

Date of Submission 12/3/2020
Fee \$ 71-

Date of Receipt 12/9/2020
Date Paid 12/3/2020

GUILFORD INLAND WETLANDS COMMISSION
APPLICATION FOR
INLAND WETLANDS AND WATER COURSES ACT - PUBLIC ACT 155

#18297

Submit FOUR copies of application and accompanying documents

1. Location of property: 439 Boston Post Rd, Guilford

Assessor's Map # 49 Lot # 25 Zone: TS

Play Café
Print Applicant's Name
439 Boston Post Rd, Guilford
Applicant's Address
203-689-5294
Applicant's Phone Number

Garrett Sullivan
Print Owner's Name
99 Den Hollow Rd, Guilford
Owner's Address
203-494-4738
Owner's Phone Number

Applicant's Fax Number
info@playcaterect.com
Applicant's E-mail

Owner's Fax Number
garrett@gtsventures
Owner's E-mail

2. THIS APPLICATION IS FOR:

- Permit to conduct regulated activity
- After the Fact regulated activity
- Site Plan Referral
- Special Permits/Exceptions/Exemptions
- Subdivision Referral
- Amend regulations
- Boundary clarification
- Renewal/Modification/Extension of Permit/Transfers
- Permitted Use As Of Right
- Non Regulated Use
- Significant Activity
- No Regulated Activity
- No Regulated Activity Section to be amended

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3. Description of Project:
Outdoor playground for pre-school

4. Description of Regulated Activity:

5. General Information:

Total area of site: _____ Upland review area to be altered: 2100
Wetland area to be altered: 0 Watercourse area to be altered: 0
Vernal Pool Review Area to be altered: 0

6. Applicant's interest in the land: Owner

7. Additional Information: All of the following may require notification or application for permit to other municipal, state, and/or federal agencies. This is the sole responsibility of the applicant or agent.

Check those that apply:

- Any portion of the property on which the regulated activity is proposed is located within five hundred (500) feet of an adjoining municipality; or traffic, sewer, water runoff and/or water drainage will impact an adjoining municipality. (See Section 7.6 of the regulations)
- The property is within a water company watershed or aquifer protection zone and a copy of the letter notifying the proper water company of the application is enclosed.
- The property is within a floodplain or floodway
- The property contains tidal wetlands regulated by the CT DEP (See Section 5 of the regulations)
- The property contains rivers or watercourses regulated by the Army Corps of Engineers
- The property contains conservation restriction and/or preservation restriction

8. This application shall also include:

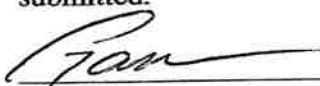
- A map showing: geographical location of the property; inland wetlands and watercourses boundaries marked with flag numbers; areas of wetlands and watercourses and upland review area disturbances; soil types; and vegetation. (see attached checklist)
- A site plan showing existing and proposed conditions in relation to wetlands and watercourses. (see attached checklist)
- Alternatives considered and reasons why the proposed activity was chosen.
- Names and addresses of adjacent property owners
- Any other information the Commission deems necessary to the understanding of the proposed activity.

If the proposed activity involves a significant activity, additional information may be required. (See Section 7.5 of the regulations)

This application gives the Commission and its agents authority to inspect the property at reasonable times, both before and after a final decision has been issued.

The applicant warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief.

The applicant understands that this application is to be considered complete only when all information and documents required by the Guilford Inland Wetlands Commission have been submitted.

 12/2/2020
Applicant's Signature & Date

 Owner 12/2/20
Owner's Signature & Date

Please attach a sheet listing any and all additional property owners and letters of authorization from each.

Sheet attached with additional property owners

Letter(s) of authorization from additional property owners attached

Contact person/agent other than applicant: _____

Contact Person's Address

Phone Number: _____ Fax Number: _____

E-mail: _____

Play Café Playground Site Map Summary - 12/2/2020

Play Café, LLC

439 Boston Post Road

Guilford, CT 06437

Presented by: Garrett Sullivan, Business and Property Owner

Play Café is a new business in town that offers indoor play and education to children in this Shoreline community. We are a clean safe environment for children and their guardians to enjoy time, socialize and have interactive play. Though, there has been concern during this pandemic, we at Play Café have decided to pivot and grow the business into a full day preschool program which will offer parents the same safety and cleanliness of the indoor play area while offering their children a fulfilling educational base. Being a parent myself, I have had first hand problems with childcare. Whether it be finding the right fit or finding a preschool with no waitlist, there always seemed to be an issue. The demand for full day preschools has grown significantly over the last several years because of parents work schedules. We plan to fill that void. We will be offering a beforecare and aftercare program, as well, allowing parents to drop children off earlier before their work day starts, or have a later pick up time allowing parents to continue at work and not disrupt their daily work schedules. As for licensing, we are in the process of licensing with the State of CT and working directly with specialist to help achieve our goal. With that being said, one of the requirements of a licensed preschool in CT is an outdoor area. Below, I will address concerns regarding our design for our playground and hopefully rectify the situation, moving this along in order to offer this program to local families, both parents and children alike, amid the pandemic and beyond that. An appendix will be attached to this summary with numbers relating to numbers in the design attachments for clarification.

