

March 7, 2021

Esteemed members of the Transportation Committee,

I am deeply troubled by the recent introduction of HB 6570. Connecticut has not seen new job growth since 2000 and is one of the worst housing markets in the U.S. over the past 30 years. While our housing market is undergoing a short-term positive bump due to the pandemic, it is not sustainable. There is NOT a housing shortage - population and housing values have been stagnant.

Smart growth in suburban communities must be based on the individual unique geographic, transportation, environmental and infrastructure impacts to each town, and is best addressed by the local zoning board and not by a state mandated one size fits all law.

Our state has a long history of mismanagement and legislating without without proper consideration for unintended consequences. HB 6570 does not consider the impacts on traffic, stormwater runoff, safety, or septic/water supply. Towns can and should support, well-planned TOD development but only with local P&Z oversight and project approval! It's also concerning that none of the homes permitted under HB 6570 are required to be affordable.

I implore you to oppose HB 6570.

Respectfully,

Doug Krupa
Wilton, CT