

H8004 In Opposition Michelle Komar

Representative Carol Hagan McEntee, Chair and Members of the House Judiciary Committee:

My comments below are submitted in opposition to H8004. It is my best understanding that:

H8004 deletes the definition of buildable lot implying that all lots are buildable. It weakens the decision making of municipal boards and officials, increasing time pressures for their decisions, and increasing the tolling period to keep local approvals in effect.

The bill requires state and federal permits be obtained for local final plan approval instead of at preliminary plan review stage.

The bill effectively eliminates elected officials and the public to submit request for zoning compliance review to the local building/zoning official.

It changes requirement for the required merging of substandard lots of record. (Recent laws passed by the RI General Assembly allow reduced building setbacks for substandard lots of record resulting in maximum allowable building footprints may be larger than nearby existing residences. Such is the case in older neighborhoods with small substandard platted lots.) This bill has the potential to change the residential character of existing neighborhoods by increasing development density. The bill lacks addressing if municipal services such as sewer & treatment plant capacity and water can accommodate increased residential densities in neighborhoods.

I respectfully request that the Committee cast unfavorable vote for H8004.

Thank you.

Michelle Komar

Warwick resident