



July 6, 2016 Item #8
DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR: (check one of the following)

- Lot Split Special Use Permit Site Plan
 Lot Line Revisions Subdivision Building Line

File # 1259 Application Fee \$200 Surcharge Fee \$60 Date Received 5-20-16
R1-16

Street Address 701 Farmington Avenue

Lot or Parcel # _____ Acreage/Lot Area _____ Zone Rm-1 / RM-6

Applicant's Interest in Property: _____

Brief Description of Proposed Activity: Continued use as child care center - 2 year review

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Congregation Beth Israel
Record Owner's Name

701 Farmington Avenue
Street

West Hartford CT 06119
City State Zip

860 233-8215
Telephone #

Contact Person:

Gerry Pastor
Name

555 Day Hill Road
Street

Windsor CT 06095
City State Zip

860 989-9302
Telephone #

g.pastor@educationalplaycare.com
E-Mail

Educational Playcare
Applicant's Name

555 Day Hill Road
Street

Windsor CT 06095
City State Zip

860 989-9302
Telephone #

[Signature]
Applicant's Signature

[Signature]
Signature of Owner/Authorized Agent



EDUCATIONAL PLAYCARE

Box 129 West Simsbury, CT 06092

Gerry Pastor, Secretary

gpastor@educationalplaycare.com

Tel: (860) 989-9302

Fax: (860) 341-4447



May 20, 2016

To: The Zoning Commission

Re: Two Year Look-back on existing permit

Background

Educational Playcare opened in 1986 by Jane Porterfield. Over the years we have provided childcare and preschool programs to literally thousands of children. In 2001 Jane was joined by her husband (Gerry Pastor) when it opened its second location in Farmington, CT. Today we operate 10 schools throughout CT.

In May of 2014 we opened in the first floor of Congregation Beth Israel at 701 Farmington Ave. The space was previously operated as a day care center by "Noah's Ark". In March of 2015 we opened the second phase of the renovation of the space previously. The cost of the two renovations, which substantially brought a thirty year old building to current building code exceeded \$1.4m. Currently we are at maximum capacity and have a waiting list of over 50 families.

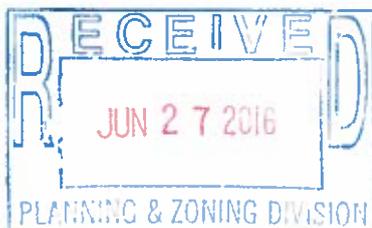
Look-back

Things have gone VERY smoothly. We enjoy a wonderful relationship with the synagogue.

The only significant concern that might be raised is parking. This was initially a problem but we have remedied through a lease (attached) to use the back parking lot at St. John's church. It will be used for employee parking only. There is no conflict with the parking needs of St. John's as the hours we will utilize the parking spots are for different hours than the church requirements. We are requesting approval of the lease.

Sincerely,

Gerry Pastor
Secretary



"Our mission is to provide the children in our care with the highest quality developmental and educational programs in a nurturing, safe, and supportive environment, and to facilitate and enrich the childcare experience of our families."



Saint John's Episcopal Church

679 Farmington Avenue, West Hartford, CT 06119-1895

860.523.5201
fax 860.231.8521
office@sjparish.net
www.sjparish.net

May 20, 2016

To Whom It May Concern:

St. John's Church agreed to allow Educational Playcare to use 25 spaces in our rear parking lot from 7 am to 6 pm weekdays. The fee for use of the spaces is \$4,000 per month. In addition Educational Playcare agreed to reimburse us for the prorated cost of snow removal.

Sincerely,

Joyce Reemts
Financial Secretary



A place to discover connections with God and one another.

State of Connecticut

Department of Public Health

410 Capitol Avenue, Hartford, CT 06134
(860) 509-8045

In Accordance with Connecticut General Statutes 19a-77 to 19a-87 inclusive,
the Department of Public Health issues this license, which is non-transferable, to:

CONGREGATION BETH ISRAEL INC
701 FARMINGTON AVENUE
WEST HARTFORD, CT 06119

to operate a

Child Day Care Center

at

NOAH'S ARK CD CHILD CENTER - CONG BETH ISRAEL
701 FARMINGTON AVENUE
WEST HARTFORD, CT 06119

License Number: **DCCC.13159**

Expiration Date: **03/31/2018**

Approved for the Following Services:

