

Board Clerk

From: Sarah Keleher <sarah.keleher07@gmail.com>
Sent: Sunday, June 23, 2024 1:03 PM
To: Board Clerk
Subject: Fwd: Support for proposed zoning changes

[You don't often get email from sarah.keleher07@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To members of the Planning and Zoning Commission,

- > We will not be able attend the June 24th hearing regarding proposed regulation changes so we want to express our support via this email.
- > The proposed modifications seem to provide a more comprehensive and flexible plan to enable affordable housing and more creative housing for seniors and young families.
- > We appreciate all the volunteer hours and bipartisanship it took to develop this proposal!
- > Thank you,
- > Sarah and Andy Keleher
- > 860-933-2699
- >
- > Sent from my iPad

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Board Clerk

From: Judi Jordan <jjordan0107@gmail.com>
Sent: Sunday, June 23, 2024 6:50 PM
To: Board Clerk; John Guskowski
Subject: Changes to Zoning Regulations

Some people who received this message don't often get email from jjordan0107@gmail.com. [Learn why this is important](#)

Dear John,

I am writing in support of the proposed changes to Columbia zoning regulations. I believe the changes will help Columbia to continue to be the welcoming town for families that it has traditionally been.

Allowing families to make available additional dwelling units on their current properties will help lifelong Columbia residence stay in this town they love. Whether the units are attached or separate, the allowable sizes need to be increased to accommodate seniors with mobility limitations.

In addition, increasing opportunities for developing affordable housing in our town is essential for maintaining and supporting the number of families that would like to call Columbia home. For those who are concerned that multifamily housing sites would change the character of our town, they should remember that all building regulations will apply for septic systems and water.

Thank you and the committee for your thoughtful collaborative work on these needed changes.

Sincerely,

Judi Jordan

3 Lake Ridge Dr.

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Board Clerk

From: Lori Behling <lkbehling@yahoo.com>
Sent: Friday, June 21, 2024 2:49 PM
To: John Guskowski
Cc: Board Clerk
Subject: Proposed revisions to multi-family housing regulations

You don't often get email from lkbehling@yahoo.com. [Learn why this is important](#)

Dear Mr. Guskowski,

I am writing to support the proposed zoning changes regarding multi-family housing. I was born in Columbia and though I moved away twice I always wanted to return to live here and have done so for the better part of my life.

It is unfortunate that the cost of housing has become prohibitive for many people including senior citizens and those who are just starting out and want to buy their first home. Any changes that would improve accessibility to housing would be something that I support. I believe these changes would help to keep Columbia a thriving and desirable community in which to live.

My understanding is that these revised regulations were done in a bipartisan manner and with much thought and time put into them. I also understand that there are inherent issues within our town that make large-scale developments unlikely if not impossible thus retaining the small town ambience that many of us value.

Thank you to all of those that put so much time and energy into these changes and I am happy to support their adoption.

Sincerely,

Lori Behling
16 Latham Hill Rd.
Columbia, CT 06237

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Board Clerk

From: Jill Zorn <jbzorn78@gmail.com>
Sent: Friday, June 21, 2024 3:27 PM
To: John Guskowski
Cc: Board Clerk
Subject: Support for proposed zoning changes to be discussed at June 24 PZC hearing

Some people who received this message don't often get email from jbzorn78@gmail.com. [Learn why this is important](#)

To members of the Planning and Zoning Commission:

As I will be unable to attend the hearing on June 24, I wanted to express my support in writing for the proposed planning and zoning regulation changes being discussed at the hearing. The proposed changes will make it easier for more affordable and accessible housing choices to be available in Columbia.

The proposed modifications, developed in a thoughtful and bipartisan process include:

- Allowing larger attached in-law apartments
- Permitting unattached ADUs to be built
- Giving more flexibility to developers who may wish to build multi-family dwellings and including an incentive to make a portion of those units affordable

My husband and I are fortunate to live in a ranch house, so we are able to remain in our home, with few accessibility challenges. But I know many people who have homes where all of the bedrooms and showers are upstairs, making it far more difficult to age in place. More housing options for seniors are clearly needed in Columbia, and the proposed regulations remove barriers, making it more possible for those options to be built.

I would like to specifically ask that the ADU regulations be improved to allow current homes of under 2000 square feet to build an ADU of up to 900 square feet, rather than the 750 square feet limitation that is proposed. This would be particularly helpful to ensure that homes are big enough to address accessibility needs of seniors.

More affordable housing is needed to attract young families to Columbia. My husband and I moved here in the fall of 1986, when housing WAS affordable in this town. This was a wonderful community for raising our two daughters. Now there are far fewer children in the school than when my kids attended. I hope that adding flexibility and affordability incentives will make it possible for young families to move here again. Even though research shows that more affordable housing does not necessarily mean more kids in town, I personally believe that if this were to occur as a result of new housing, it would be a positive change. We have room in our school, at the town beach, and at Rec Park for more kids to be learning and playing in our town.

I like that the proposed regulations remove unnecessary barriers, while retaining common sense restrictions based on water and septic capacity. I don't see the regulations as hurting the character of the town. They won't lead to overwhelming changes. Rather they will allow smart growth in a way that will enhance the experience of living in Columbia.

I hope the Planning and Zoning Commission will approve the proposed changes to the regulations, with the one modification for the size of ADUs mentioned above.

Sincerely,