



# ***Town of Colchester, CT***

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

WEDNESDAY, May 5, 2021

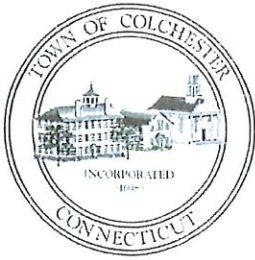
MEETING AT 7:00 P.M.

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Virtual Meeting to be held via ZOOM. For a link to the ZOOM meeting please visit the Town of Colchester Public Meetings Calendar at [www.colchesterct.gov](http://www.colchesterct.gov)

## AGENDA

- 1. Call to Order**
- 2. Additions to the Agenda**
- 3. Minutes of Previous Meeting**
  - a. April 7, 2021
- 4. Public Hearing**
- 5. Five Minute Session for the Public**
- 6. Pending Applications**
- 7. New Applications**
  - a. McDonald's Corporation – 375 South Main St  
Site Plan Modification (2021-006)
- 8. Preliminary Reviews**
- 9. Old Business**
- 10. New Business**
  - a. McDonald's Corporation – 375 South Main St  
Site Plan Modification (2021-006)
- 11. Planning Issues and Discussions**
  - a. Colchester Land Use Regulations – Section Reorganization
  - b. Extent of Administrative Review Activities
  - c. Old Hartford Rd LLC – 396 Old Hartford Rd
- 12. Correspondence**
  - a. ZEO Report
- 13. Adjournment**



# *Town of Colchester, Connecticut*

127 Norwich Avenue, Colchester, Connecticut 06415

Website: [www.colchesterct.gov](http://www.colchesterct.gov)

## **Planning & Zoning Commission**

### **Meeting Minutes**

**April 7, 2021**

**ZOOM Meeting @ 7:00 pm**

1. **CALL TO ORDER** –Chairman Joseph Mathieu called the meeting to order at 7:04 pm.

#### **ROLL CALL-**

1. **Members Present:** Chairman Joseph Mathieu, Bruce Hayn, Meaghan Kehogreen, Ian Lilly, Stephanie Smith, and John Novak (7:06pm)

**Members Absent:** Jason Tinelle and Mark Noniewicz

**Others Present:** Matthew Bordeaux, Planner, Daphne Schaub, ZEO and Kamey Cavanaugh, Clerk.

#### **1. ADDITIONS TO THE AGENDA –**

*Bruce Hayn MOTIONED to ADD Agenda Item 8b. Discussion of a Request for Zoning Regulation Amendment / Suburban District. Increase in Allowable Units / Building if Reutilizing an Existing Building. Ian Kelly SECONDED the motion and all members voted in favor.*

#### **2. APPROVAL OF MINUTES – March 17, 2021**

*Ian Lilly MOTIONED to APPROVE the minutes of March 17, 2021. Stephanie Smith SECONDED the motion passed, Bruce Hayn abstained.*

#### **3. PUBLIC HEARING – NONE**

#### **4. FIVE MINUTE SESSION FOR THE PUBLIC – NONE**

#### **5. PENDING APPLICATIONS – NONE**

#### **6. NEW APPICATIONS-**

- a. Town of Colchester Planning and Zoning Department – C.G.S. 8-24 Mandatory Referral (2021-004) – Sablitz Open Space Acquisition
- b. Town of Colchester Senior Center Building Committee – C.G.S 8-24 Mandatory Referral (2021-005) – New Senior Center Project

#### **7. PRELIMINARY REVIEW-**

- a. Old Hartford Rd LLC – 396 Old Hartford Rd

M. Bordeaux introduced Mike Dion, Agent for the owner of 396 Old Hartford Road, to present a preliminary review to discuss an idea with the commission.

#### **MINUTES**

Wednesday, April 7, 2021

Planning & Zoning Commission

RECEIVED  
TOWN OF COLCHESTER, CT  
2021 APR 12 PM 1:46  
GALE FORTMAN  
TOWN CLERK

Mr. Dion described his discussions with the owner of 396 Old Hartford Road regarding viable alternative uses for the existing building. Mr. Dion stated his intent was explore the Commission's opinion on Zoning Regulation Amendments that would allow existing non-residential buildings in the Suburban Use District to be converted into multi-family residential with unit density higher than regulations currently allow.

The Commission expressed concerns with having empty buildings around Town and would prefer alternatives to watching a building degrade over time. The Commission questioned the impact a regulation change could have for other parcels in the district.

Mr. Bordeaux offered to work with Mr. Dion to review comparable uses in the district and provide the Commission with more information at an upcoming meeting.

