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Re: 830-G Housing Regulation

Dear Housing Committee Members:

As a Brookfield resident, we have recently seen extensive affordable housing development in town and in our surrounding towns. I support affordable housing and the diversity it brings to a community.

However, I do not support the 830-G Housing Regulation as it is written. Such regulation must take into account the overall design of the town, and its long-range planning. Brookfield has done extensive study to plan for and develop a town center, keeping consistent with the overall feel of a small Connecticut town. Town regulation states that no building will be more than 3 stories tall. Yet, according to the current 830-G Housing Regulation, a developer can exceed our limits and develop anything he desires to ensure the greatest profit for himself. For Brookfield, the 830-G Regulation is being taken advantage of by the developer of "The Renaissance" who is determined to build a six story apartment building without regard for the community. The impact on the community will be detrimental, and approval of such a project for the sole purpose of 830-G compliance is short-sighted.

I believe that it is within reason that a town should be able to demonstrate a good faith plan to incorporate affordable housing within the parameters of the town regulations and long-range planning. It is fool-hardy to allow developers to run amuck and play by their own rules, backed by the 830-G regulation, without regard to the people, services, schools and earth they will impact.

Please revise the 830-G regulation to ensure developers are compliant with town regulations. Revised regulations should allow a town to provide their current and long-range planning that demonstrates compliance with adding affordable housing in a reasonable manner and timeline that reflects the town vision. And, please stop developers from taking advantage of this 830-G loophole in their favor, and ensure that development is approved in a thoughtful way and creates a benefit in the long term.

Thank you,

Kerri Colombo