

**PROPOSED AMENDMENT TO THE
ZONING REGULATIONS OF THE TOWN OF WESTON
to comply with PA No. 23-142 regarding family and group child care homes**

To: Planning and Zoning Commission

From: Richelle Hodža, Land Use Director, Town of Weston

Re: Pubic Hearing, March 4, 2024

Date: February 22, 2024

PA 23-142 (attached) made changes to laws related to family and group child care homes located in residences and how municipalities' zoning regulations may treat them, requiring that:

No zoning regulation shall treat any family child care home or group child care home, located in a residence, and licensed by the Office of Early Childhood, pursuant to Chapter 368a, in a manner different from single or multifamily dwellings.

Zoning regulations shall not prohibit the operation in a residential zone of any family child care home or group child care home located in a residence or require a special zoning permit or special zoning exception for such operation.

Accordingly, the underlined text is proposed to be added to the definition of Single Family Dwelling. (You may click on the link to Sec. 19a-77).

Section 610. Definitions

Single Family Dwelling: A dwelling containing one dwelling unit only, including “group child care homes” and “family child care homes” as those terms are defined in Conn. Gen. Stat., Sec. 19a-77 (a) and (b), respectively.

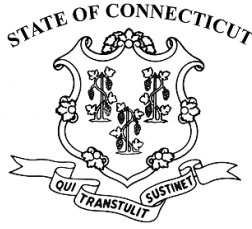
The Western Connecticut Council of Governments (WestCOG) was notified of the proposed text amendment on February 8, 2024. Kristin Floberg, Senior Planner for WestCOG issued the following statement on the same day via email (attached):

“The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.”

Notice of the proposed text amendment was received by the Town Clerk on February 8, 2024 and was posted on the Town's website (attached, and available at the following link)

<https://www.westonct.gov/home/showpublisheddocument/11802/638429902698230000>

Notice of the public hearing of this matter was ordered to be published in the *Norwalk Hour* on February 22, 2024 and February 28, 2024. (Order Confirmation attached)



Substitute House Bill No. 6590

Public Act No. 23-142

AN ACT CONCERNING CERTAIN PROTECTIONS FOR GROUP AND FAMILY CHILD CARE HOMES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 8-3j of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2023*):

(a) No zoning regulation shall treat any family child care home [registered] or group child care home, located in a residence and licensed by the Office of Early Childhood pursuant to [section 17b-733] chapter 368a, in a manner different from single or multifamily dwellings.

(b) Not later than December 1, 2023, and annually thereafter, each municipality shall submit to the Office of Policy and Management a sworn statement from the chief executive officer of the municipality stating (1) that the municipality's zoning ordinances are in compliance with (A) subsection (a) of this section, and (B) the provisions of subdivision (1) of subsection (d) of section 8-2, as amended by this act, or (2) the specific time frame within which the municipality will bring its zoning ordinances into compliance with subsection (a) of this section and subsection (d) of section 8-2, as amended by this act.

Sec. 2. Subsection (d) of section 8-2 of the general statutes is repealed

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and the following is substituted in lieu thereof (*Effective October 1, 2023*):

(d) Zoning regulations adopted pursuant to subsection (a) of this section shall not:

(1) (A) Prohibit the operation in a residential zone of any family child care home or group child care home [in a residential zone] located in a residence, or (B) require any special zoning permit or special zoning exception for such operation;

(2) (A) Prohibit the use of receptacles for the storage of items designated for recycling in accordance with section 22a-241b or require that such receptacles comply with provisions for bulk or lot area, or similar provisions, except provisions for side yards, rear yards and front yards; or (B) unreasonably restrict access to or the size of such receptacles for businesses, given the nature of the business and the volume of items designated for recycling in accordance with section 22a-241b, that such business produces in its normal course of business, provided nothing in this section shall be construed to prohibit such regulations from requiring the screening or buffering of such receptacles for aesthetic reasons;

(3) Impose conditions and requirements on manufactured homes, including mobile manufactured homes, having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards or on lots containing such manufactured homes, including mobile manufactured home parks, if those conditions and requirements are substantially different from conditions and requirements imposed on (A) single-family dwellings; (B) lots containing single-family dwellings; or (C) multifamily dwellings, lots containing multifamily dwellings, cluster developments or planned unit developments;

(4) (A) Prohibit the continuance of any nonconforming use, building

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or structure existing at the time of the adoption of such regulations; (B) require a special permit or special exception for any such continuance; (C) provide for the termination of any nonconforming use solely as a result of nonuse for a specified period of time without regard to the intent of the property owner to maintain that use; or (D) terminate or deem abandoned a nonconforming use, building or structure unless the property owner of such use, building or structure voluntarily discontinues such use, building or structure and such discontinuance is accompanied by an intent to not reestablish such use, building or structure. The demolition or deconstruction of a nonconforming use, building or structure shall not by itself be evidence of such property owner's intent to not reestablish such use, building or structure;

(5) Prohibit the installation, in accordance with the provisions of section 8-1bb, of temporary health care structures for use by mentally or physically impaired persons if such structures comply with the provisions of said section, unless the municipality opts out in accordance with the provisions of subsection (j) of said section;