## **8. OLD BUSINESS- NONE**

## **9. NEW BUSINESS –**

### **a. Gano's Power Equipment – 120 Linwood Ave - Site Plan Modification (2021-002)**

Ellen Bartlett, CLA Engineers, representing the applicant was before the Commission to discuss a proposed building addition, the removal of parking spaces along Linwood Avenue and the addition of parking on a separate parcel, 36 Kmick Lane. Ms. Bartlett stated one of the advantages of this additional lot on Kmick Ln is the ability of the delivery trucks to turn their equipment around and not back out onto Route 16. Comments have been received from James Paggioli, Public Works Director and Ms. Bartlett stated those concerns will be addressed.

*Bruce Hayn MOTIONED to approve the Gano's Power Equipment Site Plan Modification (2021-002) for parking improvements and a building addition at 120 Linwood Avenue and 36 Kmick Lane with the modifications provided in the memo from James Paggioli, Director of Public Works; Colchester Sewer and Water Department to Colchester Planning and Zoning Department dated 4/1/2021. John Novak SECONDED the motion. All members voted in favor.*

### **b. Town of Colchester Planning and Zoning Department – C.G.S. 8-24 Mandatory Referral (2021-004) - Sablitz Open Space Acquisition**

M. Bordeaux reported on the Town of Colchester being rewarded a State of Connecticut Open Space and Watershed Land Acquisition Program grant to supplement local funding to acquire the 65-acre Sablitz property on Middletown Road. The property, located in the Pine Brook Greenway, will be acquired for open space and passive recreation purposes. A location map and preliminary sketch of a proposed public parking area was reviewed by the commission. In accordance with Connecticut General Statutes (CGS) 8-24, the Planning and Zoning Commission is asked to make a recommendation to the Board of Selectmen regarding the acquisition projects consistency with local regulations and plans. The 2015 Colchester Plan of Conservation and Development specifically identifies the protection of natural resources and preservations of open spaces as principal goals in Section 3.2 and Section 3.4. The proposal is also consistent with the goals and objectives of the 2006 Town of Colchester Open Space Plan.

## **MINUTES**

Wednesday, April 7, 2021  
Planning & Zoning Commission

*Bruce Hayn MOTIONED to make a favorable recommendation to the Town of Colchester Board of Selectmen in accordance with CGS 8-24 for the acquisition of 65 acres of undeveloped open space on Middletown Road adjacent the Pine Brook, known as the Sablitz property. The acquisition project is consistent with the 2015 Colchester Plan of Conservation and Development and specifically the efforts stated in Section 3.2 Protect Nature Resources and Section 3.4 Preserve Open Space. The proposal is also consistent with the goals and objectives of the 2006 Town of Colchester Open Space Plan. Meagan Kehogreen SECONED the motion. All members voted in favor.*

**c. Town of Colchester Senior Center Subcommittee – C.G.S 8-24 Mandatory Referral (2021-005) – New Senior Center Project**

M. Bordeaux reported the Town of Colchester Senior Center Building Committee is requesting the Planning and Zoning Commission to consider a mandatory referral for the development of a new Senior Center on Lebanon Avenue in accordance with Connecticut General Statutes 8-24. The Senior Center is proposed to be located on a 1.75-acre undeveloped lot in the Town Center Village District that was purchased by the Town in 2017.

Tony Tarnowski, Chairman for the Senior Center Building Committee, reported to the Planning and Zoning Commission that as of today, the Building Committee has completed its schematic design phase and in order to proceed to bond referendum, one of the conditions is to receive the 8-24 Mandatory Referral from the Planning and Zoning Commission.

*Bruce Hayn MOTIONED to make a favorable recommendation to the Town of Colchester Board of Selectmen in accordance with CGS 8-24 for the development of a new Senior Center on the 1.75-acre, undeveloped parcel on Lebanon Avenue (Map Block Lot 22-00/049-000). The proposal is found to be consistent with the efforts outlined in the 2015 Plan of Conservation and Development to expand Colchester's "Brand" by expanding its horizons to be a community which is perceived as providing the quality of life for all generations including "Senior-Friendly services". Section 5.2 of the POCD further identifies a Senior Center/Community Center" as a "Potential Facility Need". John Novak SECONDED the motion. All members voted in favor.*

**10. PLANNING ISSUES AND DISCUSSION**

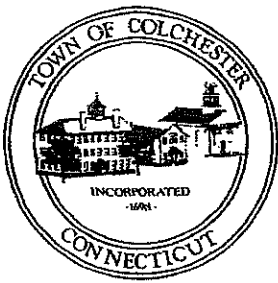
**11. CORRESPONDENCE**

**13. ADJOURNMENT**

*Bruce Hayn MOTIONED to adjourn the April 7, 2021 Planning & Zoning Commission meeting at 8:33PM. SECONDED by Ian Kelly. MOTION CARRIED.*

Respectfully Submitted,

*Kamey Cavanaugh*, Clerk

APPLICATION NO. 2021-006

**TOWN OF COLCHESTER, CONNECTICUT**  
**APPLICATION FOR SITE PLAN APPROVAL**

This application form and five (5) sets of plans shall be submitted to the Zoning and Planning Commission Office no later than noon on the Thursday before the next regularly scheduled meeting, (the first and third Wednesday of the month excepting Holiday periods). A Statement of Use as described in Section 12.5.3.A shall be submitted in addition to this application.

