

Planning and Development Committee

JOINT FAVORABLE REPORT

Bill No.: SB-1024

AN ACT CONCERNING ZONING AUTHORITY, CERTAIN DESIGN GUIDELINES, QUALIFICATIONS OF CERTAIN LAND USE OFFICIALS AND

Title: CERTAIN SEWAGE DISPOSAL SYSTEMS.

Vote Date: 3/31/2021

Vote Action: Joint Favorable Substitute

PH Date: 3/15/2021

File No.:

***Disclaimer:** The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

SPONSORS OF BILL:

Rep. Julio A. Concepcion, 4th Dist.
Sen. Derek Slap, 5th Dist.
Rep. Josh Elliott, 88th Dist.
Rep. Anthony L. Nolan, 39th Dist.
Rep. Juan R. Candelaria, 95th Dist.
Sen. Rick Lopes, 6th Dist.
Rep. John "Jack" F. Hennessy, 127th Dist.
Rep. Jillian Gilchrest, 18th Dist.

REASONS FOR BILL:

Connecticut is considered by some to be one of the most expensive states to live in, as well as de facto segregated. The bill aims to make housing in Connecticut more affordable with the goal of increasing socioeconomic and racial/ethnic equality. The goal of affordability is addressed through limiting exclusionary zoning, allowing easier access to Accessory Dwelling Units (ADUs), and increasing walkability of downtowns, among other factors.

RESPONSE FROM ADMINISTRATION/AGENCY:

Diedre S. Gifford, MD, MPH, Acting Commissioner of CT DPH: In Support of Sections 11, 12, 13: Supports increasing DPH jurisdiction of on-site sewage treatment systems from 5,000 to 7,500 gallons per day. Testimony also supports transfer of jurisdiction of 7,500-gallon capacity systems from the DEEP to DPH, as well as "promulgation of regulations by DPH to govern these systems." DPH will need transition period and more resources to comply with the bill.

NATURE AND SOURCES OF SUPPORT:

The following speakers voiced support based on claim that the bill would improve equality because historic redlining and exclusionary zoning policies have amplified racial and economic inequities in Connecticut:

Robert Amatruda

Thomas Aragona

Joe Baker

Allison Barkley

Joanne Belluzi

Martin Blanco

TJ Burlee

Claudette Carino

Joanne Carroll

Stephanie Carter

Fatima Cecunjanin

Queenie Collins

Melvyn Colón, Southside Institutions Neighborhood Alliance

Brian J. Connelly, Chair of American Planning Association Planning and Law Division

David Constantine

Christine Conway

Kate Cooney

Ronald Corwin

H.O.P.E. PARTNERSHIP

Leslie Creane, AICP

Josephine Cureton

Chris D'Antonio

Rev. Jack Perkins Davidson

Laura Davidson, Spring Forward

James Dempsey

Michael Bochkur Dratver

Jameson Fletcher

Martha Freimuth

Helen Jane Fried

William Garcia

Lauren Garrett

Delinah Hailey

Leanne Harpin

Ryan Hawley

Daniel Heapy

Cathrn Hendon

Elizabeth Hibino

Tim Hildner

Robby Hill

Stephanie Hill
Sonya Huber
Pastor AJ Johnson, Urban Hope Refuge Church
Aparajita Kaphle
James Kiett
Evonne M. Klein
Jennifer G Kleindeinst
Marcel Knudsen
Betsy Litt
Nicole Lotko
Maria Martinez
Kathryn Mayer
Isabel Buck McEachern Member, Spring Forward
Marissa Dionne Mead, AIA, NOMA, LEEDAP Co-founder, Spring Forward
Barbara Mechler
Margaret Miner
Craig Minor, AICP
Lorena Mitchell
Aaron Morabito
William Neale
Oge Nna
Mary Jo Nosal
Isiuwa Omoigui
Arthur Pilson
Andrea Prusi
Edward Randall
Matthew Resseger
Eli Roche
Jessica Ryan
Tucker Salls
David Sax
Reed Schwartz, Policy Director of Wesleyan Democrats
Sindhura Siddapureddy
Matt Tyksniski
Gregory Ugalde
Daisy Wang
Norton C. Wheeler Chairman Southeastern Connecticut Housing Alliance
Sydney Zoehrer

Voiced support based on claim that the bill would improve educational opportunities by allowing for more diversity in schools and for movement of underprivileged students and their families. It is argued diversity is important in schools because it allows different perspectives to mix and creates a more valuable education.

Kaya Chwals
Connie Cooper
Thomas Broderick
Michael Coulom
Jo Ann Davidson
Jo-Ann DiMauro Staves

Daniel Dollar
Win Evarts, Executive Director The Arc of Connecticut, Inc
Christine and Patrick Farley
Timothy Gabriele
Jennifer Godenzo
Holly Greenfield
Theo Haaks
Zachary Hayden
Allison Hine
Michelle Ku
John Levin
Justine McCabe, PhD and John Battista, MD
Nathanael McLaughlin
Emily Napear
Emily Oumano
Mark Pierce, MD
Stephen Riege
Alice Wang
Aicha Woods Executive Director City Plan Department, City of New Haven

The following speakers voiced support based on the following: The bill will increase opportunity, create density and thus economic growth around town centers, reduce sprawl/environmental harm, and will diversify housing stock with ADUs.

