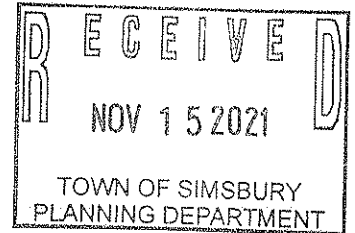


## Hollis Joseph

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**From:** Glidden Michael  
**Sent:** Monday, November 15, 2021 3:13 PM  
**To:** Hollis Joseph  
**Subject:** FW: In support of public hearing act 21-29 on ADUs



**From:** Shannon Knall <s.knall@me.com>  
**Sent:** Saturday, November 13, 2021 1:14 AM  
**To:** Glidden Michael <mglidden@simsbury-ct.gov>  
**Cc:** Dave Ryan <d\_ryan@comcast.net>; Barkowski Laura <lbarkowski@simsbury-ct.gov>; Michael Doyle <mike@littledoyle.com>; Bruce Elliott <bruceelliott8@gmail.com>; Kevin Gray <kevin.gray@comcast.net>; Anne Erickson <anne.d.m.erickson@gmail.com>; Diane Madigan <kyle51597@comcast.net>  
**Subject:** In support of public hearing act 21-29 on ADUs

Dear Zoning Commission

I have a 20 year old son with autism. Do you know him? Do you know his needs? Do you know the support services at the state...which don't exist...to support him when he is no longer eligible for state services? Have you ever had to place your vulnerable child outside of your community? If not...why would you inhibit this process>

As a mother and advocate for an adult with autism, I can answer questions...have you asked? Alternately, I have been asked for a 300sq ft compromise on ADUS....have you every lived in 300 sq feet?

Currently, Simsbury allows ADUs in all residential zones. However, detached ADUs(think detached garages which have been converted into living spaces) require a public hearing in Simsbury, while attached ADUs do not. Also, the size limitation of 600 square feet or 25% of the gross area structure(whichever is smallest) make it difficult for ADUs of any size to be accessible for families in town. When you factor in the size of kitchens and bathrooms - which I figure is around 100 square feet - it goes to show how Simsbury's zoning laws make ADUs pretty cramped! For comparison, the average studio apartment is around 1,000 square feet! And both Avon and Farmington have significantly more reasonable size limitations. Fortunately, Public Act 21-29 makes the size limitation 1,000 square feet or 30% of the gross area structure(whichever is less). This will ensure that people who live in ADUs can do so in comfort!

As an example, I will not be able to build a place of residence for my son...ON MY OWN PROPERTY....Which essentially says, my disabled son is not welcome in our town. I know that perspective will be rationalized, but that doesn't make it untrue. Simsbury will not be a place where the disabled are welcome.

In addition to the benefits offered to possible residents, ADUs help homeowners, too. One study shows that ADUs boost the resale value of homes by up to 50%! They also help protect the

environment, because we would be building housing where it already exists instead of pushing more apartments and developments into our forests and farmlands.

The Board of Selectmen recently voted to create a Subcommittee on Affordable Housing in the Spirit Council. We were happy to see this happen but the effects of such an organization will not be felt for many more months. The reforms in Public Act 21-29 are more immediate, so it's essential that the option to build ADUs in our town is expanded. And the formation of such a subcommittee was not the will of the organization advocating for affordable housing. Many who have been working on this issue for years feel that this creates yet another defunct government organization....which leaves the reality to actual people.

The point we really want to make is that if you're building a living unit for someone in your family who really needs it, or if you're building a rental unit because you need the extra cash, the last thing you want to be worrying about is government red tape and bureaucracy. This is a small change we can make that (*makes lives easier.*) will benefit so many people in town.

Although I have resigned from the Zoning Commission, I am sure that there is no doubt among members of my support of CT legislation around ADUs. Further, the comments of the Chair, and his tokenism around minorities living in town in our March zoning meeting were alarming, and create further doubt about his motivation to do right by ALL Simsbury residents. Hoping Simsbury will vote to support people like my son Jack, and their place in our community. I will certainly be watching.

Shannon Knall

Sent from my iPad