

Town of Willington
Planning and Zoning Commission
October 3, 2023 7:30pm
Meeting Minutes

A. Call to Order

W. Parsell called the meeting to order at 7:32 PM

B. Roll Call/ Seating of Alternates

Walter Parsell
Joe Hall
John Tehan
Bob Shabot
Rebecca Sinosky
Bill Bunnell (Alternate)

Also Present:

Michael D'Amato, Zoning Agent
Evelyn Delaney, Assistant Land Use Agent

C. Applications for Receipt

None

D. Public Hearing

None

E. New Business

1. Review of Zoning Regulations Changes per PA 23-142

M. D'Amato stated that that the Town was required to certify to the State that they were in compliance with the Act by December. Public Act 23-142 which was effective October 1st requires Towns not to treat family childcare homes or group childcare homes located in a residence differently than a single-family or multi-family dwelling. This means if we allow a single-family dwelling in a particular zone by a zoning permit then you cannot require anything beyond that for an in-home daycare. Family childcare home is up to 6 children and a group childcare home is 7-12 children. W. Parsell asked if they would still be required to meet all the requirements by the state if they do that. M. D'Amato assured yes; they have to be licensed by the Office of Early Childhood. Our regulations definitions were over complicated with how we defined different items. These uses weren't listed. We are looking at the simplest way to meet this criteria without changing everything else. M. D'Amato outlined the proposed changes for the Commission. The way that I suggest setting this up is to call them accessory uses, they are allowed to be conducted in a home, but the primary use will still be a home. Going to page three we see the proposed addition of for any childcare home or group childcare home that complies with the standard set forth by the Connecticut Office of Early Childhood. This will allow them to obtain a permit for a Home Occupation from staff. They would still have to demonstrate that they have the license from the Connecticut Office of Early Childhood. It still would not be permitted in the DI zone due to a single-family home not being permitted in a DI zone. This is the simplest path forward to be in compliance. R. Sinosky asked if "family childcare home" is what they use in the Law, due to it sounding like a group home type thing for children. M. D'Amato said yes this is what the Office of Early Childhood uses in their defined section 19 of their statutes, so we are just carrying over their terms. R. Sinosky asked if we know how many of these daycares are left. M. D'Amato clarified that years ago they determined that up to 6 is as of right so we wouldn't know of any because they do not come in. If these regulations are close the next step would be referring it to CRCOG and then schedule a public hearing for the November meeting to then be able to certify it in December and be in compliance.

2. Review of Zoning Regulations for Codification

M. D'Amato stated that the Town was starting the Codification process and giving all of the Towns Regulations to General Code. They are going to review so that we can get feedback on it. We did not want to print an entire new set of regulations because in a few months it will be a whole new set of regulations with new section numbers. For now, what you have in front of you is an outline to

show the sections that have been modified since we last printed them. W. Parsell asked when the last printing was. M. D'Amato said the last printing here was done in 2020 just before Covid. Early on, changes were made to the Designed Commercial Zone, FedEx text amendments for parking lots, South Willington Village Mixed Use regs, Accessory Dwelling Units, Accessory Outdoor Dining, and High Intensity Uses were removed. We also removed commercial logging because that is not under the authority of the Commission. Section 14 was liquor permits which did no longer met the permit types from the State. These have all been updated now and we have a final copy that General Code is now reviewing. W. Parsell commented that this is all pretty clear. And that this is just wrapping up everything that's been in discussion from the passed 2 years. M. D'Amato said any questions can be directed towards him and that we should have a draft very soon.

F. Unfinished Business

None

G. Approval of Minutes

09/19/2023 – J. Tehan motioned to approve. W. Parsell Seconded.

R. Sinosky in favor with the correction of her name on page 2 before letter E, an i was in place of the y.

All in favor. Minutes were approved as amended.

H. Correspondence

1. Mansfield Subdivision Regulations Amendments

M. D'Amato explained that the Town of Mansfield was making a number of changes to their Wetland and Subdivision Regulations, so this is a referral from them.

I. Public Participation (items not listed on the agenda)

None

J. Staff Report/ Discussion

M. D'Amato commented that these hearing items will go for the November 21, 2023 meeting.

K. Adjournment

W. Parsell adjourned the meeting at 7:52PM

Respectfully Submitted,

Evelyn Delaney

Assistant Land Use Agent