Michelle Fenton Begley
Jennifer Fell, President and CEO of Fostering The Community, Inc
Kevin Goff
Marta Goldsmith, Director of the Form-Based Codes Institute at Smart Growth America
Chris Zimmerman, Vice President for Economic Development at Smart Growth America
Anibal Gomez-Conteras
Rosanne Haggerty President Community Solutions, Int.
Graham Hazlett
Daniel Heaphy
Local Initiatives Support Corporation
Mary Jo Kestner
Rhonda Kincaid
Makaela Kingsley
Geoffrey Knapp
Thomas Lefebvre, Coordinator Transport Hartford
Susan McCaslin
Patrick J. McMahon, CEO of CT Main Street Center
Kirsten Morrow Founder, Holding the Door Open, Simsbury and Simsbury Inclusive
Neighborhood Development Coalition (SINDCo)
Michael Naylor
Chris Nelson
Daisuke Oh
Maryam Elahi, JD President The Community Foundation of Eastern Connecticut
Laura Orban Chair, Brookfield Democratic Town Committee
Holly Parker
Deb Polu, Executive Director of Connecticut Association for Community Action (CAFCA)

Matthew Rapuano
Karl Reinhardt
Sandra Y. Rueb
Jenny Schuetz, Senior Fellow, Brookings Institution
Alice Schumacher
Melissa Shohet
Elizabeth Slotnick
Yanil Terón, Executive Director, Center for Latino Progress – Ct Puerto Rican Forum
Vincent J. Tufo, CEO, Charter Oak Communities
Roseann Ventimiglia PhD
Alex Villamil
Matthew Verry, President ASLA Connecticut
Joseph P. Williams

The following speakers voiced support, claiming the bill will make housing more affordable for young people and will help improve economy by attracting new residents and young professionals. Kathleen Finnegan cited "CT brain drain" effect where students are educated in well-funded districts, but then move out of the state after college because it is allegedly too expensive for young professionals:

Maddie, Mark, Nick Abbott
John Fidler
Kathleen Finnegan
Julia Friend
Peter Fusaro
Peter Gallagher
Alan Hanbury
Aria Harris
Shengdao and Yunzhe Jin
Akash Kaza
Steven Kennedy
Katie Kenney
Kevin and Tessy Kurian
Gary Merrigan
Dan Mullen
Megan Nahmias
Christine O'Neil
Justin Potter
Douglas Renfield-Miller
Jacqueline Rubell Johnson
Caroline Sloat
Harry Van Dyke
Carol Williams Bob Wiedenmann

The following speakers voiced support. Testimony claimed the pandemic has amplified economic contrasts in the state, and the bill will help to make housing generally more affordable, but especially for those on fixed incomes such as elderly, those with health concerns, veterans, disabled, etc

Karen Gano
Donald Gerber

Marion Griffin
Mareta Hamre
National Association of Social Workers / Connecticut Chapter
Carol J Martin, Executive Director of Westport Housing Authority
Alan Ruiz
Kent Schwendy, President and CEO, Corporation for Independent Living
The Rev. Heidi Thorsen Assistant Rector Trinity Church on the Green
Calvin B Vinal, President and CEO Capital for Change
Richard Wies
Ben Wenograd, Member West Hartford Town Council

Paul Aho, Chair of Town of Mansfield Planning and Zoning Commission: Voiced support with modifications. Testimony claims Mansfield has already begun allowing ADUs, directing development to areas with proper infrastructure, requiring affordable housing, and allowing the said housing within walking distance of downtown, senior center, etc.

Requested modifications involve Section 6(1) starting on line 438 and Section 7 starting on line 496 and Section 9 starting on line 593. More clarity in definition of bus terminal is requested in Section 6(1), all mobile or manufactured units are requested to be included in Section 7 and that training in Section 9 b biennial.

Frank Alvarado, Treasurer of CT Hispanic Democratic Caucus: Voiced support, claiming the bill will reduce segregation.

Stephen Anderson, President of CSEA SEIU 2001 Labor Union: Voiced support, claiming zoning laws have been used to cause segregation and can also be used to undo segregation.

David Andrew: Voiced support, believes bill will make owning a home in CT more affordable.

Kellin Atherton, Planning & Zoning Commissioner of Middletown and Lower CT River Valley Regional Planning Commissioner: Voiced support, claiming regional bodies do not put enough pressure on towns to offer affordable housing.

Ariana Baurley: Voiced Support, claiming bill would reduce segregation and attract residents.

David Betchel, Spring Forward member: Voiced support, claiming ADUs can increase property value and generate income for low/middle income homeowners.

Patricia Beckett: Voiced support, claiming bill will save farmland and open space and grow economies in towns.

Drew Beckman: Voiced support, claiming the bill would help maintain property values and thus will improve economy with tax revenue. Further, prevention of sprawl will create help jobs and protect the environment.

Jackie Bein: Voiced support, claiming the bill will reduce sprawl, protecting the environment and increasing walkability for towns.

