Senator Bray,
What can be said to encourage your Committee to understand the concerns of municipalities? Without any statistical basis, without any evidentiary data you apparently are moving forward with S311. If there is a logical basis for increasing densities from 10 dwelling units per acre (5 + 5 ADUs) to 24 dwelling units per acre, please demonstrate it? Where is the evidence from the last 9 months that this is necessary? How have you arrived at the decision that the location of underground pipes is a logical, reasonable, thoughtful, wise substitute for planning?

Do you have one solitary study that demonstrates that this legislation will assist in bringing workforce housing to our communities? Nothing in this bill mandates housing that is affordable for our workforce, not in the HOME Act, not in the Be HOME Act. Nothing prevents every house that is built is built at the current market rate, nothing. Nothing prevents every house that is built from being a second home. Nothing prevents that every house built is a short term rental. There is a housing crisis, and swinging as hard as you are, you are missing the ball.

This is broad brush, sloppy legislation. When did pipe locations become the sole critical criteria for dwelling density? Why 12 dwelling units per acre plus 12 accessory dwelling units? Why not 17 or 21 or 81? Your numbers are without the validity of any body of knowledge. Why 50% lot coverage regardless of parcel size? Have you seriously considered the ramifications of that? You have no basis for these numbers.

How many of the 200 plus municipalities have contributed to this bill? This appears to be an incestuous exercise within the State government that is not informed by evidence or representative of the needs of municipalities. Are we the enemy? Is your Committee endowed with some special wisdom of how planning decisions should be made for our Village that it need not evolve from pooling our thoughts cooperatively, but rather it is a wisdom so compelling that it must be mandated without consultation?

Stop. Gather data. Learn more. Understand the unintended consequences. Nothing requires that you move forward with legislation that has no hope of sensibly addressing the real and pressing needs of municipalities.

I am left dumbfounded by your intransigence to appreciate the problems of this legislation. Good people around the country are dealing with the same problems. There is so much to be learned from a wider perspective and conversely, so much to be learned by understanding the microcosm of each specific and unique community.

Please post all my correspondence for the Committee. Thank you.

Kim Hall
Co-Chair of the Village of North Bennington Planning Commission