

From: **Celeste Keepers** <[jckeeper@gmail.com](mailto:jckeeper@gmail.com)>

Date: Mon, May 6, 2019, 9:01 PM

Subject: Fwd: HB2225-A Template Dwelling

To whom it may concern,

I am writing as a concerned land owner. The livelihood of my family may be dramatically affected by the passing of House Bill 2225-A. Several years ago, my husband and I bought a large piece of property as an investment. We paid a higher price because the property was already divided into several verified legal lots. Our intention was to re-sell lots over time to create income for our family. This property is zoned F2 for reasons we don't understand. It was previously a rock quarry and has very few trees, few of which have any value. The ground is mostly rock and has very poor soil for growing. The property has several ponds, which limits where building sites could go. It is surrounded on all sides by small lots with homes, so according to the current Template Test we should be able to create and sell several lots, which would create some value to the otherwise low-value property.

If the House Bill 2225-A passes, our property will become worthless and we will be stuck with debt that we did not plan for or expect. We are self-employed and this investment income is part of our retirement. It is very unfair to property owners who currently own property and have investment plans to throw a bill like this out and expect it will not affect someone's livelihood. The current Template Test keeps residential building in clusters which should be serving to control urban sprawl. There are only so many limitations a government should be allowed to put on property that "free" citizens have purchased with their hard-earned money. Please consider our situation because I know we are not the only ones. There are probably many others who don't even know this bill is out there. Something like this should be voted on by the citizens it affects, not just representatives who have no personal interest in it.

As a compromise to this bill, if there is no way to stop it, please consider making the law for future land purchases only. This would allow current property owners to utilize their land the way they intended when they purchased it, under the current law.

Thank you for considering my view.

Sincerely,

Celeste Keepers