Marisa Berry: Voiced support, claiming the bill will help reverse historical redlining in Greater New Haven and will reduce urban sprawl.

Kathryn Blanco: Voiced support, claiming CT is currently not a place desirable for young people reasonably priced housing is difficult to find in good locations. Testimony claims that lots with large lawns and urban sprawl damage the environment, as higher-density housing allows for current open areas to remain intact. Additionally, it is claimed that sprawl is bad for the environment because so much driving is necessary. It is claimed ADUs will further contribute environmental benefits and make housing more affordable.

Sara Bronin, Lead Organizer, DegregateCT: Voiced support citing economic, environmental and social equity reasons.

Economically: "... if SB 1024 is adopted, towns would benefit immensely because more housing grows the tax base, stimulates local economies, and attracts new jobs. The National Association of Homebuilders (NAHB) conducted a study of Connecticut in 2019 showing that with just 1,500 new multifamily housing units, the one-year tax revenue increase for state and local government would be \$39.8 million, and the annual impacts thereafter would be \$16.4 million."

Environmentally, testimony claims towns will become walkable reducing sprawl and pollution. In terms of social equity, testimony claims practices such as minimum floor areas drive up prices and unfairly impact Black and Hispanic residents.

Maryam Elahi, President and CEO of the Community Foundation of Eastern CT: Voiced Support. Echoed Desegregate CT's sentiment. Testimony claimed ADUs will be especially important to Eastern CT's young people, elderly and disabled.

Ross Burkhardt: Voiced support. Testimony claimed the bill will make areas such as Fairfield County more affordable through ADUs, Transit Oriented Towns (TODs), encourage main street housing, develop model codes, capping parking mandates, and requiring training for commissioners.

Rev. Kelly Jane Caesar: Voiced support, citing moral imperative to provide opportunities to those who have not historically received them.

Gina Calabro, Executive Director, American Institute of Architects (AIA) Connecticut: Voiced support that bill will allow better preservation of historic spaces, and will allow architects to work more effectively.

Paolo Campos, AIA, NOMA, President of The National Organization of Minority Architects – Connecticut Chapter: Voiced support. Testimony claimed zoning has created inequality, homogeneity in housing types, low density and sprawl.

Mary Cappiello: Voiced support, suggested that training for commissioners should be on Zoom or video modules.

Julia Carey-Ruiz: Voiced support, claiming the bill will address racial and economic segregation, attract young people, and reduce car-dependency.

Ryan Cassella: Voiced support, that main street zoning will reduce sprawl and improve businesses.

Miguel Castro, Chairman of the CT Hispanic Democratic Caucus: Voiced support, claiming the bill will diversify housing stock and supply, and will help address poverty rate for Hispanic state residents.

Connecticut Association of Zoning Enforcement Officials (CAZEO): Voiced support. Testimony claimed local zoning will not lose power, certifications for zoning officials are necessary, and requested involvement in model working group.

The Connecticut Chapter of the American Planning Association (CCAPA): Voiced support, claiming, "CCAPA deeply believes that the overall principles that are represented by this multi-faceted bill are soundly based in good planning and national best practices."

Cary Chadwick: Voiced support that Connecticut has exclusionary zoning that only allows 10% non-single family housing, and diversity in schools is important.

Planning and Zoning Commission, City of Hartford: Voiced support of changes the bill aims to precipitate including:

- as of right/administrative zoning approvals for accessory dwelling units
- transit oriented development
- "Main Street" housing
- no minimum parking requirements

Connecticut Green Building Council (CTGBC) Board of Directors: Voiced support that the bill will increase sustainability. Testimony cited that Accessory Dwelling Units (ADUs), parking caps, Main Street Zoning and Transit-Oriented Development (TOD) zoning and affordable housing will help reduce sprawl.

Stephen Devoto, Chair of Middletown's Planning and Zoning Commission: Voiced support, claiming economic, environmental and equity benefits. Claimed the bill's training will ensure better decisions. Further, transportation will be more accessible and main streets will be revitalized based on multiple unit housing. ADUs will improve affordability for allowing seniors and young adults. Parking would be capped by bill, allowing more profitable use of space.

Anna Donnelly: Voiced support, claiming high housing costs in Connecticut make it unattractive to young people. Further, testimony claims the bill will reduce sprawl and improve health. Testimony claims research shows living in areas victimized by segregation has negative health effects, and the bill would allow people to leave these areas behind.

Sheila Dravis-Cosgrove: Voiced support that the bill's, "... addition of middle housing units will benefit towns, property owners, first time buyers, renter, the elderly, and young professionals." Further, the bill still allows for local control to establish middle housing.

Emily Dwelle: Voiced support that the bill will attract young people from New York City, thus improving Connecticut's economy.

Antonia Edwards: Voiced support that the bill will help to remedy the generational impacts of segregation and discriminatory practices, especially toward Black and African Americans. Testimony claims the lasting effects of historical segregation are still felt daily and must be addressed to achieve equality.

Katherine Levine Einstein, Professor at Boston University: Voiced support, current housing policies disproportionately favor wealthy, older, white homeowners.

Luis Estrella Exec. Director, Cleaner Connecticut Coalition: Voiced support, claiming that the bill will reduce sprawl. Testimony claimed sprawl is bad because it causes deforestation and causes more driving, damaging air quality.