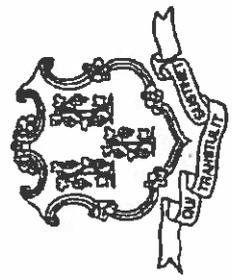
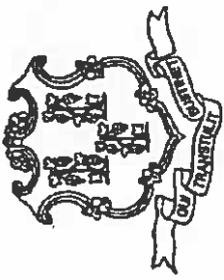
Children Under 3 Yrs; Pre-School

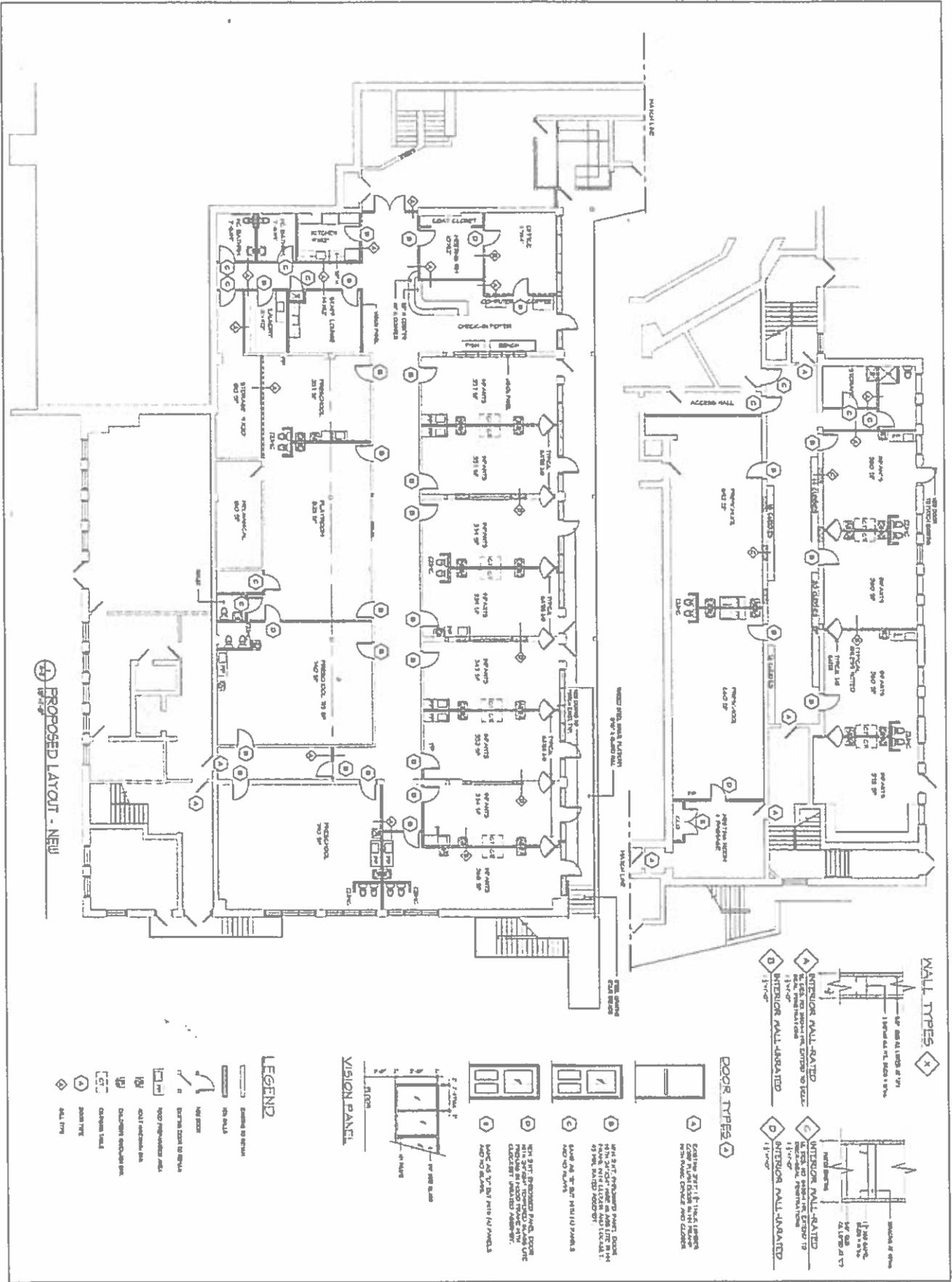
Maximum Children at One Time: **177**

Children Under 3 Years of Age: **92**



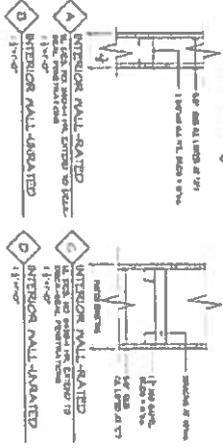
Jewel Mullen, MD, MPH, MPA
Commissioner



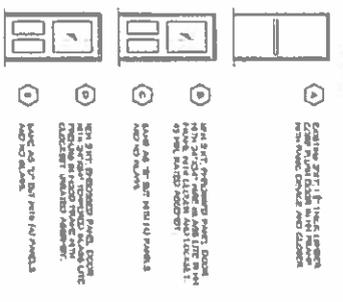


PROPOSED LAYOUT - NEW

WALL TYPES



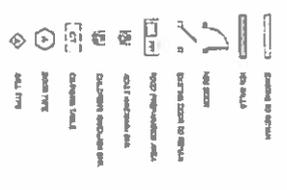
DOOR TYPES



VISION PANEL



LEGEND



APPROVATIONS TO:
701 FARMINGTON AVENUE
 WEST HARTFORD, CONNECTICUT

A-2

SCALE: 1/8" = 1'-0"
 DATE: 07/20/2004
**KENYON
 & CUTLER**
 ARCHITECTS
 ONE QUINCY STREET
 WEST HARTFORD, CT 06107
 TEL: 860-234-1111
 FAX: 860-234-1112
 WWW.KENYONCUTLER.COM



*c: Jerry Pastor
6.28.16*

**West Hartford Fire Department
Loss Prevention Bureau**

Memorandum

To: Brittany Bermingham
CC: File
From: Michael L. Sinsigalli, Assistant Chief of Loss Prevention
Date: 6/14/2016
Re: SUP# 1259-R2-16, Educational Playscape, 701 Farmington Ave

Please be advised that review of the submitted plans and documents for the above noted special use permit disclosed no area of special concern regarding site accessibility or maneuverability. Also note that the increase in the number of children to 197 presents no special issues for enforcement of the Fire Code.

Ref: P16-278

Emailed on 6.6.16
to G. Pastor

Brittany Bermingham

From: Bob Proctor
Sent: Monday, June 06, 2016 12:07 PM
To: Catherine Dorau
Cc: Brittany Bermingham; Todd Dumais; Ryan Zannotti; Steve Huleatt; Aimee Eberly
Subject: 701 Farmington Ave., Educational Playcare, SUP#1259-R1-16 (two year review)

Cathy,

Our SUP#1259-R1-16 (two year review) has been completed and no problems have been noted with site inspections and related activities at this location.