Storm Water Concerns:

With regards to storm water concerns and drainage of the enclosed playground area, wood chips will be placed at a depth of 8-10", placed over existing asphalt parking lot, enclosed with a 4' high fence per state requirements for a preschool playground. The fence will be constructed of vinyl and chain link fencing. The front of the playground fencing (facing Route One) will be a white vinyl PVC fence for aesthetics. This fence will be placed at a height of 1" from the ground as a standard. The remaining 3 sides of fencing will be rubberized chain link fence with a mesh for privacy. The chain link fence will be setting on the asphalt.

Having concern for the woodchips flowing into driveway and then into storm drain will be mitigated by placing an 8'L x 8"H x 8"W beam along each section of fencing within the playground to maintain the placement of the wood chips, leaving a 4" space where the posts of the fencing are. This will allow for

water to flow through the wood chips onto the asphalt layer below them. The water will then travel under the beams and/or pass the opening along the fence poles with a 1" space between the poles and beams. Water will then be allowed to flow in the direction of the storm drain that is currently on site.

Where the playground will be placed that is not on the pavement, water will flow through the wood chips into the ground where it currently flows.

Curbing along the parking lot within the playground will be removed to ground level for the safety of the children. This will not disturb the flow of water towards the wetlands seeing how the parking lot has a slight pitch towards the storm drain currently in parking lot.

Where the entrances are placed, and 8"W x 8"H beam will be placed to ensure the wood chips remain within the playground enclosure when gates are open.

Safety Concerns:

The playground entrance for children will be directly across from the walkway in front of the building. This will allow the most direct access to the playground from the preschool. The distance is 20' from walkway to playground entrance. There will be a painted cross walk from walkway to playground entrance. The traffic pattern around the building is one way with directional arrows painted on the ground. A directional sign will also be placed at the entrance of the driveway to ensure proper traffic direction. Entry into playground will be a 4' wide gate. A teacher will be required to stand in the middle of the crosswalk during a student crossing to ensure safety while another teacher walks with the students to the playground. A sign at the crosswalk will also be placed on each side of crosswalk facing towards cars that may be driving through the private parking lot. There will also be a 4' double gate, totaling 8' W, at the rear of the playground for a second egress.

Parking:

Though 7 parking spots will be lost in place of this playground, 4 parallel parking spots will be added along the rear curbing of the building. Along with the 5 parking spots in front, there will be a total of 9 parking spots. During COVID and moving forward, we will be streamlining the "drop off" and "pick up" process. Parents or Guardians will be instructed to pull into the driveway in the designated direction and flow of traffic. They will then drive around the building, stopping at the edge of the walkway. There, a team member will check the child in using our digital check in process, and guide the child into the school. This will be a quick process. During COVID, temperatures will be taken; questions will be asked in accordance with CDC and local guidelines (questions will be on the app) and the child can then enter the school. We feel strongly about continuing this check in process after the pandemic as well because it is a safer and streamlined process. Check out will be the same. The guardian can check out via the app which is secured, and a teacher will escort the child out to the pick up/drop off walkway, crossing no parking lots or traffic. This will also minimize the need for more parking.

Appendix:

1. 4'x8"x8" beam will be placed on the ground in front of gate in order to stop wood chips from flowing out onto parking lot and into the storm drain.
2. A crosswalk will be painted onto the existing asphalt from the end of the walkway on building, extending out 20' to the entry gate of playground allowing for a safe crossing of children and staff. Signs will also be placed at each end of crosswalk facing oncoming vehicles.
3. 8'x8"x8" beam will be placed on the ground in front of gate in order to stop wood chips from flowing out onto parking lot and into the storm drain.
4. Dimensions of the playground fence will be 70' x 30', totaling 2,100 sq. ft. of outdoor play space for children
5. Gate will be 4'H in accordance with the State of CT guidelines and requirements for a preschool playground with a self-closing door and latch on top of the fence. See example photo Attachment #3
6. Rubberized chain link fencing, 4'H with slats for added privacy on 3 sides (building side, I95 side and adjacent property side. See attachment #4. A white vinyl 4'H fence will enclose the front of the playground facing Route One. See attachment #5.
7. "Wooded" area that currently has woodchips. There will be no disturbance of vegetation in this area including trees. We designed the playground placement specifically with zero disturbances of vegetation.
8. This area will be designated and striped for four (4) parallel parking spaces along the rear curbing. See attachment #2
9. Entire playground interior will be loaded with 8-10" of wood chips per the State of CT requirements for an outdoor playground. This will allow proper drainage onto underlying asphalt, which will then follow the current pitch out into parking lot and into storm drain.