Amy Ewing: Voiced support, claiming the Senate Republican leadership's stance regarding uniqueness is unsubstantiated, and there needs to be more housing options in CT.

Rocio Fernandez Gutierrez: Voiced support that the bill will diversify housing stock. Testifier is an international student from Guatemala and was surprised at the level of poverty in the US.

Jordan Force: Voiced support, claiming it will be positive if housing prices decrease because of the bill. Further, the bill will decrease the need for driving, if parking lots are fewer and public transit is more common.

Joel Freedman: Voiced support, claiming the bill will make Connecticut competitive with other states.

Ann Gadwah, Advocacy and Outreach Organizer Sierra Club Connecticut: Voiced support with following quote: "The current low-density zoning laws push development pressure outward, putting strain on our open space and forests. Concentrating development in downtown areas and near transit furthers equity, economic development, and environmental sustainability."

Rev. Carleen R. Gerber: Voiced support. At least 12 older residents, and 4 refugee families at the testifier's church in Old Lyme had to relocate because they could not afford cost of living in the area. Much of the state is too expensive to 'age in place,' according to testimony.

Dave Goldenburg, chair of Ridgefield Affordable Housing Committee: Voiced support. Ridgefield has improved options for modest housing and the bill aligns with the town's goals.

Kiley Gosselin, Executive Director of Partnership for Strong Communities: Voiced support. New Jersey has used a model Connecticut should consider for affordable housing. The bill will improve racial equality and offer benefits to all CT residents by making zoning process less expensive.

Lynn Guelzow: Voiced support. While the testimony cites the value of rural living, the testifier claims the town's zoning decisions are often arbitrary and leave landowners to figure out regulations. It is claimed that the bill would help to direct the town's zoning without taking away local authority.

Connecticut Chapter of the American Planning Association: Voiced support, citing the economic importance of lowering housing costs and 'moral and ethical obligations to provide fair and equitable housing opportunities.' Claimed New Jersey sets a good example for fair share approach.

Patrick Hackett: Voiced support, claiming towns have abused 'home rule,' so a more uniform zoning code is necessary. The variation in codes causes more lawsuits for residents because towns sometimes arbitrarily deny applications to build, and criteria must be more consistent the way Building regulations are, according to testimony.

Donna Hamzy, Advocacy Manager of CCM: Supports the bill and the collaboration it fosters between local and state government. Testimony differentiates 1024 from bills it believes are "one size fits all."

John Harmon: Voiced support, claiming that some municipalities have overstepped authority with exclusionary zoning in their towns, and the state should intervene.

The Hartford Foundation for Public Giving: Voiced support, exemplified in passage: "this proposal (1024) also includes necessary language to prohibit local planning and zoning commissions from denying an application for a housing project on the basis of "immutable characteristics," source of income, or the income levels of the people who will be living there. The bill also seeks to codify existing Connecticut Supreme Court law by preventing towns from establishing minimum unit sizes beyond what is required by the public health code. Minimum unit sizes have an exclusionary effect because they drive up housing costs."

Aaron Hull: Voiced support, cites education as an indicator of segregation. The testifier is a teacher in Fairfield and sees what he believes are the effects of racism in schools: even if children are in diverse districts, they are often segregated into tracks based on coursework. The testimony claims the tracks students end up are highly correlated with socioeconomic status, and the bill is necessary to eliminate de facto segregation.

Chris Janson: Voiced support, claiming the bill will reduce extraneous parking requirements and will support Transit Oriented Development.

Doris Johnson: Voiced support, claiming without the bill, town officials are undertrained in environmental and fair housing decision-making, resulting in unnecessary lawsuits.

Donna Jolly on behalf of the Hebron Coalition for Diversity and Equity: Voiced support, claiming the importance of addressing racial and socioeconomic issues. Further, the bill would reinforce the power of municipal government according to testimony.

Ben Kalfas: Voiced support, alleging that minimum lot sizes or required parking or bans of multi-family housing prevent "poorer people" from living in CT.

Melissa Kaplan-Macey, Vice President for State Programs and Connecticut Director for Regional Plan Association: Voiced support echoing DesegregateCT's platform.

Christopher P. Kelly and Peter B. Cooper, Save the Sound: Voiced support, alleging, "Single-family housing, which overwhelmingly accounts for Connecticut's residential

development, is land-intensive and energy-inefficient. Construction of single-family housing relies upon trading natural spaces for as little housing stock as possible, and most often leaving residents without access to public transportation, requiring them to rely solely upon automobiles."

Rodney Klukas: Voiced support. Claimed the bill would help to reinvigorate housing market, and alleges that "Connecticut is the only state within New England and the Tri-State area whose GDP declined overall from 2010 from 2018."

Shannon Leslie: Voiced support claiming bill promotes a more equitable and environmentally sustainable future for Connecticut.

Bruce J. Mayer Vice-chair, Tolland Planning and Zoning Commission: Voiced support, especially for training. However, testimony stated that towns should not be punished for missing the state's goals if they have demonstrated serious attempts to reach them.