Bob Proctor, RS
West Hartford Bloomfield Health District

Brittany Bermingham

CC: Todd D, Cathy D., Applicant

From: Brian Pudlik
Sent: Tuesday, May 31, 2016 9:32 AM
To: Catherine Dorau; Todd Dumais
Cc: Brittany Bermingham
Subject: RE: Staff Comments for 701 Farmington Ave, SUP #1259 R1- and R2- 16

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I have not received any complaints regarding the Educational Playcare center at 701 Farmington Avenue, therefore I have no concerns with either of these applications.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Please note the updated email address: Brian.Pudlik@WestHartfordCT.gov

From: Brittany Bermingham
Sent: Friday, May 27, 2016 1:18 PM
To: Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Staff Comments for 701 Farmington Ave, SUP #1259 R1- and R2- 16

Hello,

Two (2) Special Use Permit applications were submitted to our office and will be scheduled for TPZ public hearing next month.

- 701 Farmington Avenue, Educational Playcare, SUP #1259-R1-16
- 701 Farmington Avenue, Educational Playcare, SUP #1259-R2-16

Please note that the R1 version is a two-year review. The R2 version is an increase in student capacity.

Attached are the narratives and plan sets. Please review the plans and provide us with comments no later than Tuesday, June 7, 2016.

If you would like a hard copy, please let me know.

Thanks,

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Services: Planning & Zoning Division

Catherine Dorau

From: _____ Catherine Dorau
Sent: Wednesday, June 17, 2015 10:54 AM
To: Todd Dumais
Cc: Christine Campasano
Subject: 701 Farmington Avenue - SUP #1259