NAME OF APPLICANT McDonald's Corporation  
(Please Print)

MAILING ADDRESS 110 N. Carpenter Street  
Chicago, IL 60607 TELEPHONE 630-209-1540  
(City) (State) (Zip)

OWNER OF RECORD McDonald's Corporation  
(Please Print)

MAILING ADDRESS 110 N. Carpenter Street Chicago, IL 60607

LOCATION OF BUILDING LOT 375 S. Main Street

IS THIS PROPERTY LOCATED IN:        AQUIFER PROTECTION ZONE;        LOCAL HISTORIC DISTRICT;  
       HISTORIC PRESERVATION OVERLAY ZONE

INTENDED USE(S) Existing Fast Food Restaurant

SQUARE FOOTAGE OF USE(S) 5,587 SF ZONE Town Center Zone LOT SIZE 44,658 SF

ASSESSOR'S MAP 18-00 060-000 LOT       

ENGINEER/SURVEYOR Bohler TELEPHONE 860-333-8900

MAILING ADDRESS 65 LaSalle Rd, Suite 401 West Hartford, CT 06107

**CONTACT PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED**

NAME Matthew Tyler, Bohler  
(Please Print)

ADDRESS 65 LaSalle Rd, Suite 401 West Hartford, CT 06107

TELEPHONE 860-333-8900

APPLICANT(S) SIGNATURE

*Brian Shady, Senior Counsel*  
OWNER(S) SIGNATURE

For Official Use:  
APPLICATION SUBMITTED 04/22/2021 ZPC FEE PAID \$750.00

FIRST ENGINEERING REVIEW FEE PAID &390.00

FIRST HEALTH REVIEW FEE PAID N/A

April 21, 2021

Ms. Daphne Schaub  
Assistant Planner / Zoning Enforcement Officer  
Town of Colchester  
127 Norwich Avenue  
Colchester, CT 06424

Re: McDonald's Restaurant  
375 South Main Street  
Colchester, CT 06424  
Site Improvements Narrative

Dear Ms. Schaub,

The intention of this letter is to request a modification to a site plan approval (Application 19-1ZP) granted on January 9<sup>th</sup>, 2019, for the existing McDonald's on South Main Street. The reason for the site plan modification is to include an additional drive-thru lane and order point with associated menu and pre-browse boards in a 'side by side' configuration. As shown in the attached site plan documents included with this application, this configuration will not only provide improvements to stacking and queuing, but will also maintain the circulation of the bypass lane along the drive-thru. All previously approved ADA elements are to be maintained with this modification.

Please let me know if there is any additional information I can provide to clarify the extent of the proposed work.

Respectfully,

Matthew Tyler, EIT  
BOHLER

**TOWN OF COLCHESTER  
PLANNING AND ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission

**FROM:** Daphne Schaub, Assistant Planner and ZEO

**DATE:** May 3, 2021

**RE:** McDonald's Corporation – 375 South Main Street  
Site Plan Modification (2021-006)

***Introduction***

The applicant, McDonald's Corporation, was granted a site plan approval (#19-1ZP) on January 9, 2019. The applicant is now requesting a modification to that approval to include an additional drive-thru lane and order point with associated menu and pre-browse boards in a side-by-side configuration.

The applicant's agent, Matthew Tyler, EIT, of BOHLER, indicates that the new configuration including the second drive-thru lane will provide improvements to stacking and queuing, as well as maintain the circulation of the bypass lane along the drive-thru. The applicant anticipates an improvement in traffic flow and congestion on South Main Street as a result of the proposed modification.

***Proposed Improvements***

There are presently 53 total parking spaces for McDonald's customers and employees. The eight existing parking spaces on the rear (northeast) property line will be removed to provide the additional width for the additional drive-thru and by-pass lane. Two additional spaces at the front entrance (southeast corner) have already been approved to be removed to improved pedestrian access.

This will reduce the number of parking spaces to 39 spaces including two accessible spaces, one of which is van accessible. The required number of spaces for this establishment is 36 spaces.

***Staff Review***

Town staff has reviewed the plans and documents supporting the application. A full report on the status of outstanding staff comments will be provided at the meeting.