Omena McCoy CT Coalition to End Homelessness: Voiced support. Testimony claimed, "It costs our public systems more to leave our homeless population without adequate housing options than it does to help them secure housing and provide them with the resources needed to keep their housing." As a result, it follows that if housing was more affordable, homelessness may be reduced.

John McGannon: Voiced support. Current zoning is inefficient use of land and eliminates farm and woodland according to testimony.

Sarah McKinnis: Voiced support, citing current zoning perpetuating segregation, and being inefficient, as large lot sizes encroach on farm and woodland.

Jane Montanaro Executive Director Preservation Connecticut: Voiced support, claiming historical buildings were intended to allow living spaces in upper floors, however, this was stopped as recently as 50 years ago. Further, testimony supports the cap of parking minimums because historical buildings are sometimes knocked down to make space for parking.

Tia Murphy, Volunteer State President, AARP Connecticut: Voiced support claiming, "Accessory apartments... still provide separate living quarters, and... can be a good housing option for older adults who want to downsize but still live in a neighborhood setting." However, testimony believes ADUs should be defined to include facilities for cooking and sanitation, recommends that ADUs be regulated based on size relative to primary unit, and recommends that municipalities not be allowed to place owner occupancy requirements.

Maureen Nicholson First Selectman Town of Pomfret: Voiced support, that, "While there is not necessarily unanimity in our region, or my town, on every element of this legislation - there is agreement that as a package this legislation marks a needed step toward addressing longstanding issues." Further, testimony claims the bill more clearly defines a community's needs in zoning.

Ann O'Brien, Director of Community Engagement IRIS - Integrated Refugee & Immigrant Services: Voiced support. Testimony claims 15% of the state is originally from

another country, and often these individuals do not have much money when they arrive. Testimony claims ADUs will allow migrants to gain footing in America, especially when near transit stations.

Zach Oberholtzer: Voiced support, claiming large lot sizes under current regulations create sprawl and damage environment through deforestation necessary to build and emissions from the driving sprawl causes.

Mary Close Oppenheimer: Voiced support, claiming towns and their residents often abuse public hearings to spread false information about approving affordable housing and diversity, and rack up legal fees and draw out the process.

Laura Pallandre: Voiced support, claiming current zoning encroaches on farming and ecosystems. The bill would also allegedly allow families with children to escape crime-stricken areas.

Jim Perras, CEO Home Builders & Remodelers Association of CT: Voiced support because testimony claimed current regulations are too restrictive on builders.

Raphael L. Podolsky: Voiced support, but claimed ADUs will not generate as much housing as supporters may think because they usually are not advertised and probably will not have space for children.

Faye Richardson: Voiced support on grounds that state's population is aging. Affordable housing would allow live-in assistance for seniors to live closer to their clients, and would attract young people to invigorate the economy.

Lawrence Rizzolo, Yale School of Medicine: Voiced support. Testimony claimed the New Deal and GI Bill assisted people in previous generations, however the opportunities afforded to the testifier and his parents' generation are no longer present, especially for Black Americans.

Rep. Jason Rojas, House Majority Leader: Voiced support. Commented on the, "caustic, myopic, gaslighting rhetoric that is used by proponents of the status quo." While testimony agrees that the proposed changes are significant, it also claims they are necessary to improve other areas in addition to housing, such as public health, economic mobility, education and crime. Testimony implores colleagues to ask these questions:

1. What are your ideas to address the cost of housing and the availability of affordable housing?
2. Do you believe in enforcing Fair Housing laws?
3. Do you believe that we should work towards reducing racial and economic segregation?

Tucker Salls: Voiced support. Testimony claimed CT's zoning has not kept up with trends and does not reflect market demands or the advice of developers.

Safe Streets Coalition: Voiced support, especially for the elimination of parking minimums. Allegedly, 30% of New Haven residents do not own cars, so this would allow for better use of space.

Vincent Saputo: Voiced support, claiming that sprawl and the 'one size fits all' zoning of only allowing large lots makes people car-dependent for work and shopping, damaging the environment. Testimony claimed Earth faces existential threat if we do not reach zero emissions by 2050.

Sen. Derek Slap, 5th Dist: Voiced Support, claiming, "the number of Black home owners is the same as it was in 1968, about half of that of white Americans." Testimony also alleges that arguments against the bill are products of misinformation that the legislature will eliminate local power, which is not the case. In closing, testimony claims the bill would make sense even if no person of color lived in Connecticut, but the bill is all the more necessary because this is not the case.

Cathy Smith, Board Member, Norwalk River Watershed Association: Voiced support. Testimony believed the bill will benefit the state's ecosystems by limiting area covered by parking lots (an impermeable surface), and reducing greenhouse gas emissions from car dependency. Without the bill, there would be more sprawl and more destruction of green spaces because there will be building in new lots, rather than already existing areas within towns.

Christie Stewart, Director of Fairfield County's Center for Housing Opportunity: Voiced support that the bill will help to make housing more affordable, thus retaining population and offering better housing options.

Steven Temkin, T & M Building Co: Voiced support that the bill will more accurately allow building to meet housing demands.

Universal Healthcare Foundation of Connecticut: Voiced support that residential segregations has disproportionately negative health impacts on low and middle income residents.

