To Connecticut Housing Committee:

Connecticut’s Affordable Housing Law 8-30cg is often used by developers to break zoning regulations, and in the case of a proposed affordable housing application by Saddle Ridge Developers in Easton, CT, this law poses a threat to two major reservoirs that supply water for more than 340,000 residents of Fairfield County: the Aspetuck and Easton Reservoirs.

The aforementioned Saddle Ridge development would be located on the watershed that drains directly into these two reservoirs, posing a danger to the purity, potability and availability of water for these hundreds of thousands of residents.

Among the many organizations and experts that have written to the Easton Planning & Zoning Commission to express their objections to this development based on protecting the public water supply and aquifers are: the Aquarion Water Company, The Connecticut Fund For the Environment, the Easton Health Department, the Easton Land Use Director, the Connecticut Metropolitan Council of Governments, and one of the region’s preeminent soil, biological and wetlands scientists Michael S. Klein.

In addition, there has been an outpouring of Easton residents imploring the P&Z Commission to deny this proposed development because its construction of 66 separate wells and septic tanks within close proximity to each other could easily threaten the water quantity and purity of their own wells, which are their only available sources of clean, pure, potable water.

Our Planning & Zoning Commission has said that if they reject the current application, a judge could ultimately approve it in its original form without the many conditions and requirements P&Z feels would be absolutely necessary for their possible approval of this development.

Currently approximately 50% of the available affordable housing in Easton has remain unoccupied for several years. There has been no public call for more affordable housing in Easton. This affordable housing application is clearly an attempt by this developer to break Easton’s current three-acre zoning so that they can profit from this potentially harmful development.
This is a prime example of the ability of developers to abuse Connecticut’s Affordable Housing Law 8-30cg as it is currently written — to the detriment of a large number of people and the zoning regulations of a town. We ask that the law be improved to make it much easier for towns and cities to eliminate possible threats to the health, safety and welfare of their citizens.

Grant & Margaret Monsarrat
Easton, CT