2. No attorneys, who advise or co-author the 8-30g Affordable Housing Act, shall profit from such law. It is unethical and gives them an advantage in every case when they represent the developer against the residents in the town.
3. For health & safety reasons any land with Toxic Soil Contamination must be required to do Phase 2 Soil Testing. Phase 1 Testing is only a visual evaluation. You cannot "see" what contaminants are in the soil.
4. No appeal can be filed for health & safety reasons if the land was previously an Auto Salvage Yard. The land cannot be developed due to serious impact on the environment and the people. There is the potential for groundwater and surface water contamination due to petroleum hydrocarbons, heavy metals, (i.e. lead has a half life of 1,000 years), acids, and suspended solids.
5. No appeal can be filed for health & safety reasons when Two or More Wetlands and Watersheds can be damaged by contamination from development. Protect land from development that would harm Connecticut's Endangered, Threatened, and Special Concern Species according to those species listed on Connecticut's Report for each county. Developers cannot relocate wildlife to other areas on the land while the blasting and building are being done.
6. No appeal can be filed on developing land with Historical Significance, when artifacts have been discovered. An Archaeological Survey must be mandatory by the State Archaeologist first.
7. No appeal can be filed on land without Two Access Roads from the property. One road must meet all standards for emergency access vehicles. The access road cannot be located directly across from a property owner's driveway. A certain footage, perhaps 100-200 ft. should be assigned for the distance allowed, so the resident can get out of their driveway.
8. All housing units, including trailer parks, mobile homes, senior housing need to be counted to meet the 10% requirement. Deed restricted housing needs revision to 10 years.
9. No permit or appeal can be filed on land with Delinquent Taxes!

Thank you.