Treasurer Shawn T. Wooden, State of Connecticut: Voiced support of the bill. The testifier grew up in an underprivileged neighborhood and spent two hours each way going to school out of town. This school experience was allegedly because of the implicit racism which current statute perpetuates.

Emily Wolfe, Executive Director of Sheldon Oak Central, Inc: Voiced support, especially for minimizing parking. Allegedly, many families cannot afford cars, and excessive parking eliminates greenspace.

NATURE AND SOURCES OF OPPOSITION:

The following speakers voiced opposition based on claim that bill will too significantly reduce local control of planning and zoning. According to testimonies, local control of planning and zoning is valuable because it allows more direct representation of the people effected and offers solutions that more carefully consider local factors such as geography:

Linda Alexander

Mark Allard

Anonymous

David Arron

Bonnie and Arthur Ashman

Carolyn Audino

Donna and Jim Bacchiocchi

Thomas Banahan

John Bartlett

Doreen Battimelli

David Bauer

Kristen Beckman

Crystal Berry

Renie Besaw

Alton Blodgett: member Lebanon Agriculture and Conservation Commission

Susan Brace

Bob Brisard

Eileen Bronko

Bill and Mariette Brown

Mark and Sara Brown

Pat Cameron

Robert Caponetti

Vanessa Caporrino

Chris Carletti

Lisa Carpenter

Adam Carrington

Jim Casalone

Donald Cavanaugh

Frederick Centrella

Nancy Chapin

Charles Chiusano

Harry Clark

John Cody

Kevin and Joyce Cole

Leo Colgan

Richard and Karen Collins

Wendy Bowditch, Chairman, Easton Republican Town Committee

Jane and Kevin Connors

Michael Connoy

Nancy Cooper

Paul Costeines

Loray Courchaine

Tom Curran
John and Winifred Curry
Linda Czaplinski
Mike DeMato
Elizabeth Dempsey
William DeRosa
John DeSoye
Joseph DiChristina
Roy Downey
John Doyle
William Drake
Alice Duff
Terry Duffy
Donna Dutko
Richard Sebastian
Joan and Christopher Elden
Chris Ezbiansky
Rosalee Fanelli
Rose Fisch
Morton Fischer
Geoffrey R. Fowler
Debra Franceschini
Robert Gaudio
Barbara Geddis Wooten
Patricia George
Thomas and Frances Gerent
Catherine Giff
Carol Gillogly
Nancy Glynn
William Grace
Jennifer Gravel
Dr. Mitchel H. Greenberg and Dr. Judith N. Shapiro
Christopher Guzzi
Robert Hall
Faith Ham
Gray Hampton
Hillary Haroche
Susan Hastings
Kim Healy
Laurie Hedges
Larry Henrikson
Roger Hess
Sean Hickey
Lori Hilton
Adam Hirsch
Elizabeth Hopley
Emily Hughes
Gary and Amy Jarboe
Andrea and Steven Jeraci

Elizabeth Johnson
Patrick Keane
Tony Keating
Lynn Keenan
Angela R. Kelleher
Kevin Kerttula, Vice Chairman Town Council of Killingly
Steve Klein
Christine Kleinert
Paul Knag
Andrew Koehm
Olga Konykhov
Gary, Kenneth Kopsco
Doug Krupa
Rob Levinson
Jason Levy
Joseph Licek
Warren and Lindy Lilien
Jamie lineberger
Joan Liska
Mark Lloret
Rick Loh
Steve Lopiano
Don Lowe, First Selectman of Sherman, CT
Luba Lou
Lyddane family
Robert MacGuffie
Norah Mahon
D. Malarkey
Brendan Malone, Vice Chair of CRGOC
Nora Maloney
John Mancini
Anne Manusky
Paul Manzione
Cheryl Marceau
Mary Marchese
Helane Marcovici
James Marpe, First Selectman of Westport
Amey Marrella
Mark and Patricia McCusker
Wynn McDaniel
Laurie McGrath
Peter McGuinness
Susan McNully
Karen Mehra
Gary Merrigan
Janice and George Merrill
Gaylord Meyer
Neil Michelson
Barry Michelson

Andrew Millar
John Millar
John Miller
Christopher Millin
Cheryl Milukas
Minasi Leslie
Grant and Margaret Monsarrat
Aurora Montini
Brid Mortamais
Vicki Morton
Krista Neilson
David Nevin
Michael Nikolas
Douglas Noble
Matt Nowack
Janet O'Malley
James Oechsler
Frank Pappalardo
Nicholas Palladino
Mary Orsini
Kari Olson
Stephen P. Olvany, Chairman Darien Planning & Zoning Commission
John Pasvankias
John Pepper
Babara and Gary Peterson
James Phelps
Paul Piezzo, Planning and Zoning member, town of Sprague
Ernest Pitti
Charles Pixley
Lisa Pojano
Cathy Politi
Meral Prewitt
Stacy Prince
Guy Prochilo
AnnMarie Pulio
Tim and Denise Purcell
Laurie Quick
Diana Quill
Kathleen Randall
Christine Ranhosky
Karen Reddington-Hughes
Barbara Reggio-Brown
Cathy Reiss
Leona Retzler
Michele Richardson
Gregory Rider
Katherine Rider
Kenneth Rogozinski
Ellen Rosella

