

March 14, 2021

To the Planning & Development Committee,

I am writing you to urge you to **vote 'no'** on:

- H.B. No. **6107** (RAISED) AN ACT CONCERNING THE REORGANIZATION OF THE ZONING ENABLING ACT AND THE PROMOTION OF MUNICIPAL COMPLIANCE
- H.B. No. **6610** (RAISED) AN ACT CONCERNING THE PROVISION OF OUTDOOR FOOD AND BEVERAGE SERVICE BY RESTAURANTS. (PD)
- H.B. No. **6611** (RAISED) AN ACT CONCERNING A NEEDS ASSESSMENT AND OTHER POLICIES REGARDING AFFORDABLE HOUSING AND DEVELOPMENT
- H.B. No. **6612** (RAISED) AN ACT CONCERNING PROTECTIONS FOR FAMILY CHILD CARE HOMES AND THE ZONING ENABLING ACT
- H.B. No. **6613** (RAISED) AN ACT CONCERNING ACCESSORY APARTMENTS, MIDDLE HOUSING AND MULTIFAMILY HOUSING
- S.B. No. **1026** (RAISED) AN ACT CONCERNING TRAINING FOR CERTAIN PLANNING AND ZONING OFFICIALS
- S.B. No. **1027** (RAISED) AN ACT CONCERNING ACCESSORY DWELLING UNITS AND ZONING REGULATIONS
- S.B. No. **1024** (RAISED) AN ACT CONCERNING ZONING AUTHORITY, CERTAIN DESIGN GUIDELINES, QUALIFICATIONS OF CERTAIN LAND USE OFFICIALS AND CERTAIN SEWAGE DISPOSAL SYSTEMS

They all have some form of language that is a direct assault on local control and home rule.

The most egregious is the last one, **1024**. There is always the exception that proves the rule for why top-down, preemptive legislation is not the way to go. This is particularly true for lot coverage in this bill, which is problematic. It would appear to put the primary dwelling and ADU under separate but equal lot coverage limits rather than putting them under the same, cumulative one.

When we first moved into our small one-acre home near Wilton center, the well was dry. Years of development had lowered the water table. We subsequently spent the next 15 years with an undersized septic system. It was not failing just small for our family of four. We received multiple proposals and worked with the town to select an adequate system that worked on our lot, which is mostly ledge. We were forced to use almost half an acre to accommodate the new system. Luckily there was still space on the lot far enough away from the well drilled in 2004.

The point is we needed to use almost the entire one-acre to support the infrastructure for our family of four and continued development is having a deleterious effect on the water table. How would state-controlled zoning without consideration for local characteristics have help here?

**1024** even eliminates language around a municipality maintaining “**light**” and “**air**” and apparently **water** does not matter as well. (pun intended) These are basic things that go to human well-being.

These changes to the statutes in all these bills are a direct limitation on the zoning commission’s powers. Zoning Commissions are elected. Thus, the addition of this new requirement language directly limits the powers of local elected officials and speaks directly to the Home Rule Article of the State Constitution.

Additionally, this legislation is preemptive. The misuse of state preemption threatens the ability of local municipalities to adopt and promote the laws and policies that best serve their populace and completely stifles the voice of democracy.

I urge the committee to **vote “no”** to all the above mention bills.

Respectfully submitted,

Lisa Pojano

Wilton, CT