***Draft Motion***

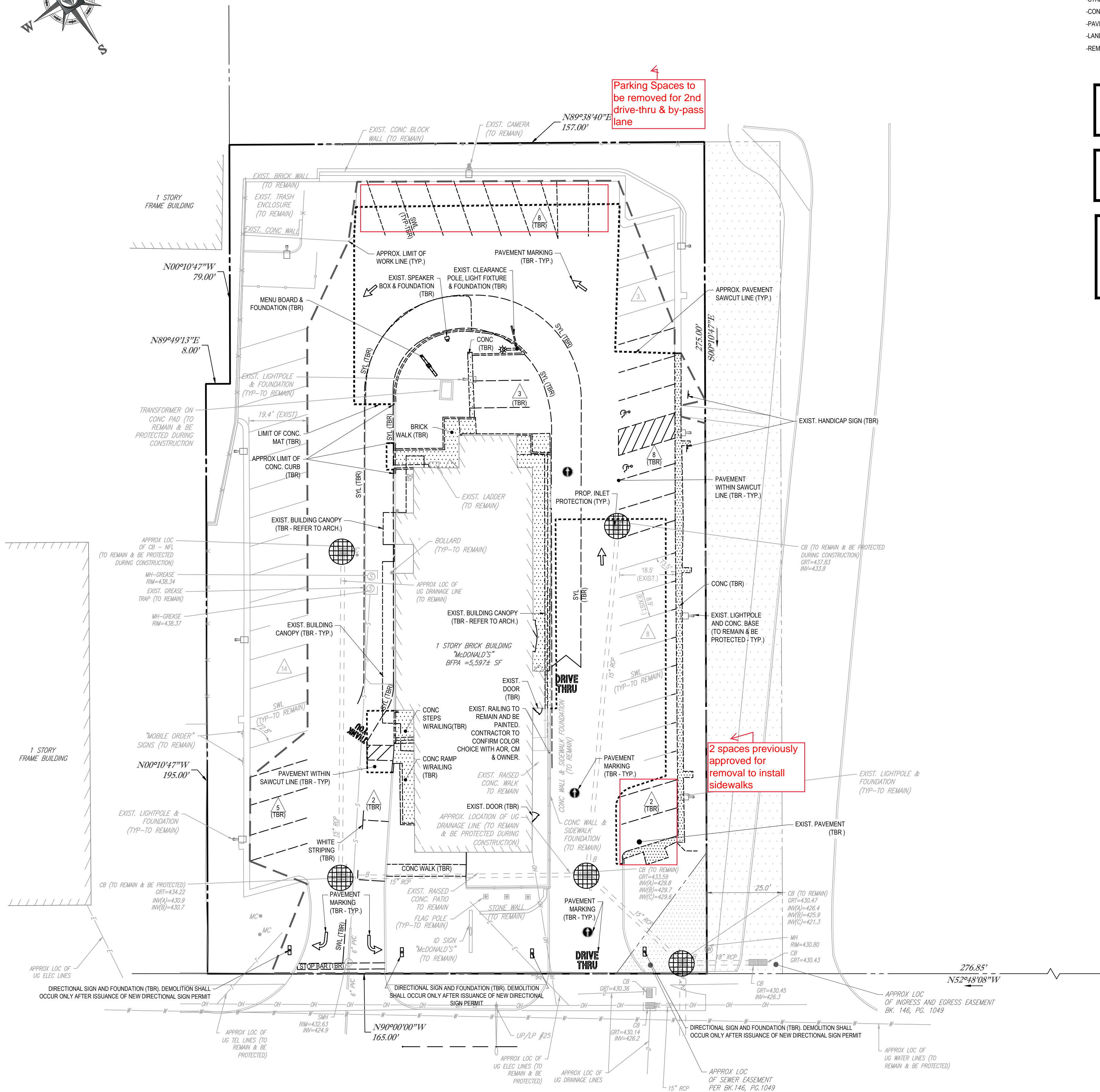
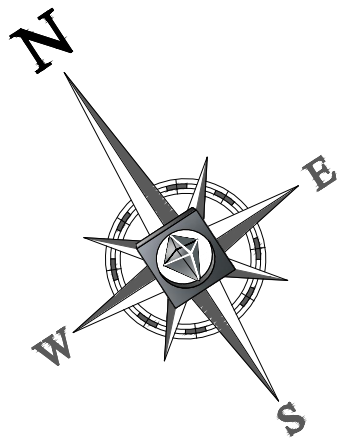
Move to approve the McDonald's Corporation Site Plan Modification (2021-006) for a second drive-thru lane with reduced parking and improved queuing at 375 South Main Street.

DCS

R:\Boards and Commissions\PZC\Applications\McDonald's\2021-006 Memo.docx

Attachments





## SOUTH MAIN STREET

(AKA CONNECTICUT ROUTE 85)

(PUBLIC)  
TWO WAY TRAFFIC  
(ASPHALT ROADWAY)

## CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- INSTALLATION OF INLET PROTECTION ON ON-SITE UTILITIES (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- PAVE PARKING LOT
- LANDSCAPING PER OPERATOR
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

REFER TO GENERAL NOTES SHEET  
FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR  
DEMOLITION/ REMOVAL  
PURPOSES ONLY

### UTILITY NOTE:

CONTRACTOR SHALL CONFIRM ALL UTILITY & DRAINAGE  
LOCATIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY  
ENGINEER IN WRITING IF ANY CONFLICTS OCCUR.

## EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
  - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDROAPPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITHIN 100 FEET OF THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

### MULCH

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS	185-275 POUNDS
	STRAW (ANCHORED)*	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCISIOR MAT	AS REQUIRED

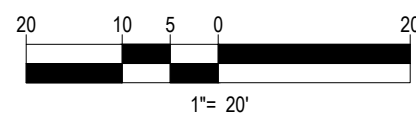
GREATER THAN 3:1 (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)

\*A HYDROAPPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING  
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

## EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR straw AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF straw OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.



# BOHLER

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PREPARED BY AND FOR THE CLIENT AND NOT BE LOANED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.  
P. BOHLER

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: CT182010	
CAD I.D. #: CT182010ss4.dwg	

ENTITLEMENT SET	
STREET ADDRESS	375 SOUTH MAIN STREET
TOWN	COLCHESTER
STATE	CONNECTICUT
COUNTY	NEW LONDON
SITE I.D.	006-0185
PLAN DESCRIPTION	DEMOLITION & SOIL EROSION CONTROL PLAN

BY	DATE	REV	DESCRIPTION	COMMENTS FROM TOWN OF COLCHESTER	ADA REVIEW COMMENTS	CONSTRUCTION DOCUMENTS	SITE REVISIONS	PATIO TO REMAIN	ADDITIONAL DOOR CLEARANCE NOTES	SIDE-BY-SIDE CONFIGURATION
MLT	12/06/18	1								
MLT	1/18/19	2								
BTJ	5/20/19	3								
KMB	01/30/20	4								
KMB	11/5/20	5								
KMB	03/08/21	6								
KUS	04/13/21	7								

G.P. FITZGERALD

PROFESSIONAL ENGINEER

McDonald's

BOSTON REGION

110 N CARPENTER STREET

CHICAGO, IL 60607

PLAN APPROVALS	SIGNATURE	DATE	STATUS	DATE	BY
DRAWN BY:		10/19/18	MLT		
PLAN CHECKED:			MAA		
AS-BUILT:					
SHEET NO.					

