Planning and Development Committee
JOINT FAVORABLE REPORT

Bill No: HB-5502 / Bill Status / Public Hearing Testimony
Title: AN ACT CONCERNING HOUSING DEVELOPMENT ON CERTAIN LOTS ZONED FOR INDUSTRIAL OR PREVIOUSLY ZONED FOR RESIDENTIAL USE.
Vote Date: 3/13/2026
Vote Action: Joint Favorable
PH Date: 3/11/2026
File No.:

Disclaimer: *The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

SPONSORS OF BILL:

Planning and Development

REASONS FOR BILL:

This bill amends state zoning statutes to require municipalities to allow transit-oriented middle housing or mixed-use development on certain properties, including commercially zoned lots, industrial lots within 1,000 feet of transit or highways, and properties previously zoned for residential use. These developments would be subject only to summary review, limiting local zoning discretion.

These changes are intended to increase housing production, particularly near transit and existing infrastructure, and to incentivize middle housing development.

RESPONSE FROM ADMINISTRATION/AGENCY:

None expressed.

NATURE AND SOURCES OF SUPPORT:

Connecticut General Assembly, House Majority Leader, Jason Rojas: Rep. Rojas supports this bill, stating it would expand housing development near transit and appropriate areas, streamline regulatory processes, and help advance the state's housing goals by enabling more mid-sized housing in suitable locations.

Home Builders & Remodelers Association of Connecticut, CEO, Jim Perras: Supports this bill, stating it helps address the housing shortage by promoting redevelopment of

underutilized land and expanding middle housing options. Notes it encourages building near existing infrastructure and transit. Recommends limiting housing incentive points to deed-restricted affordable units.

Joe Salemme: Supports this bill, stating that light industrial land near transit and existing residential areas is suitable for housing and can help address affordability challenges. He notes these properties are cost-effective to develop and can generate higher tax revenue while supporting workforce housing.

NATURE AND SOURCES OF OPPOSITION:

Lisa, Mother: Opposes this bill.
Anonymous: Opposes this bill.

CBIA, Policy Director, Grace Brangwynne: Grace submitted testimony offering general comments on this bill, supporting its goal of expanding workforce housing but raising concerns about reduced local oversight and recommending municipalities be allowed to opt in.

Jerry Cincotta: Opposes this bill, arguing it overrides local control and could lead to unintended impacts on infrastructure, traffic, and community planning.

Connecticut Council of Small Towns (COST), Executive Director, Betsy Gara: Betsy submitted testimony opposing this bill, arguing it overrides local zoning authority, promotes incompatible development in industrial areas, and adds strain on municipalities already managing existing housing requirements.

Lower Connecticut River Valley Council of Governments (RiverCOG), Executive Director, Samuel S. Gold: Opposes this bill, arguing it undermines zoning principles by allowing housing in industrial areas, threatens economic development, and could create environmental and quality-of-life concerns.

John Hair: Opposes this bill, mentioning it threatens limited industrial land and could harm economic development and job opportunities.

Christine Linford: Opposes this bill, arguing it risks losing critical industrial land and emphasizes the need to balance housing development with economic and local planning priorities.

Joan McCoy: Opposes this bill, arguing it threatens industrial land, economic development, and proper planning by introducing housing into areas unsuitable for residential use.

Meredith Martin-Obreiter: Opposes this bill.

Western Connecticut Council of Governments (WestCOG), Executive Director, Francis R. Pickering: Opposes this bill, arguing it threatens limited industrial land, economic development, and job opportunities by allowing incompatible residential use in key industrial areas.

Porter Sherman, PhD: Opposes this bill, arguing it threatens industrial growth, reduces land for economic development, and raises concerns about job loss, local control, and long-term planning impacts.

Christine Sinopoli: Opposes this bill.

Cynthia Steckler: Opposes this bill.

Tracey: Opposes this bill.

Paula and Kevin Flaherty: Opposes this bill.

Brian Rathbun: Opposes this bill, arguing it undermines local control and removes municipalities' ability to make zoning decisions based on their specific needs and resources.

Anonymous 1003: Opposes this bill, citing concerns about state overreach and loss of local control.

Anonymous 1009: Opposes this bill, arguing it threatens industrial land, creates conflicts with residential use, and undermines local planning and economic stability.

Lee Ann Berry: Opposes this bill, arguing it undermines local control, threatens industrial land, and could create long-term conflicts between housing and economic development, while stressing the need for balanced, locally driven planning.

Michele Chamberlain: Opposes this bill.

Linda Dalessio: Opposes this bill.

Connecticut Association of Zoning Enforcement Officials (CAZEO), Legislative Liaison, Michael Glidden: Opposes this bill, arguing it conflicts with sound planning practices, recent legislative efforts, and undermines effective local zoning and land-use planning.

Connecticut Chapter of the American Planning Association, Government Relations Officer, John Guszkowski: Opposes this bill, citing concerns that it overrides local zoning authority, lacks clarity on "summary review," and promotes incompatible residential development on industrial land, undermining sound planning practices.

Connecticut REALTORS, Organization: Opposes this bill, citing concerns about loss of industrial land, potential financing barriers for buyers, and the need for stronger local review of developments in industrial zones.

CT Republican Assembly, National Director, Anne Manusky: Opposes this bill, arguing it infringes on constitutional rights and represents government overreach into local control and individual freedoms.

Susan McNulty: Opposes this bill, arguing that current housing development prioritizes quantity over quality and disrupts the balance between housing, industry, and natural areas.

Brian Rathbun: Opposes this bill, arguing it undermines local control over zoning decisions and ignores town-specific needs such as natural resources, infrastructure, and land use.

Richard Shuck: Opposes this bill, raising concerns about increased state control over local zoning and the potential negative impacts on municipal planning, infrastructure, and fiscal stability. Argues that housing policy should respect local governance and be grounded in practical planning considerations.

Middlesex County Chamber of Commerce, Haley Stafford: Opposes this bill, supporting workforce housing expansion but arguing it should not come at the expense of limited industrial land. Raises concerns about economic impacts, land use conflicts, and loss of key employment areas.

Erin Stelma: Opposes this bill.

Lj White: Opposes this bill

Reported by: Michael Hamann **Date: 3/18/26**