(6) Prohibit the operation in a residential zone of any cottage food operation, as defined in section 21a-62b;

(7) Establish for any dwelling unit a minimum floor area that is greater than the minimum floor area set forth in the applicable building, housing or other code;

(8) Place a fixed numerical or percentage cap on the number of dwelling units that constitute multifamily housing over four units, middle housing or mixed-use development that may be permitted in the municipality;

(9) Require more than one parking space for each studio or one-bedroom dwelling unit or more than two parking spaces for each dwelling unit with two or more bedrooms, unless the municipality opts

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out in accordance with the provisions of section 8-2p; or

(10) Be applied to deny any land use application, including for any site plan approval, special permit, special exception or other zoning approval, on the basis of (A) a district's character, unless such character is expressly articulated in such regulations by clear and explicit physical standards for site work and structures, or (B) the immutable characteristics, source of income or income level of any applicant or end user, other than age or disability whenever age-restricted or disability-restricted housing may be permitted.

Sec. 3. Subsection (a) of section 19a-87b of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2023*):

(a) No person, group of persons, association, organization, corporation, institution or agency, public or private, shall maintain a family child care home, as described in section 19a-77, without a license issued by the Commissioner of Early Childhood. Licensure forms shall be obtained from the Office of Early Childhood. Applications for licensure shall be made to the commissioner on forms provided by the office and shall contain the information required by regulations adopted under this section. The licensure and application forms shall contain a notice that false statements made therein are punishable in accordance with section 53a-157b. Applicants shall state, in writing, that they are in compliance with the regulations adopted by the commissioner pursuant to subsection (f) of this section. Before a family child care home license is granted, the office shall make an inquiry and investigation which shall include a visit and inspection of the premises for which the license is requested. Any inspection conducted by the office shall include an inspection for evident sources of lead poisoning. The office shall provide for a chemical analysis of any paint chips found on such premises. Neither the commissioner nor the commissioner's designee shall require an annual inspection for homes seeking license renewal or for licensed

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homes, except that the commissioner or the commissioner's designee shall make an unannounced visit, inspection or investigation of each licensed family child care home at least once every year. A licensed family child care home shall not be subject to any conditions on the operation of such home by local officials, other than those imposed by the office pursuant to this subsection, if the home complies with all [local] codes and ordinances applicable to single and multifamily dwellings.

Sec. 4. Section 19a-80 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2023*):

(a) No person, group of persons, association, organization, corporation, institution or agency, public or private, shall maintain a child care center or group child care home without a license issued in accordance with this section and sections 19a-77 to [19a-80] 19a-79a, inclusive, and 19a-82 to 19a-87a, inclusive. Applications for such license shall be made to the Commissioner of Early Childhood on forms provided by the commissioner and shall contain the information required by regulations adopted under said sections. The forms shall contain a notice that false statements made therein are punishable in accordance with section 53a-157b.

(b) (1) Upon receipt of an application for a license, the commissioner shall issue such license if, upon inspection and investigation, said commissioner finds that the applicant, the facilities and the program meet the health, educational and social needs of children likely to attend the child care center or group child care home and comply with requirements established by regulations adopted under this section and sections 19a-77 to 19a-79a, inclusive, and sections 19a-82 to 19a-87a, inclusive. Any such inspection under this subsection of a group child care home located in a residence shall include an inspection for evident sources of lead poisoning and shall provide for chemical analysis of any paint chips found on such premises. The commissioner shall offer an

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expedited application review process for an application submitted by a municipal agency or department. A currently licensed person or entity, as described in subsection (a) of this section, seeking a change of operator, ownership or location shall file a new license application, except such person or entity may request the commissioner to waive the requirement that a new license application be filed. The commissioner may grant or deny such request. Each license shall be for a term of four years, shall be nontransferable, and may be renewed upon receipt by the commissioner of a renewal application and accompanying licensure fee. The commissioner may suspend or revoke such license after notice and an opportunity for a hearing as provided in section 19a-84 for violation of the regulations adopted under this section and sections 19a-77 to 19a-79a, inclusive, and sections 19a-82 to 19a-87a, inclusive. In the case of an application for renewal of a license that has expired, the commissioner may renew such expired license within thirty days of the date of such expiration upon receipt of a renewal application and accompanying licensure fee.

(2) The commissioner shall collect from the licensee of a child care center a fee of five hundred dollars prior to issuing or renewing a license for a term of four years. The commissioner shall collect from the licensee of a group child care home a fee of two hundred fifty dollars prior to issuing or renewing a license for a term of four years. The commissioner shall require only one license for a child care center operated in two or more buildings, provided the same licensee provides child care services in each building and the buildings are joined together by a contiguous playground that is part of the licensed space.

(3) The commissioner, or the commissioner's designee, shall make an unannounced visit, inspection or investigation of each licensed child care center and group child care home at least once each year. At least once every two years, the local health director, or the local health director's designee, shall [make an inspection of] inspect each licensed

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child care center and group child care home.

(4) A municipality may not subject the operation of a licensed group child care home located in a residence to any conditions, other than those imposed by the commissioner pursuant to this subsection, if the group child care home complies with all codes and ordinances applicable to single and multifamily dwellings.