Deno Rubera
Charles Sahlia
Brooke Samuelson
Allison Sanders
Virginia Sanford
Many Santos
Dino Scaccia
Lois Schneider
Mark Schubel
Cora Sciarra
Lorraine Seder
Patricia Seidel
Joseph Shalleck
Tab Shanafelt
Alan Shaw
Betsy Shay
Caroline Smith
Mary Ann Turner
Robert Tyler
Joseph Valbona
Tim Vilinskis
Wendy Walasek
John Waldron
Kathleen Walsh
Barbara Waterfield
Mark Weber
Wendy Wescott
Michael Wheeler
Mark Winne Chairman, Suffield Planning & Zoning Commission
Mrs. Vicki Zacharewicz President, Hubbard Heights Association
Bruce Zboray
Bob and Cathy Zbuska

No Comment, or no reason provided for opposition:

Joseph and Lori Annis
Wayne Billingham
Sanjay Chojar
Jeremy Collins
Jean Connors
James and Kinga Cook
Nancy Crump
Michael Gray
Walter Hagedorn
Lauren Hampton
Gabiella Kallay
Donald Kentzel
Sylvia Redmond

Anne Ahern: Voiced opposition. Testimony believed bill will urbanize suburbs and the legislation is unnecessarily confusing.

Thomas Amatruda, Chairman of Woodbury Zoning Commission: Voiced opposition, does not believe one size fits all intervention will work when most towns are attempting to take own measures to improve affordable housing.

Rep. Harry Ahora, 151st Dist: Voiced opposition, with list of 905 residents in opposition. Warned of one size fits all not being a valid solution, claimed the bill will have negative unintended consequences, and takes away local power.

Suzanne Binelli: Voiced opposition, claiming the bill will cause more traffic in small towns.

Russell Bonaccorso: Voiced opposition, claiming the bill will not improve segregation, as minorities will be confined to "smaller segregated enclaves within Connecticut's suburbs." Testimony claims reducing property taxes and removing barriers to entry for small business will better create equality.

Wyatt Bosworth Assistant Counsel, CT Business & Industry Association: Voiced opposition: "The language... (of the bill) essentially allows a municipality, through the development and enactment of a POCD, to initiate the termination process for nonconforming uses and thus strip small businesses of that status."

Mary T. Calorio, Town Manager of Town of Killingly: Voiced opposition, claiming that ADUs may allow landlords to create "dangerous, discriminatory, degenerating second class level housing." Testimony supported removal of cap on consulting fees, supported training certification requirements, and opposes removal of minimum lot sizes.

Fred Camillo, First Selectman, Town of Greenwich: Voiced opposition, claiming equity and affordable housing are best addressed by local authorities.

Taylor Carter: Voiced opposition, claiming the bill manipulates the free market in a way that will not offer permanent solutions.

Bob Chester: Voiced opposition. Testimony was dissatisfied with definition of affordable housing, how affordable housing thresholds are calculated and believed a state subsidy program is necessary to build relevant housing.

Michael R. Criss, First Selectman of Town of Harwinton: Voiced opposition, claiming towns such as Harwinton do not have sufficient infrastructure to support the bill.

Coonecticut Realtors: Voiced opposition, citing concerns with multiple provisions of the bill, including:

- Definition of live work unit
- Fee limits for properties with more than 4 units
- Why ecological issues are mentioned only for coastal areas
- Reliability and funding for vehicle mile studies
- Minimum parking spaces

Lisa Cuscuna: Voiced opposition, claiming consolidation of residents is bad for water, sewage and Wi-Fi, and will make people leave Connecticut.

Lisa Davidson: Voiced opposition. Claimed the bill will cause crowding and will make people, young families especially, leave the state.

Frank DeFelice, Chair of the Planning & Zoning Commission for the Town of Durham, Chair of the Regional Planning Commission for the Lower Connecticut River Valley Council of Government: Voiced opposition, claiming the bill will not successfully increase affordable housing. Testimony argued that at least one parking space should be required, ADUs should be defined to include cooking and bathrooms, and lines 357-364 are problematic because they would increase court costs because the bill circumvents lower-cost resolution methods.

Danielle Dobin: Voiced opposition, claiming, "With pricing this dramatically different across the state, it is not credible to suggest that a statewide zoning reform mandating "as of right" development will have the same impact in different communities." Land prices, and not building prices are what impact prices of building in Connecticut.

Patrick Droney: Voiced opposition summarized by quote:

"This bill will override local towns and cities authority to:

- Control certain types of housing, such as multi-family housing, including apartment buildings, without the ability of residents of those communities to supply input. This is a power grab of epic proportions.
- Would impose unfunded state mandates on cities and towns.
- Possibly overtax facilities, such as the provision of water, sewers, drinking water, natural gas, etc.
- Would possibly impact open space in certain cities and towns and force the building of housing facilities on those lands
- Have a significant impact on traffic
- Increase in crime
- Overburden the capability of municipal services such as police, fire, and EMS, along with forcing cities and towns to build additional schools
- Possibly require access to public transportation, which in suburban and rural towns is clearly impractical."

