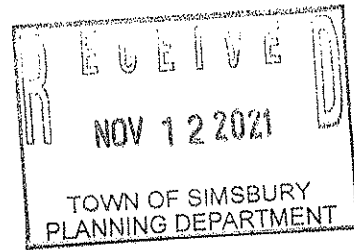


November 11, 2021



To the Zoning Commission:

Thanks for this opportunity to support the adoption reforms of HB-6107/Public Act 21-29. My name is Barry Rahmy, and I live at 135 Old Canal Way in Weatogue.

From personal experience, and for the reasons listed below, I support the right of homeowners to create accessory apartments, a.k.a. accessory dwelling units (ADUs), and I am in favor of loosening restrictions which constrain ADU development. I believe that HB-6107/Public Act 21-29 does just that.

As ADUs are added, the town will benefit from an increase in property tax revenue. Their incremental nature will neither alter open space, increase sprawl, block sight lines, nor require the need for large increases in public utilities and town services.

While I am not a fan of short-term rentals such as Airbnb's, I do support the rights of homeowners to utilize their properties this way if they so choose, as long as they are regulated—and Simsbury seems to be on its way to doing just that. Similarly, the new law requires the town to regulate design standards of ADUs, and can even prohibit their use as short-term rentals.

Forty years ago, prior to owning a home in Simsbury, my wife and I rented in both Simsbury and West Simsbury. We have always wanted to live here, for ourselves and our now-grown children, and I am grateful that rental properties existed as an entry into town before we could afford to buy a house.

Now as a retiree, I still want to live and grow old in Simsbury—and a detached ADU may increase that possibility when I can no longer (or wish to!) vacuum our single-family home. And there are those who are now like I once was: aspiring to live here, but not yet able. An ADU can make that dream possible, too.

Please support the rights of current homeowners, and the creation of future ones, through the easing of restrictions on accessory apartments in Simsbury. Many thanks.

Sincerely,

Barry Rahmy