(c) The commissioner shall require each prospective employee of a child care center or group child care home for a position that requires the provision of care to a child or involves unsupervised access to any child in such child care center or group child care home, to submit to comprehensive background checks, including state and national criminal history records checks. The criminal history records checks required pursuant to this subsection shall be conducted in accordance with section 29-17a. The commissioner shall also request a check of the state child abuse registry established pursuant to section 17a-101k. The Commissioner of Early Childhood shall notify each licensee of the provisions of this subsection. No such prospective employee shall begin working in such child care center or group child care home until the provisions of 45 CFR 98.43(d)(4), as amended from time to time, have been satisfied.

(d) The commissioner shall inform each licensee, by way of a plain language summary provided not later than sixty days after the regulation's effective date, of new or changed regulations adopted under this section and sections 19a-77 to [19a-80] 19a-79a, inclusive, or sections 19a-82 to 19a-87a, inclusive, with which a licensee must comply.

Approved June 26, 2023



Incorporated 1787

Planning & Zoning Commission

Sally Korsh, Chair
Alexander Burns, Vice Chair
Gus Christensen, Member
Lauren Gojkovich, Member
Joseph Leone, Member
Megan Loucas, Member
Michael Reiner, Member

NOTICE

**The Town of Weston’s Planning and Zoning Commission
will hold a Public Hearing to amend its Zoning Regulations
March 4, 2024, at 7:15 p.m. via Zoom**

Pursuant to Article V, Section 500 of the Zoning Regulations of the Town of Weston, the Planning & Zoning Commission may, on its own motion... amend these Regulations in accordance with Chapter 124 of the General Statutes of the State of Connecticut, as amended. Referrals of such amendments to the Western Connecticut Council of Governments shall be made by the Commission in accordance with, and to the extent required by, Chapter 124 of the General Statutes of the State of Connecticut, as amended. (Amended 10/12/21)

The proposed text amendment is for the purpose of complying with Public Act 23-142 regarding “Family Child Care Homes” and “Group Child Care Homes.” PA 23-142 made changes to laws related to family and group child care homes located in residences and how municipalities’ zoning regulations may treat them, requiring that:

No zoning regulation shall treat any family child care home or group child care home, located in a residence, and licensed by the Office of Early Childhood, pursuant to Chapter 368a, in a manner different from single or multifamily dwellings.

Zoning regulations shall not prohibit the operation in a residential zone of any family child care home or group child care home located in a residence or require a special zoning permit or special zoning exception for such operation.

The proposed change to the Zoning Regulations adds the underlined text to the existing definition of Single Family Dwelling in Section 610 of the Zoning Regulations.

Section 610. Definitions.

Single Family Dwelling: A dwelling containing one dwelling unit only, including “group child care homes” and “family child care homes” as those terms are defined in Conn. Gen. Stat., Sec. 19a-77 (a) (2) and (3), respectively.

Please direct any questions to Richelle Hodža, Land Use Director, Town of Weston, 203 222 2530 or rhodza@westonct.gov.



On Thu, Feb 8, 2024 at 8:49 PM Kristin Floberg <kfloberg@westcog.org> wrote:

To: Richelle Hodza, Land Use Director

From: Kristin Floberg, Senior Planner

Re: CT Statutory Referral to WestCOG from Weston - Attached Zoning Amendment

Date: February 8, 2024

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

From: Felippo Scandizzo <landuseadmin@westonct.gov>

Sent: Thursday, February 8, 2024 11:46 AM

To: Kristin Floberg <kfloberg@westcog.org>

Cc: Richelle Hodza <rhodza@westonct.gov>

Subject: Zoning Text Amendment

Good morning Kristin,

Please see the attached Notice. The Town of Weston's Planning and Zoning Commission will hold a Public Hearing to amend its Zoning Regulations March 4, 2024, at 7:15 p.m. via Zoom.

Best regards,

*Felippo Scandizzo
Town of Weston, CT
P&Z / Conservation Commission Office
203.222.2618*

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Order Source Phone	Fax: 2032228871 Email: lmontgomery@westonct.gov - AP

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NOTICE: The following Public Hearings will be held by Weston's PZC on 3/4/24 at 7:15 pm via Zoom: (a) application re 107 Georgetown Rd to amend the town's zoning regs and map for an affordable housing project pursuant to Conn Gen Statutes Sec. 8-30g made by M. Leonard Caine, Esq. on behalf of property owner Weston I LLC, August Lenhart, Member; and (b) application by the PZC to amend its own regs to comply with Public Act 23-142 re child care homes. At these hearings communications shall be received and interested persons shall be heard. The files are available for inspection in the Land Use Office, Town Hall Annex, 24 School Rd, Weston. For more information and the Zoom link call 203 222 2618 or visit www.westonct.gov.

Ad Cost \$117.00	Payment Amt \$0.00	Amount Due \$117.00
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Blind Box **Materials**

Order Notes

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Color \$0.00	Color Requests	

Product and Zone Norwalk Hour	# Inserts 2	Placement Public Notices
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