

8/31/21
\$280
CK # 11225



Zoning Board of Appeals

Town of Southington

Municipal Center, 196 North Main Street, Southington, CT 06489 (860) 276-6248

Date Submitted: 8/31/21
Appeal No.: 6530A

APPLICATION

Fee: See fee schedule

Owner name and mailing address: (please print)
1348 West St LLC
PO Box 2410
Meriden CT 06450
Telephone 203-675-4176
Email JMGAND@AOL.COM
Address of Property: 1348 West St, Southington CT
Assessor's Map # 155 Parcel # 002 Volume 1045 Page 0170

Applicant name and mailing address: (please print)
1348 West St LLC
PO Box 2410
Meriden CT 06450
Telephone 203-675-4176
Email JMGAND@AOL.COM

Type of Application: (check one):

*Special Exception *Variance Appeal Ruling of Zoning Enforcement Officer Dated: _____
 Other (specify) _____

Zone: R-40 Zoning Regulation(s): _____

Nature and Description of Application: Replace existing 6' high fence with 5' high fence. Current office of early childhood regulations require min 4' high fence - see attached

For variance application, describe how the zoning regulations impose an exceptional difficulty or undue hardship on this property. Please describe all potential difficulties or hardships (you may continue on the back of the form):

Are the premises within 500' of an adjacent municipality? NO

This appeal relates to: Use Area Yards Height Setback Signs Accessory Building
 Gasoline Station/Repair Motor Vehicles Sale of Alcohol Other (specify) Fence Height.

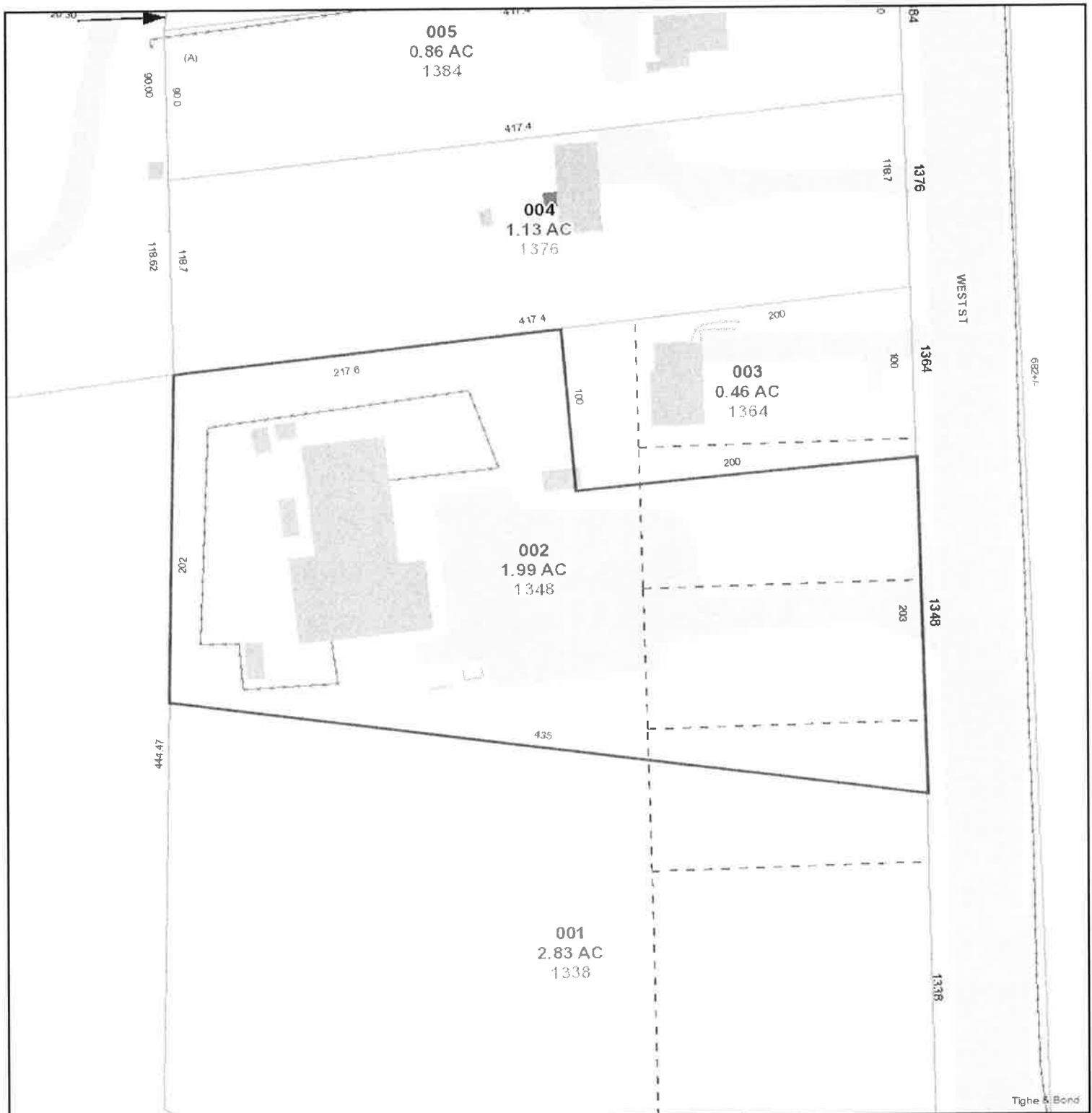
Signature of Applicant/Owner/Agent _____
(please print) Jeffrey M. Gandolfo

Please include 5 copies of a plot plan (Class A-2 survey) unless waived by the Zoning Enforcement Officer. waived 8/28/21

An approval of a special exception or variance by the ZBA only becomes effective after proper notice has been published by the Town and the applicant has filed a copy of his/her approval letter with the Town Clerk on the land records (Sect. 8-7 of the Connecticut General Statutes). The applicant must submit the Volume & Page number of the filing on the Land Records to the Planning Department when applying for a subsequent land use permit or Zoning Permit.