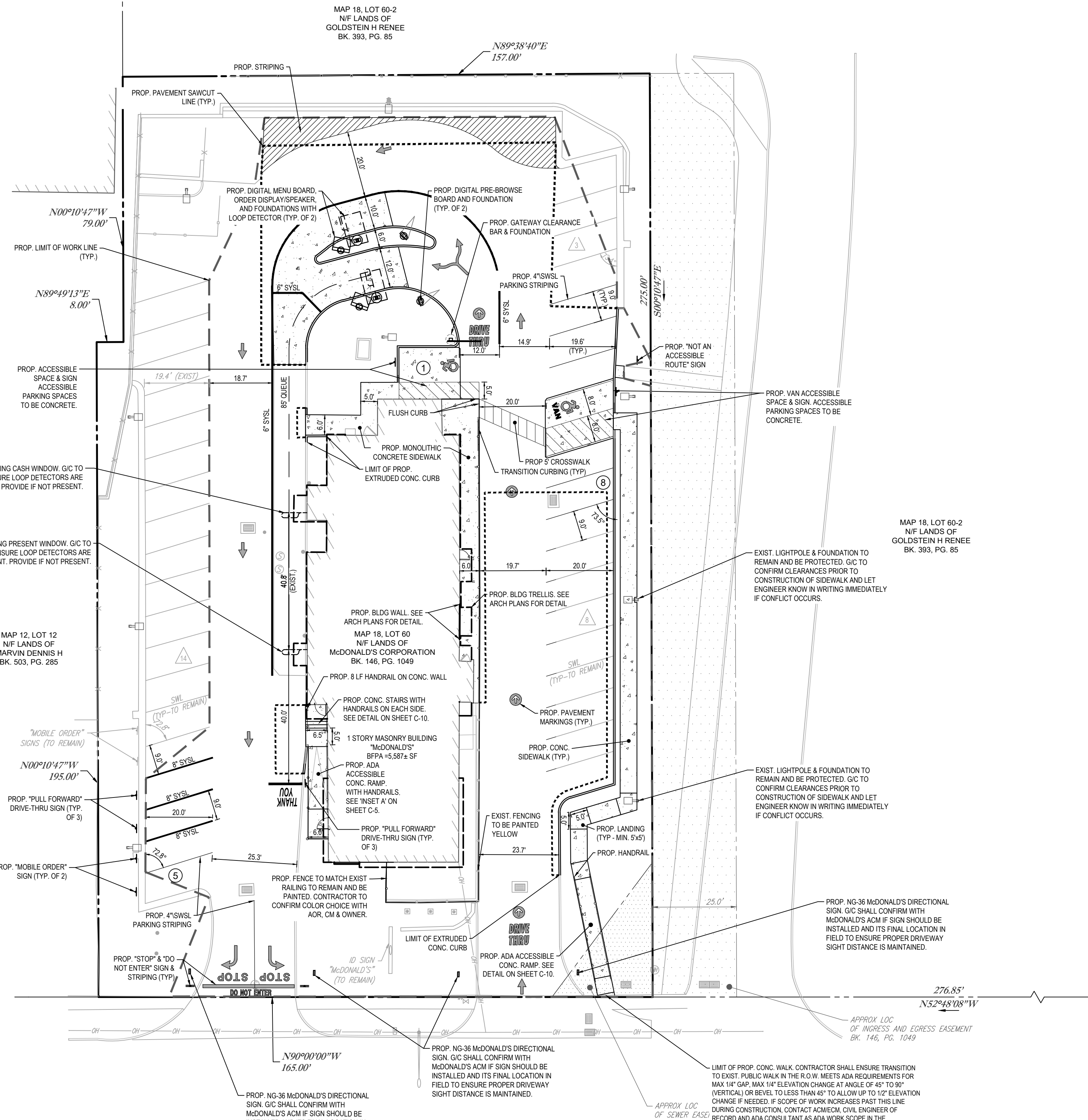
C-3

OF 10




Know what's below.  
Call before you dig.





(AKA CONNECTICUT ROUTE 85)

(PUBLIC)  
 TWO WAY  
 TRAFFIC  
 (ASPHALT ROADWAY)



CONTRACTOR SHALL CONFIRM ALL UTILITY & DRAINAGE LOCATIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IN WRITING IF ANY CONFLICTS OCCUR.

1. APPLICANT / OWNER:  
McDONALD'S CORPORATION  
110 N CARPENTER STREET,  
CHICAGO, IL, 60607
2. PARCEL:  
MAP 18 & LOT 60  
375 SOUTH MAIN STREET  
TOWN OF COLCHESTER  
NEW LONDON, CT

SIGN SUMMARY TABLE			
TYPE	ALLOWED	EXISTING	PROPOSED
SITE SIGNAGE			
FREESTANDING I.D. SIGN	36 SF	120 SF	NO CHANGE
BUILDING SIGNAGE			
FRONT WALL SIGN	1 SF PER LINEAR FOOT OF MAIN BUILDING WALL ENTRANCE LENGTH OF MAIN ENTRANCE WALL (SOUTH EAST SIDE) 138 LF	N/A	1 "M" LOGO @ 14 S.F. 1 "McDONALD'S" SIGN @ 33 SF WALL SIGN AREA = 47 SF
NON DRIVE THRU WALL SIGN		N/A	1 "M" LOGO @ 14 SF 1 "PLAYPLACE" LOGO @ 21.93 SF WALL SIGN AREA = 35.93 SF
DRIVE THRU WALL SIGN		N/A	1 "McDONALD'S" LOGO @ 33 SF
REAR WALL SIGN		N/A	N/A
TOTAL BUILDING SIGNAGE		138 SF	0 SF

NOTE: ALL SIGNS AREAS ARE "BOXED" FOR CALCULATIONS

6\*/SYSL = 6" SINGLE YELLOW SOLID LINE  
8\*/SYSL = 8" SINGLE YELLOW SOLID LINE  
4\*/SWSL = 4" SINGLE WHITE SOLID LINE

THIS PLAN TO BE UTILIZED FOR SITE  
LAYOUT PURPOSES ONLY

**DOOR PULL NOTE: NEW SIDEWALK CONSTRUCTION SHALL BE ADA COMPLIANT WITH EDGE OF NEW SIDEWALK AND ANY OBSTRUCTION, INCLUDING RAILINGS, BEING INSTALLED A MINIMUM OF 24" FROM THE DOOR LATCH.**

REV	DATE	DESCRIPTION	BY
1	12/06/18	COMMENTS FROM TOWN OF COLCHESTER	MLT
2	1/18/19	ADA REVIEW COMMENTS	MAA
3	5/20/19	CONSTRUCTION DOCUMENTS	MLT
4	01/30/20	SITE REVISIONS	BTJ
5	11/5/20	PATIO TO REMAIN	KMB
6	03/08/21	ADDITIONAL DOOR CLEARANCE NOTES	KMB
7	04/13/21	SIDE-BY-SIDE CONFIGURATION	KJS