Parallel Parking
see attachment #2

Attachment #1
Play Café Playground
Site map

Building

wood chips

③ 8'x8'x8"
Beam

⑩' curbing

30'

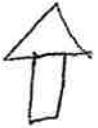
Double Gate
8'

Cozy
Dome

wood chips
throughout
8"-10" deep

Wood
Kitchen

Castle



70'

sensory wall

crosswalk

walkway

②

⑤

20'

⑨

Slide

⑦

① 4'x8'x8"
Beam

Exploring
Garden

Trucks

sandbox

2/3 yrs
Slide



⑥

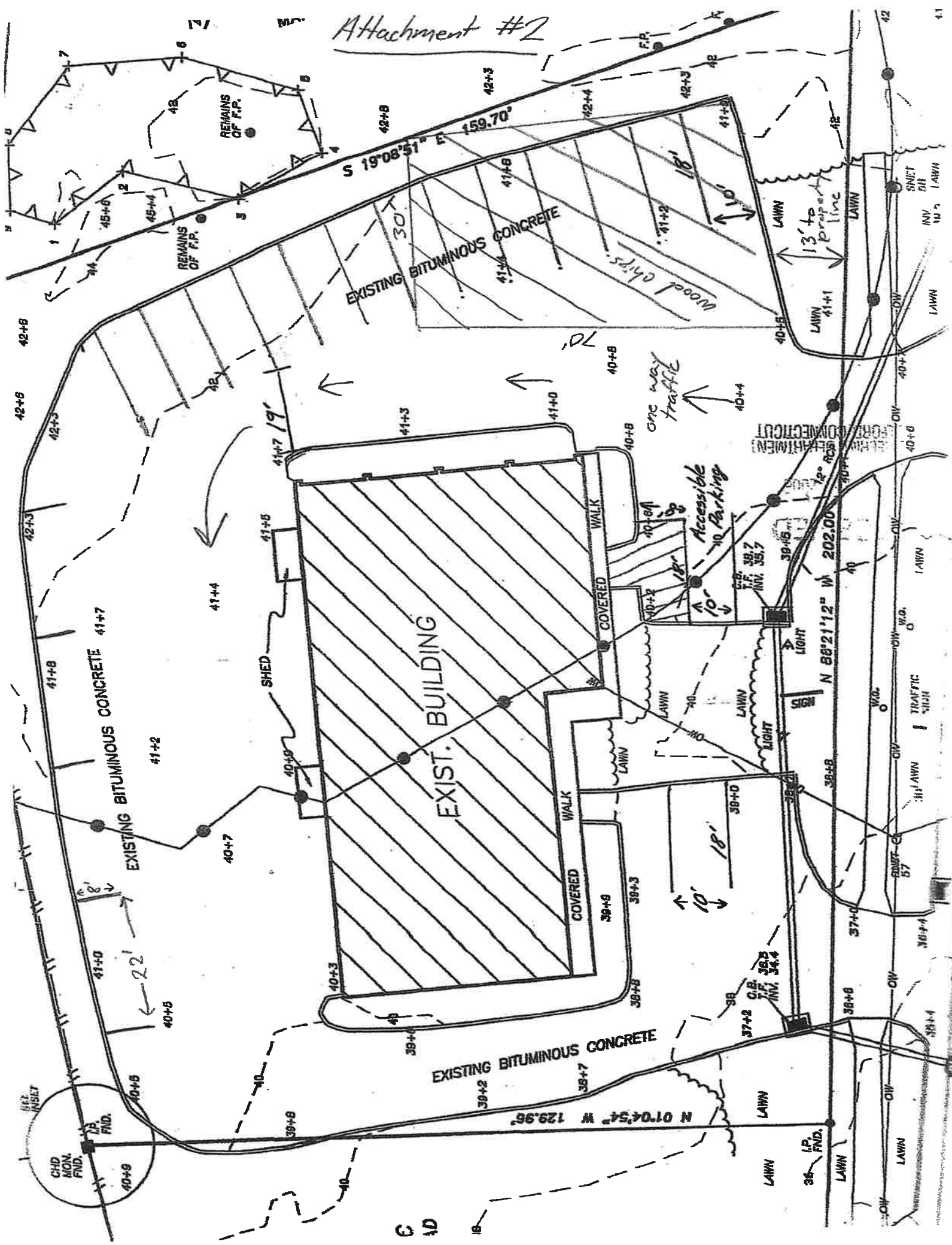
Balance



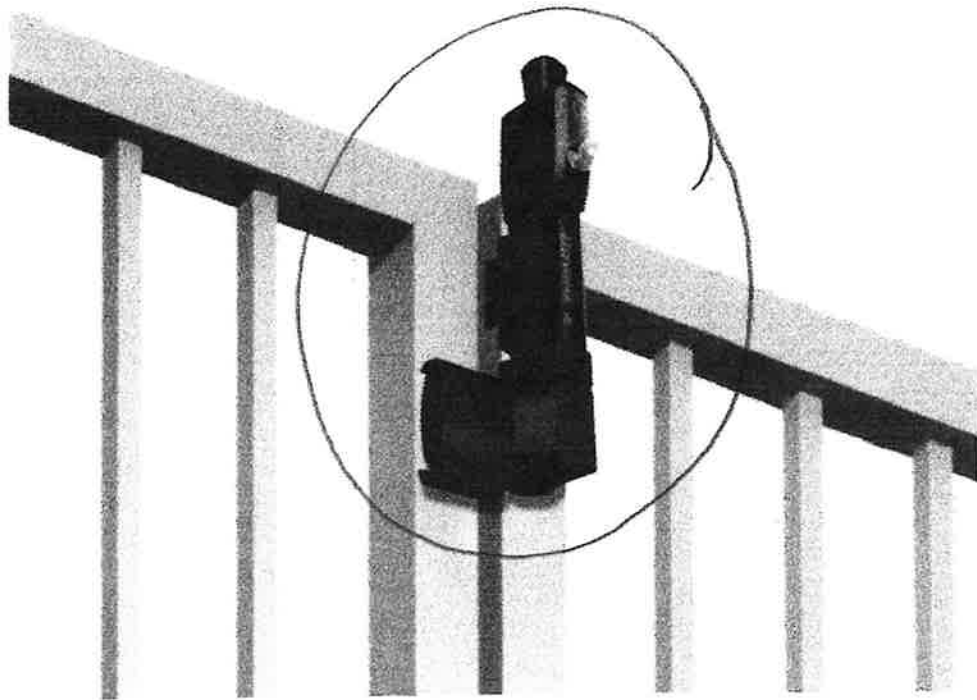
④

Grass

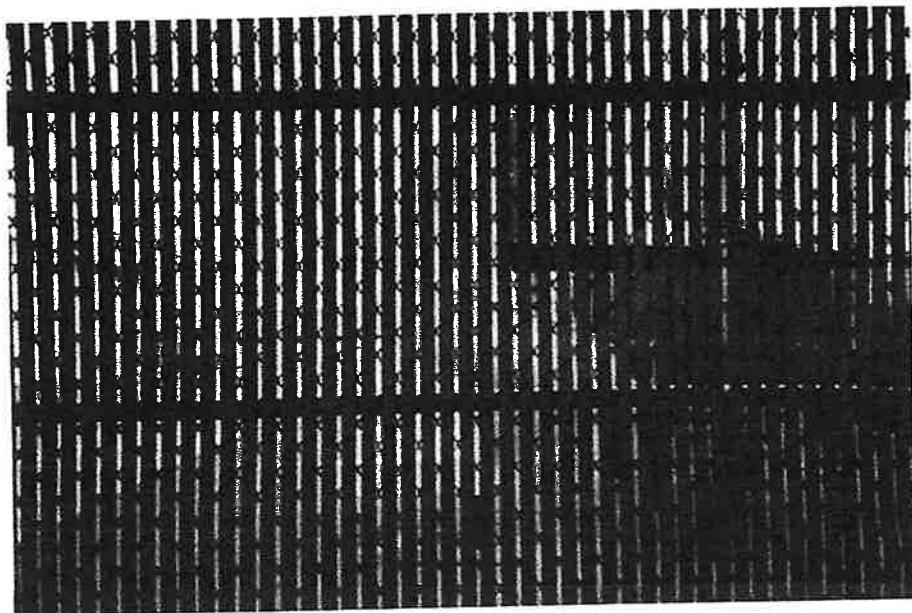
Attachment #2



Attachment #3



Attachment #4



Attachment #5