PLANNING STAFF ONLY

Hearing Date: 9/28/21 Received by: Jmc Sign: yes
P:\P & Z Forms\zba application.doc



Tighe & Bond

1348 WEST ST

8/31/2021 11:09:00

1"=80'

Property Information

Unique ID	undefined
Location	undefined
Sale Date	2/2/2006 12



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



ZBA #6530A



ZBA #6530A

Previous Stipulations

TOWN OF SOUTHTON ZONING BOARD OF APPEALS

PUBLIC NOTICE

TO WHOM IT MAY CONCERN:

Pursuant to the provisions of Section 8-7, Chapter 124, of the 1958 Revision of the General Statutes of the State of Connecticut, notice is hereby given that the Southington Zoning Board of Appeals has taken the following action on the following described property:

Appeal 3046A

Application of Barker Family Partnership I for a special exception to construct a child day care service facility under Section 3-01.31A of the zoning regulations, West Street, property of Barker Family Partnership I, 600' south of the intersection with Churchill Street in a R-40 zone.

The Southington Zoning Board of Appeals, at its January 10, 1989 meeting, voted unanimously in favor to approve the site plan, as presented, and the traffic study, (as was requested in ZBA's initial approval of above Appeal 3046A on September 27, 1988) with the following additional stipulations: That any external signs be non-internally illuminated; and that the play ground fence be a minimum of 6' high.

Reason: This is allowable under the Zoning Regulations.

If above permission is not exercised in one year this approval is void and a new application must be filed.

The above appeal shall become effective on 1/26/89

and notice of the above Variance/Special Exception/Appeal from the ruling of the Building

Official must be duly filed by the applicant in the office of the Town Clerk.

Douglas Hageman 2
Chairperson
Douglas Hageman Chairman
ZONING BOARD OF APPEALS

Statutes and Regulations



Child Care Centers and Group Child Care Homes

State of Connecticut
Office of Early Childhood
Division of Licensing
450 Columbus Boulevard
Suite 302
Hartford, CT 06103
1-800-282-6063 and (860) 500-4450

www.ct.gov/oec/childcare



Connecticut Office of
Early Childhood

**February
2019**

19a-79-8a. Educational requirements

- (6) The operator shall provide documentation to the department, upon request, by a certified playground safety inspector that newly constructed playgrounds and all newly installed playground equipment that are set in position and anchored in such a way to last indefinitely are designed and installed in accordance with U.S. Consumer Product Safety Commission and the American Society for Testing and Materials Standards.
- (7) The outdoor play area shall be protected from traffic, bodies of water, gullies and other hazards by barriers in a manner safe for children.
- (A) Fences used to protect children from hazards shall be at least four (4) feet in height.
- (B) When there is a swimming pool or any other body of water at the facility or near enough to the facility to attract or be accessible to children at any time of the year, there shall be a sturdy fence or barrier, four (4) feet high or higher, with locked entrances, which totally and effectively bars access to the water by children.
- (C) On and after January 1, 2010, a rooftop used as a play area shall be enclosed with a wall, fence or permanent physical barrier not less than six (6) feet high and the bottom edge shall be no more than three and one half (3 1/2) inches from the base or floor. The wall, fence or permanent physical barrier shall be designed to prevent children from climbing it.
- (8) Drinking water shall be available and accessible.
- (9) Outdoor equipment shall be arranged in such a way as to avoid accidents.
- (i) Swimming, wading and bathing facilities. Swimming, wading and bathing facilities, if provided, shall comply with the provisions of sections 19-13- B33b, 19-13-B34 and 19-13-B36 of the Regulations of Connecticut State Agencies. No wading pools shall be used. No day care child shall be permitted in a hot tub, spa or sauna. Hot tubs, spas and saunas shall be locked and inaccessible to children.
- (j) No dangerous weapon as described in section 53-206 of the Connecticut General Statutes or facsimile of a firearm as defined in section 53-206c of the Connecticut General Statutes shall be permitted on the premises of the child day care center or group day care home unless the carrier of such weapon or facsimile firearm is a peace officer as defined in section 53a-3 of the Connecticut General Statutes.

(Added effective July 27, 1993; Amended effective August 8, 1995; November 6, 2008.)

19a-79-8a. Educational requirements

Each child day care center and group day care home shall develop and implement a written plan for the daily program that includes a flexible schedule and shall be available to the parent(s) and staff. Child day care centers and group day care homes shall have policies, procedures and activities that meet and enhance the individual needs of the diverse population of children served, which includes children with cultural, language and developmental differences.

- (a) The plan shall include:
- (1) indoor and outdoor physical activities which provide opportunities for fine and gross motor development;
 - (2) problem-solving experiences that facilitate concept formation, language development and sensory discrimination;
 - (3) creative experiences which allow children the opportunity to develop and express their own ideas and feelings in all parts of the program, including, but not necessarily limited to:
 - (A) art and media,
 - (B) dramatic play,
 - (C) music,
 - (D) language, and
 - (E) motor activity;