



Incorporated 1787

Planning & Zoning Commission

**LEGAL NOTICE**  
**PUBLIC HEARING ON PETITION TO AMEND THE ACCESSORY**  
**APARTMENT REGULATIONS**  
**Saturday December 5, 2020**  
**10:30 am**  
**Zoom Video Webinar**

Notice is hereby given that the Weston Planning & Zoning Commission will hold a public hearing on Saturday, December 5, 2020 at 10:30 am via Zoom Video Webinar to discuss and accept public comment on a Petition to Amend the Accessory Apartment Regulations in Section 345.4 of the Zoning Regulations, and to add a Definition of Habitable Space to Section 610 of the Zoning Regulations, as follows:

**Section 345. Apartments.** (Amended 5/26/11) One apartment is allowed within a dwelling if the following conditions are met:

**345.4** The floor space area devoted to such apartment shall not exceed 25% of the entire floor area of the dwelling, nor shall it be greater than ~~800~~ 900 square feet in ~~gross~~ habitable floor space area, ~~including~~ excluding interior access to the apartment in accordance with the Building Code of the State of Connecticut (refer to Section 610 Definitions regarding "Habitable Space" below).  
(Amended 7/1/89)

**Section 610. Definitions**

**Habitable Space.** *A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.*

Language proposed to be removed from the text of the Zoning Regulations is indicated ~~with strikethrough~~. Language proposed to be added to the text of the Zoning Regulations is indicated with italics and is underlined.



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The Petition proposes to increase the maximum size of accessory apartments from 800 square feet in floor area to 900 square feet in habitable floor area. The Petition also proposes to add a definition of Habitable Space to the Zoning Regulations.

The Petition materials are available on the Planning & Zoning Commission page of The Town of Weston's website: <https://www.westonct.gov/government/boards-commissions/elected/planning-zoning-commission>

Please click on the link below to join the Public Hearing via Internet:

<https://us02web.zoom.us/j/86714842899>

Join via Phone: 646-558-8656

Webinar ID: 867 1484 2899

Written testimony can be submitted to the Land Use Director [tkulikowski@westonct.gov](mailto:tkulikowski@westonct.gov)  
Pursuant to Governor Lamont's Executive Order No. 7B (1), please submit at least 24 hours in advance of the public hearing.

Dated November 19, 2020 in Weston, CT by Ken Edgar, Chairman, Planning & Zoning Commission

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To be published on The Town of Weston's Website on November 19, 2020 under Legal Notices: <https://www.westonct.gov/government/legal-notices>