

March 7, 2021

Subject: Bill Number HB 6570

From: Mary Ann Turner, 7 Meadow Road, Enfield CT 860-306-2023 – maryannturner@cox.net

To: Chairman Haskell, Ranking Members and Esteemed Committee Members

I am writing to you in opposition to bill HB 6570 – Transit-oriented development and municipal zoning.

As a 14-year member of the ZBA in the town of Enfield I can speak from experience ... we take pride in being an open community to different housing stocks and our zoning rules are more than adequate to do such.

Our current PZC has taken enormous amount of time revising and putting into place rules that will allow and strengthen the Enfield community regarding housing and multi-use regulations. We have put in an overlay district in our “transit area” to encourage growth of all types.

This “one-size-fits-all” regulation being proposed is not necessary and is ill advised. When government makes a “land grab” as this legislation is requiring, we do not end up with great outcomes – using the example of “URBAN RENEWAL” from the 1970s.

That “hand-out” was exactly what DESTROYED towns in CT – like Enfield and Windsor Locks. It decimated our downtowns. There was never a plan to “RENEW” anything – it was a clear money grab and HB 6570 is no more than another liberal experiment – that will go bad.

What clearly was the outcome of the 1970 government intervention should have been called “URBAN DESTRUCTION.” In Enfield and Windsor Locks you will find the “heavy lifting” being done to bring life back to these very towns. Both towns have worked on a variety of projects such as removing antiquated buildings to open up more opportunities, rewrote zoning rules to encourage new business and housing. Money has been earmarked, saved and grants have been received for such projects by the people who know their towns the best...the residents.

This bill you propose will not take into consideration our Enfield personality, our reasons for parking requirements, the ability to expand in areas that would be a perfect fit, but your bill will impeded our historic district...thus ruining this area’s charm and beauty and forever changing the landscape of Enfield. This will be another DESTRUCTION tactic.

Your bill will allow removal of buildings and “rebuilding” in areas that do not offer the best location, but we will not be given a choice, because you don’t know Enfield. This bill doesn’t fix problems, such as run-off, or lot coverage, or neighboring properties...it exasperates it.

Why does a group out of Hartford know what is best for Enfield? They don’t. They don’t care, like I care about my community. You want to make CT GREAT AGAIN, then be part of solution to fix what is broken, but leave what isn’t alone. Put your energy into revitalizing our cities where adequate housing stock and public transportation and infrastructure already exists.

HB 6570 will not rebuild communities it will destroy them.