Harold Falber: Voiced opposition. Testimony claimed small rural towns do not have the resources to adhere to the bill, as there is very little commercial activity to tax, and no realistic access to public transportation. People choose to live in small towns despite the challenges, and Falber's town of Weston strives to make housing more affordable by including smaller lots. Testimony stated, "it is egregious for a group of state legislatures to rip from our hands, self-determination and self-administration where there is not a single piece of evidence of Weston having ever had a discriminatory practice."

Brian Farnen: Voiced opposition, claiming the bill does not address underlying causes of inequality. Rather than using zoning to move students out of underperforming schools, the state should support options such as charter schools and school choice, according to

testimony. Testimony claims top-down solutions do not work, and we should focus on growing jobs and town centers to improve the economy.

Kathryn Farnsworth: Voiced opposition, claiming the bill will cause crowding, thus damaging Long Island Sound and drinking water supply.

Robert Freidmann: Voiced opposition, asking for more clarity on the intent and effectiveness of the bill based on radius from train stations.

Betsy Gara, Connecticut Council of Small Towns (COST): Voiced opposition, claiming the bill does not address the progress municipalities have made in regards to mixed-income housing. Testimony claims towns have already established incentive housing zones, transit oriented development, 'flex' program, low-income homeownership and affordable housing funding.

Jim Gaston: Voiced opposition based on grounds that the bill does not have language to protect historic buildings. Claimed the bill will not do much to reduce systemic racism, but it will eliminate historic downtown buildings in favor of creating housing. Additionally, the testimony suggests that redefining affordable housing is necessary to better understanding how affordable towns such as Newtown actually are. Testimony claims that because mobile home parks and attached apartments are not counted by 8-30g, Connecticut "wrongly defines towns such as Newtown as not pulling its weight at the 10% objective." The testimony claims the bill does not address segregation, and will only help developers and law firms.

Gregory & Patricia Georgette: Voiced opposition that unique needs and geography of each community must be considered, especially because of 'vindictive' developers in the anecdote of the testimony. A developer has continuously appealed the town of Stratford's denial of building a development in place of 300 acres of park and forest, repeatedly costing the taxpayers legal fees. The testimony values town commissions because the development would be in an area that otherwise has no sidewalks, uses septic, and has no public transportation.

John Goodwin, Chair of New Canaan Planning and Zoning Commission: Voiced opposition, claiming that the bill misunderstands the effects it will have. New Canaan, according to testimony, has made progress to make housing more affordable within its means, and the bill ignores effectiveness of the local progress made and local plans to continue improving.

Virginia Harger: Voiced opposition, neighboring properties should be allowed to object to ADUs.

Stephen Hudspeth: Voiced opposition. Acknowledged that housing and education practices have been segregationist in the past, however, claimed the bill (in addition to others) are, "radical" and "draconian."

Robyn Kenyon Kammerer: Voiced opposition based on concerns that more concentrated populations would strain infrastructure, and local governments would not have the authority to address those issues because of the bill.

Christa McNamara: Voiced opposition because the bill would allow building of ADUs without public hearings.

Rebecca Mucchetti Chair, Ridgefield Planning and Zoning Commission: Voiced opposition. It is claimed Ridgefield already supports ADUs, however, testimony does not believe encouraging multi-family housing will decrease housing prices.

Adam Nachbauer: Voiced opposition, claiming, "this bill does not address the underlying cause of housing unaffordability or the needed infrastructure upgrade."

John Paris: Voiced opposition. Testimony claimed loss of local control will lead to issues such as overcrowding, overuse of water and the environment and overburden of public water and sewer.

Francis R. Pickering, Executive Director of WestCOG: Voiced opposition that the bills do not directly address what they aim to and may have unforeseen circumstances. Allowing municipalities to regulate would allegedly eliminate the faulty assumptions of 1024 and better accomplish its goals.

Daniel C. Rosenthal, First Selectman of Newtown: Voiced opposition. Testimony claimed the bill is premature because 8-30j Affordability Plans have not been submitted by municipalities yet. Further, the bill allegedly does not take into consideration possibility of destroying Historic Districts, zoning lawsuits, property tax pressures, environmental issues etc.

David Ryan, Chair of Simsbury Zoning Commission: Voiced opposition. Testimony claimed Simsbury has taken measures to make housing more affordable, but state mandates would not be as effective and impact local control. Testimony claims the bill will not effectively desegregate the state, and affordable housing alone will not make towns more diverse.

Stacey Sefcik CZEO Land Use Administrator Town of Thomaston: Voiced opposition. Testimony claimed training would deter volunteers, does not properly address abandonment and nonconformity, will damage character of towns, does not regulate cottage food industry, and other technical issues. While testimony agrees that affordable housing is important, it claims the bill is overreaching and may cause unforeseen negative consequences.

Sen. Heather Somers, 18th Dist: Voiced opposition, calling the bill "big brother-style government."

Jayne Stevenson First Selectman, Town of Darien: Voiced opposition and support for various elements of the bill and believes the regulations should be options for towns to choose to follow.

Reported by: Colin Savino

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