



Town of Fairfield
Office of the First Selectwoman

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Planning and Development Committee
Legislative Office Building, Room 2100
Hartford, CT 06106
Sent Via Email: pdtestimony@cga.ct.gov

Dear Chairs Senator Cassano and Representative McCarthy Vahey, Ranking Members Senator Hwang and Representative Zullo and distinguished members of the Planning and Development Committee,

As First Selectwoman of the Town of Fairfield and former State Representative, I am writing to express my opposition to a number of bills currently under consideration in the Connecticut General Assembly. These bills include HB 6107, HB 6611, HB 6612, HB 6613, SB 1024, SB 1026, and SB 1027.

I cannot support bills that remove our community's ability to govern through our Town bodies. If Connecticut municipalities are required to abide by a one-size fits all model, Fairfield along with every other community in Connecticut, will lose the ability to plan for our Town's future growth. One of the strengths in any State is the uniqueness of its neighborhoods, cities and towns.

As the legislature pursues increasing accessibility to affordable housing in the State, there should be round table discussions with municipal leaders before laws are passed that impact every community. As towns, we want to support the goal of increasing affordable housing without a one-size fits all replacement of our current zoning laws, as SB 1024 suggests. This piece of legislation allows for no discussion, analysis or adjustment before implementation. Someone must first ask how an immediate increase in residency affects our school administration and emergency service staffing (police and fire), traffic/parking demands, and public water/sewage infrastructure. These issues all play a role in any town and must be taken into consideration.

Fairfield has embarked on a multi-year strategic plan of development, spanning multiple administrations which is coming to a close. For years, our Town has gathered input from organizations and residents to help our local government plan commercial developments, housing, and services that increase Fairfield's desirability to both families and businesses. I must stand in opposition to these bills because our multi-year strategic plan of development represents the direct voice of the people. I want these voices heard. I don't believe these bills allow for conversation and workability between towns and the State to address the issue at hand.

I stand resolute in working with the State to increase affordable housing across Connecticut, but do not believe we need to abandon our local zoning entirely to do so. I believe accomplishing this begins with direct conversations between municipal leaders and legislators, studying the effects of 8-30g and bringing recommendations to Hartford on how this effort can be effectively supplemented or modified to enhance the goal of providing more affordable housing throughout our State.

As a former legislator from Fairfield who served on the Housing Committee during my entire tenure, I know we can accomplish the goal of making every town and city in Connecticut affordable and ones that aren't always rooted in sweeping affordable housing mandates.

Sincerely,



Brenda L. Kupchick
First Selectwoman

cc: Tony Hwang, State Senator
Laura Devlin, State Representative
Jennifer Leeper, State Representative
Cristin McCarthy Vahey, State Representative