

PLANNING AND ZONING COMMISSION  
TOWN OF CANAAN  
FALLS VILLAGE TOWN HALL  
108 Main Street, Falls Village, CT. 06031  
January 22, 2024, 6:30 p.m. (in person)

Public Hearing:

Present: Chairman, Fred Laser, Zoning Enforcement Officer, Janell Mullen, Vice Chairman, Stephen Koshland and Regular Members, Vincent Inconiglios, Greg Marlowe, Doug Cohn, and Matt Macchi. Absent: Regular Member, Ruth Skovron and Alternate Member, Marc Rosen. Also Present: Dave Barger, First Selectman and Judy Jacobs, Selectman. Also Present: Alice Macchi, Recording Secretary.

Chairman Laser called the Public Hearing to order at 6:52 p.m.

AGENDA:

B. Zoning Text Amendment - Compliance with Public Act 23-142 (to allow for licensed family group childcare homes in accordance with Public Act 23-142): ZEO Mullen commented that the Text Amendment was created as a result of problems with childcare during the pandemic. In October, 2021, Public Act 23-142 made changes to laws on zoning for licensed family and group childcare homes located in residences. It stipulates that zoning regulations shall not treat family childcare homes or group childcare homes in a manner differently than single family homes. This means that these uses, licensed by the State Office of Early Childhood would need to be permitted locally by a zoning permit and cannot legally be subject to Special Exceptions and/or conditions of approval. In accordance with Public Act 23-142, the Town of Canaan (Falls Village) Planning & Zoning Commission is proposing to add the following definition to Section 8.2 Defined Terms (pg. 87) as follows: Family Childcare Home (also "Group Childcare Home"). A daycare facility within a single family residential dwelling which meets the criteria of Public Act 23-142, as may be amended from time to time, and is subject to the approval of the State of Connecticut Office of Early Childhood. A family childcare home provides day care for not more than six (6) children, including the daycare provider's own children who are not in school full-time, where the children are cared for not less than three (3) nor more than twelve (12) hours during a 24-hour period on a regularly occurring basis. This use shall be regulated in the same manner as a single family dwelling. The existing definition for "Daycare and Daycare Center" will remain as is, but this definition will replace "Day Care Home, Family and Day Care Home, Group". Section 2.2 Permitted Principal Uses (pg. 9) will be updated from "Day Care Center" to "Day Care, Day Care Center & Family Childcare Home" under Item 7. The table will be changed so that this use is authorized by zoning permit in the Village Residential, Residential Agricultural and Mountain Residential Zones. The effective date of this regulation will be February 1, 2024.

Questions/comments/discussion. Close of Public Hearing: **MOTION** by Koshland, seconded by Macchi, to close the Public Hearing for Zoning Text Amendment, Compliance with Public Act 23-142; approved unanimously. Chairman Laser closed the Public Hearing at 6:59 pm.

Respectfully submitted, Alice Macchi, Recording Secretary