McDonald's

AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION

OFFICE	BOSTON REGION
ADDRESS	110 N CARPENTER STREET CHICAGO, IL 60607

## PLAN APPROVALS

APPROVED McDONALD'S AGENT

BY

MAA

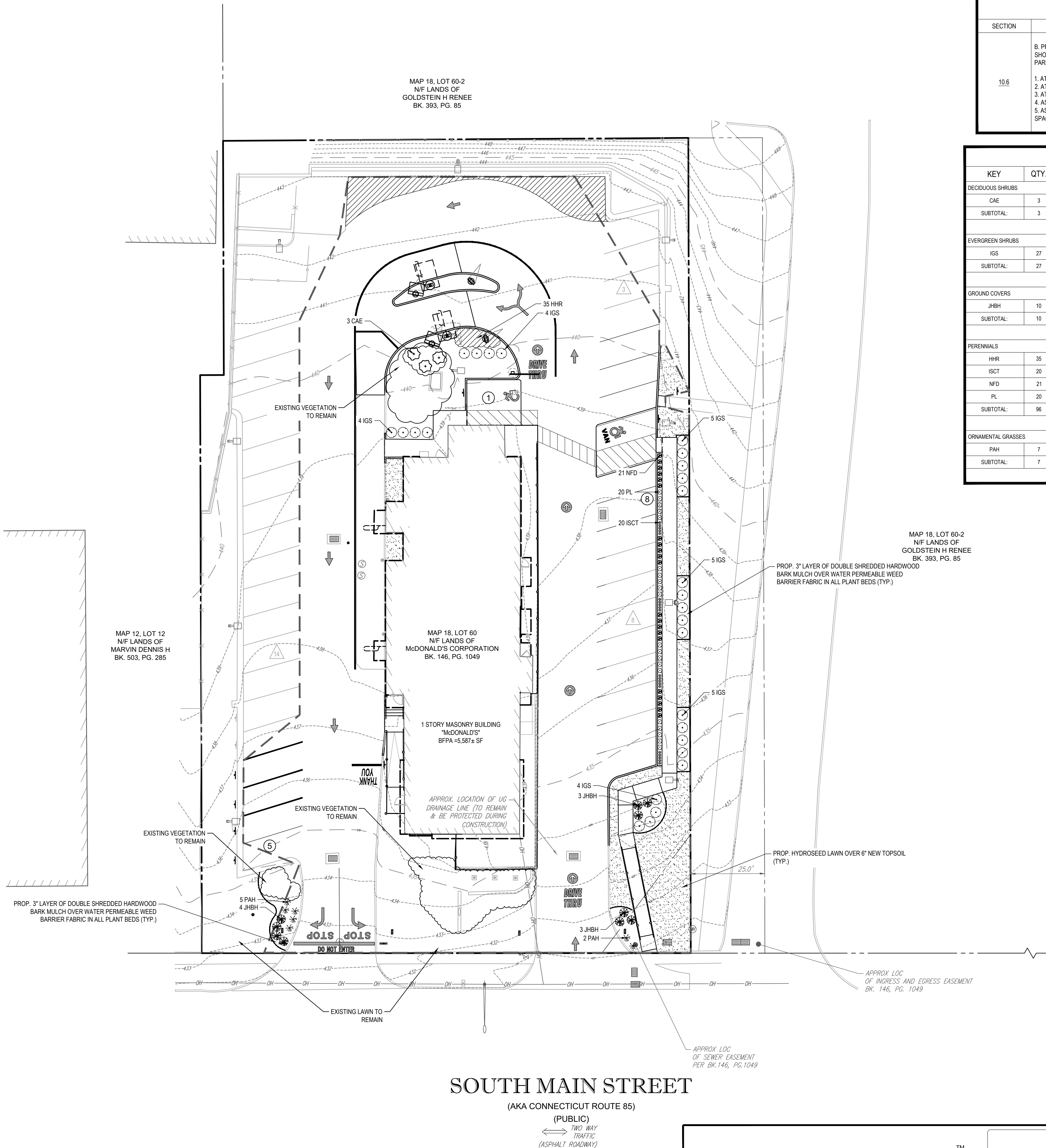
C-4  
OF 10

OF 10



D:\18\CT182010\Drawings\Plan Sets\REV7-SBS\CT182010ss5 KS.dwg, 04-Site, 4/23/2010, 10:17:14 AM, mtyler, XeroX510-1.pc3, User634, 1:1





SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
10.6	<p>B. PROPOSED PARKING AREAS OF FIVE (5) OR MORE PARKING SPACES SHOULD PROVIDE PERIMETER LANDSCAPING THROUGHOUT THE PARKING AREA. PERIMETER PLANTINGS SHOULD BE LOCATED:</p> <ol style="list-style-type: none"> <li>1. AT EACH PARKING LOT ENTRANCE.</li> <li>2. AT THE END OF PARKING AISLES.</li> <li>3. AT INTERMEDIATE ISLANDS</li> <li>4. AS SEPARATION BETWEEN ROWS OF PARKING SPACES.</li> <li>5. AS SEPARATION BETWEEN PEDESTRIAN WALKWAYS AND PARKING SPACES</li> </ol>	PROVIDED BY RETAINING EXISTING VEGETATION AND PROPOSED NEW PLANTINGS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
DECIDUOUS SHRUBS					
CAE	3	CORNUS ALBA ELEGANTISSIMA*	VARIEGATED RED TWIG DOGWOOD	2'3"	B+B
SUBTOTAL:	3				
EVERGREEN SHRUBS					
IGS	27	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	B+B
SUBTOTAL:	27				
GROUND COVERS					
J-HH	10	JUNPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNPER	15-18" SPRD.	CONTAINER
SUBTOTAL:	10				
PERENNIALS					
HHR	35	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONTAINER
ISCT	20	IBERIS SEMPERVIRENS 'CANDY TUFT'	CANDY TUFT	2 GAL.	CONTAINER
NFD	21	NEPETA X FASSENII 'DROPMORE'	DROPMORE CAT MINT	2 GAL.	CONTAINER
PL	20	PHLOX SUBULATA 'RED WINGS'	RED WINGS CREEPING PHLOX	2 GAL.	CONTAINER
SUBTOTAL:	96				
ORNAMENTAL GRASSES					
PAH	7	PENNISETUM ALOPECUROIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
SUBTOTAL:	7				

REFER LANDSCAPE NOTES &  
DETAILS SHEET FOR LANDSCAPE  
NOTES AND DETAILS

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE CARE, UPRKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, BUSHES, SHRUBS, GRASSES, ORNAMENTALS, AND GRASSES. THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPING ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES WITH VEHICULAR OR FOOT TRAFFIC SHALL BE MAINTAINED TO ASSURE THAT ANY BRANCHES WILL BE LIMBED UP TO A CLEARANCE HEIGHT OF 7'5" (FROM ALL PEDESTRIAN SPACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITH VEHICULAR BIGHT LINES AS ILLUSTRATED ON THE LANDSCAPE PLAN ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 10' (FROM ALL TRAVEL AREAS), OR AS OTHERWISE INDICATED ON THE PLAN.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GROUND OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS, LEAFS, BRANCH DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO AVOID TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES**

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES  
© BOHLER

COMPLIANCE CHECK		DATE	
CONSTRUCTION CHECK		DATE	
CONSTRUCTION CHECK		DATE	
PROJECT No.: CT182010			
CAD I.D. #: CT182010ssa4.dwg			

LANDSCAPE  
PLAN

STATUS		DATE	PLAN APPROVALS		APPROVED MCDONALD'S AGENT
DRAWN BY:		12/06/18	SIGNATURE		
PLAN CHECKED		12/07/18	DATE		
AS-BUILT					
SHEET NO. <b>C-6</b>					
OF 10					

## **Town of Colchester Interoffice Memorandum**

**To:** Colchester Planning and Zoning Commission  
**From:** James Paggioli, Director of Public Works-Colchester Sewer and Water Department  
**CC:**  
**Date:** April 30, 2021  
**Re:** Revised Site Plan Modification-McDonald's 375 South Main St.



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The original plans reviewed were entitled: "Site Development Plans for Existing McDonald's with Drive Through 375 South Main Street Town of Colchester New London County, Connecticut Prepared by Bohler Engineering Sheets C1 thru 10, Date Revised to 4-13-21"

The review of the site plans will be for General Comments and Sewer And Water service issues.

### General Comments:

- 1) Reduction of the drive through bypass lane/parking space back up not advised.
- 2) The drive path of queuing lane conflicts with Handicapped Parking space, including building blocking driver sight line to oncoming traffic in order to back up. Additionally, the driver is being asked to shift a half lane width within 15' and adjacent to a parked handicapped vehicle. As shown within the existing condition plan, drivers are continuing along curb line path into drive through line without striping.
- 3) Where is day time delivery space occur (i.e. loading space) that does not interfere with drive through or bypass lane?
- 4) Perennial plantings alongside parking likely to be damaged by overhanging vehicle bumpers or sidewalk deicing product. Additionally: How viable is any planting within an 18" space between sidewalk and parking lots?
- 5) How does the applicant intend to have bark mulch remain in place on a 2:1 slope?

Sewer and Water Comments: None.



Review #1

Code Administration  
Building Official  
Fire Marshal  
Wetlands Enforcement



Planning and Zoning  
Planning Director  
Zoning Enforcement  
Town Engineer

May 3, 2021

To: Colchester Planning & Zoning Commission

From: Salvatore Tassone P.E. – Town Engineer

Re: Site Development Plans for 375 South Main Street, Colchester Connecticut, prepared for McDonald's by Bohler Engineering, dated 10/19/18, latest revision 4/13/21

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Based on my review of the revised site development plans, it appears that the proposed second drive-thru kiosk will result in a net loss of 10 existing parking spaces. There are no other apparent concerns with the proposed site modification.