

To Whom it may concern,

There are five bills that I would like to highlight.

[S.B. 1024](#) - An Act Concerning (AAC) Zoning Authority, Certain Design Guidelines, Qualifications of Certain Land Use Officials and Certain Sewage Disposal Systems

[S.B. 1027](#) - AAC Accessory Dwelling Units and Zoning Regulations

[H.B. 6107](#) - AAC the Reorganization of the Zoning Enabling Act and the Promotion of Municipal Compliance

[H.B. 6611](#) - AAC a Needs Assessment and Other Policies Regarding Affordable Housing and Development

[H.B. 6613](#) - AAC Accessory Apartments, Middle Housing and Multifamily Housing

**The need for more affordable housing must be addressed and should be a priority for every community, but this should be done at the local level.**

The bills listed above, would infringe upon local zoning rights. We elect individuals to make zoning decisions that are in the best interest of local residents, but the proposals below would undermine this process by inviting outside "experts" to enact mandates on our municipalities.

If they became laws, these proposals would:

- Permit developers to construct multi-family buildings wherever they want (within certain areas) without informing or seeking approval from area residents. **They could essentially bypass the local public hearing process.**
- Supersede local zoning regulations and ordinances, making "home rule" a thing of the past
- Eliminate lot size requirements in certain areas, meaning homes could be built more closely together
- Mandate every city and town allow for the construction of four-unit dwellings on any lot in every residential zone
- Eliminate "character of town" as a basis for zoning requirements, meaning historical and architectural features of towns and existing buildings could not be used as a baseline for regulating future developments
- Create new traffic, environmental, and infrastructure (sewage and water supply) issues for towns, especially with an unexpected increase in the town's population
- Prohibit towns from using "preservation of land values" as a factor in zoning regulations
- Create new training mandates for local zoning officials. This cost would likely become the burden of the towns.

Generally speaking, it may be difficult, if not impossible, for municipalities to comply with these new mandates and regulations. There are other solutions to the issue of affordable housing and they should be explored before the state causes major disruptions to the municipal zoning process.

Donald Cavanaugh