



# TOWN OF AVON

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February 20, 2020

Planning and Development Committee:

c/o Chair: Rep. Cristin McCarthy-Vahey  
Chair: Sen. Steve Cassano

Re: H.B. 5132: An act concerning the reorganization of the zoning enabling act and the promotion of municipal compliance.

Dear Planning and Development Committee members:

This bill would provide much needed clarity to the State's Zoning Enabling Act, Connecticut General Statutes § 8-2. In addition to a much needed clarification and rewording of the statute, this bill would help to align the section of the statute with the state's policy goal of encouraging municipalities to plan for multifamily housing and housing affordable to low- and moderate-income families.

The revisions proposed by H.B. 5132 are needed to provide added clarification to an awkwardly worded and hence difficult to interpret statute which should serve as a clear pillar of land use purpose in the State of Connecticut. Instead, the wording is confusing and unclear as to its intended purpose. It also does not currently reflect the current, important policy goals reflected in other more current legislation regarding the provision of affordable more attainable housing which is badly needed in many areas of the State of Connecticut.

This bill does the following:

1. Reorganizes and makes technical changes to the Zoning Enabling Act.
2. Requires municipalities to affirmatively further the purposes of the Federal Fair Housing Act thus promoting equity for all.
3. Requires municipalities to provide for the development of varied housing Product types, and to promote housing choice and economic diversity in housing.
4. Eliminates a requirement that regulations be made with reasonable consideration as to the "character" of a district.

As a municipal planning director who deals with this statute and its implications on a daily basis, I can attest that these revisions are sorely needed. I also believe every conscientious municipal planner who is intent on following guidance provided by the American Planning Association (APA) and its clear policy guidelines for broad based equity and housing advocacy would welcome the clarifications provided by the wording of H.B. 5132.

**Please support the passage of this bill.**

Yours truly,

A handwritten signature in black ink, appearing to read "Hiram W. Peck", with a stylized flourish at the end.

Hiram W. Peck, AICP, CFM  
Director of Planning and Community Development  
60 West Main Street  
Avon, CT 06001