

TESTIMONY OF RICHARD E. MELLIN

REGARDING PROPOSED RAISED BILL No. 7276

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

I am Richard E. Mellin, Mellin & Associates LLC, a community association management firm, License CAM00082, based in Redding, CT serving the greater Danbury, Brookfield and Bethel areas.

My partner and I manage six larger older condominiums with 878 units. We have been managing community association properties since 1985.

Mellin & Associates LLC is a proud member of the Connecticut Chapter of Community Associations Institute. I serve on the organization's Legislative Action Committee and chaired in the past the organization's Managers Council that represents hundreds of licensed community association managers.

I am not opposed to the protection of licensed group child care homes and family child care homes from certain town zoning regulations or the requirement of the Office of Early Childhood to inspect group child care homes for evident sources of lead poisoning prior to issuing a license for such home.

However, this bill prohibits homeowner associations from imposing certain restrictions on the operation of licensed group child care homes and family child care homes. This bill imposes legislation that would supersede any covenant restrictions on home-based commercial activities with a common interest community. The thousands of condominium associations in Connecticut have been created and given the right to allow commercial activities as they deem appropriate.

The properties we manage are older with very limited parking that would create serious safety issues with respect to traffic to and from any unit. There are also limited areas outside units for children. All our communities do not have any commercial activities and are solely residential communities.

The Connecticut General Assembly should not adopt Bill No. 7276 because common interest communities must be permitted to choose what commercial activities they would allow in their community.

If you have any questions, please do not hesitate to contact me. Thank you.

Respectfully Submitted,

Richard E. Mellin
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