Todd,

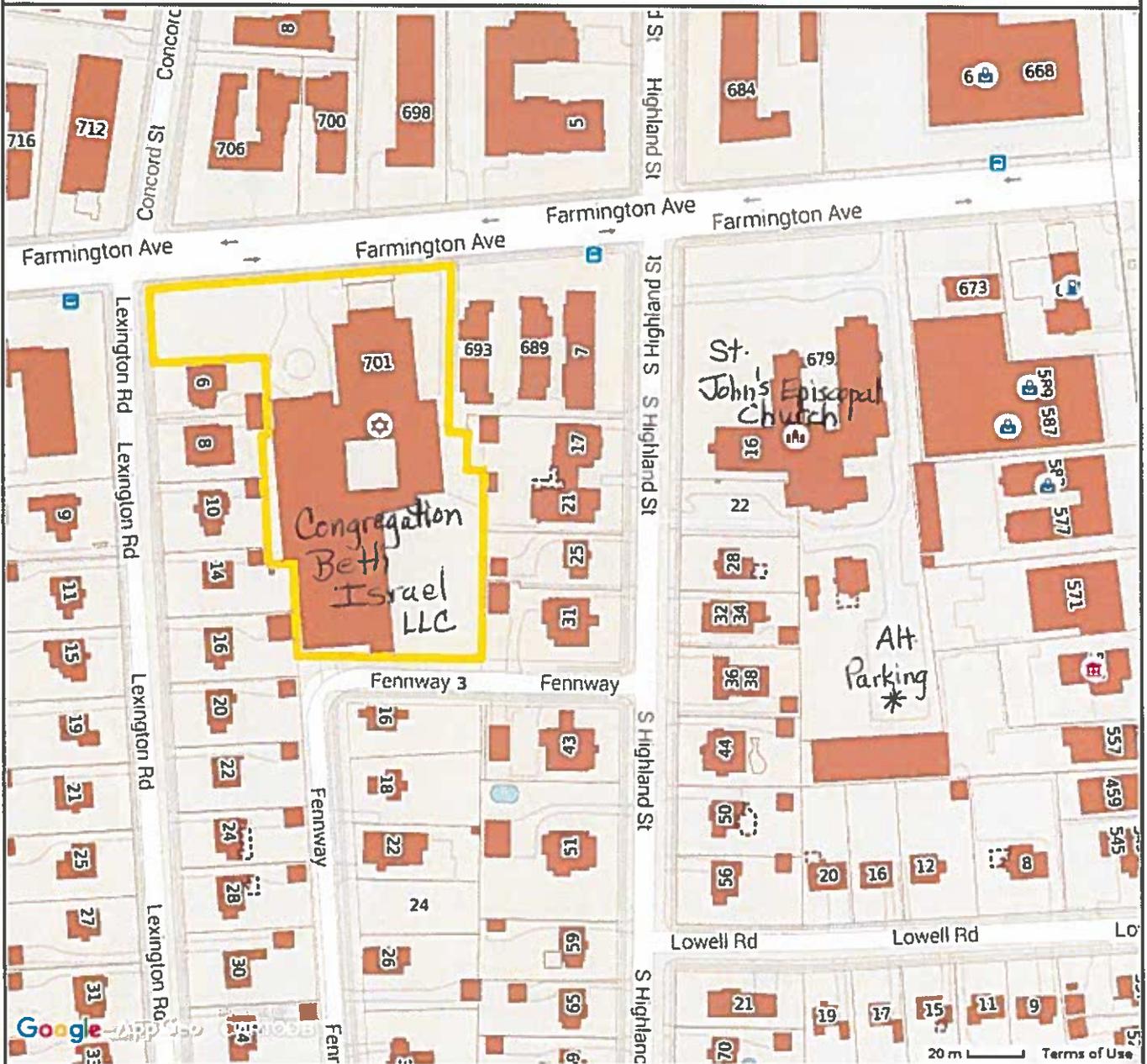
FYI - I spoke with Jane Porterfield, Executive Director of Noah's Ark Childcare at the Congregational Beth Israel regarding a complaint of street parking on Fenway being contrary to the SUP approval. A complaint was received that daycare workers were parking in the street (the complainant said a worker he spoke with said they were told to park there versus the parking lot).

Ms. Porterfield confirmed that they told the staff to park in the street if they could... she was under the impression that was ok. I explained the SUP requires the parking associated with the use be located on site and went over Section 177-42A(5)a. – in particular #3 (TPZ findings on parking). We went over the record – which stated there was plenty of parking on site for staff/pickups and drop offs, etc. We discussed the look-back and she was going to advise staff of the parking requirement to be on site.

I also called Laurie Leader, contact for the SUP at the synagogue, and went over the same information. She appreciated the call.

Cathy

701 Farmington Avenue - Educational Playcare



Property Information

Property ID 1891 1 701 0001
Location 701 FARMINGTON AVENUE
Owner CONGREGATION BETH ISRAEL



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of West Hartford, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/22/2015
Properties updated Daily