

SENATOR:

WE REMAIN STRONGLY OPPOSED TO **S.100** AS PROPOSED:

- THE BILL VIOLATES THE VERMONT TRADITION OF LOCAL SELF-DETERMINATION.

The bill removes control of zoning for housing from every town's planning commission. That local zoning is replaced by mandatory zoning requirements set at the state level. Lack of new "affordable" housing is less a factor of our towns zoning bylaws than it is of the over burdening restrictions imposed by ACT 250.

- THE BILL'S DEEPLY FLAWED ONE-SIZE-FITS-ALL APPROACH WILL HARM THE UNIQUE CHARACTER AND AESTHETICS OF SMALLER VERMONT COMMUNITIES.

Zoning that dictates lot sizes, housing density, type of housing, even number of driveways, are broad brushed standards that ignore basic zoning principles and are certainly not appropriate for our town nor our vision for development within our town. Only local ordinances can address these issues adequately.

- THE BILL FAILS TO ADEQUATELY ADDRESS PROVISIONS IN EXISTING LAWS THAT NEGATIVELY IMPACT VERMONT'S HOUSING INVENTORY.

Both the current and interim versions of S.100 do not begin to adequately address ways to amend provisions contained within ACT 250 that will reduce both the excessive regulation and associated permitting costs that inflate housing prices.

CONSIDERATION MUST BE GIVEN TO THE UNINTENDED CONSEQUENCES OF THIS LEGISLATION. AS SUCH, THE BILL SHOULD BE REMANDED FOR FURTHER REVISIONS.

Respectfully,

Paul White, Chair
Barre Town Selectboard

Cedric Sanborn, Chair
Barre Town Planning Commission