

Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING DIRECTOR STAFF REPORT REGULAR MEETING 5/17/2023

DATE: May 16, 2023
TO: Planning & Zoning Commission Membership
FROM: Demian A. Sorrentino, AICP, CSS, Planning Director
RE: **Planning Director Staff Report – Regular Meeting 5/17/23**

PZC 2023-005 of **Mary J. McDonald (Applicant) and Gingerfield Associates (Mary J. McDonald & Fred J. Criscuolo, Owners)** – Zone Change from Future Development (FD) to Rural Use (RU) for 90± acres of land located on Chestnut Hill Road (Assessor's ID 4E-05/004-011) Zoning District: Future Development (FD).

- Public Hearing on this application was conducted and closed on 5/3/23.
- Decision must be rendered by 7/7/23 (within 65 days of close of Public Hearing) if not extended by consent of the applicant.
- Change may only be approved by affirmative vote of a majority of all Commission members (currently 7 members, requires 4 affirmative votes to pass)
- In making its decision, the Commission shall take into consideration the Plan of Conservation & Development and shall state on the record its findings on consistency of the proposed change of such boundaries with such Plan.

CT General Statutes Sec. 8-3. Establishment and changing of zoning regulations and districts. Enforcement of regulations. Certification of building permits and certificates of occupancy. Site plans. District for water-dependent uses. (a) Such zoning commission shall provide for the manner in which regulations under section 8-2 or 8-2j and the boundaries of zoning districts shall be respectively established or changed. No such regulation or boundary shall become effective or be established or changed until after a public hearing in relation thereto, held by a majority of the members of the zoning commission or a committee thereof appointed for that purpose consisting of at least five members. Such hearing shall be held in accordance with the provisions of section 8-7d. A copy of such proposed regulation or boundary shall be filed in the office of the town, city or borough clerk, as the case may be, in such municipality, but, in the case of a district, in the offices of both the district clerk and the town clerk of the town in which such district is located, for public inspection at least ten days before such hearing, and may be published in full in such paper. The commission may require a filing fee to be deposited with the commission to defray the cost of publication of the notice required for a hearing.

(b) Such regulations and boundaries shall be established, changed or repealed only by a majority vote of all the members of the zoning commission, except as otherwise provided in this chapter. In making its decision the

commission shall take into consideration the plan of conservation and development, prepared pursuant to section 8-23, and shall state on the record its findings on consistency of the proposed establishment, change or repeal of such regulations and boundaries with such plan. If a protest against a proposed change is filed at or before a hearing with the zoning commission, signed by the owners of twenty per cent or more of the area of the lots included in such proposed change or of the lots within five hundred feet in all directions of the property included in the proposed change, such change shall not be adopted except by a vote of two-thirds of all the members of the commission.

(c) All petitions requesting a change in the regulations or the boundaries of zoning districts shall be submitted in writing and in a form prescribed by the commission and shall be considered at a public hearing within the period of time permitted under section 8-7d. The commission shall act upon the changes requested in such petition. Whenever such commission makes any change in a regulation or boundary it shall state upon its records the reason why such change is made. No such commission shall be required to hear any petition or petitions relating to the same changes, or substantially the same changes, more than once in a period of twelve months.

(d) Zoning regulations or boundaries or changes therein shall become effective at such time as is fixed by the zoning commission, provided a copy of such regulation, boundary or change shall be filed in the office of the town, city or borough clerk, as the case may be, but, in the case of a district, in the office of both the district clerk and the town clerk of the town in which such district is located, and notice of the decision of such commission shall have been published in a newspaper having a substantial circulation in the municipality before such effective date. In any case in which such notice is not published within the fifteen-day period after a decision has been rendered, any applicant or petitioner may provide for the publication of such notice within ten days thereafter.

Pending Application

Sample Motion to Continue: To table consideration of application PZC 2023-005 to the next regularly scheduled meeting of Wednesday, June 7, 2023.

Sample Motion to Approve: To approve application PZC 2023-005 of Mary J. McDonald (Applicant) and Gingerfield Associates (Mary J. McDonald & Fred J. Criscuolo, Owners) and hereby change the zoning designation of 90± acres of land located on Chestnut Hill Road (Assessor's ID 4E-05/004-011) from Future Development (FD) to Rural Use (RU) with an effective date of June 20, 2023. The Commission finds that this change is consistent with Colchester's 2015 Plan of Conservation & Development.

PZC 2023-006 of ASW, LLC (Applicant) and Roaring Brook Advisors, LLC, Kathleen B. Fabian, and Patrick M. Shugrue (Owners) – Zone Change from Future Development (FD) to Suburban Use (SU) for 57± acres of land located on Lake Hayward Road (Assessor's ID 03-09/049-000 - 19± acres; Assessor's ID 03-09/52B-000 - 18± acres, and Assessor's ID 03-09/52A-000 – 20± acres) Zoning District: Future Development (FD).

- Public Hearing on this application was conducted and closed on 5/3/23.
- Decision must be rendered by 7/7/23 (within 65 days of close of Public Hearing) if not extended by consent of the applicant.

- Change may only be approved by affirmative vote of a majority of all Commission members (currently 7 members, requires 4 affirmative votes to pass)
- In making its decision, the Commission shall take into consideration the Plan of Conservation & Development and shall state on the record its findings on consistency of the proposed change of such boundaries with such Plan.

See language of CT General Statutes Sec. 8-3 under application PZC 2023-005, as the same applies to application 2023-006.

Pending Application

Sample Motion to Continue: To table consideration of application PZC 2023-006 to the next regularly scheduled meeting of Wednesday, June 7, 2023.

Sample Motion to Approve: To approve application PZC 2023-006 of ASW, LLC (Applicant) and Roaring Brook Advisors, LLC, Kathleen B. Fabian, and Patrick M. Shugrue (Owners) and hereby change the zoning designation of 57± acres of land located on Lake Hayward Road (Assessor's ID 03-09/049-000 - 19± acres; Assessor's ID 03-09/52B-000 - 18± acres, and Assessor's ID 03-09/52A-000 – 20± acres) from Future Development (FD) to Suburban Use (SU) with an effective date of June 2, 2023. The Commission finds that this change is consistent with Colchester's 2015 Plan of Conservation & Development.

PZC2023-007 of **Dorothy D. Winch (Applicant/Owner)** – Site Plan application to construct a 32' X 40' (1,280 SF) accessory building w/ 1-BR accessory apartment at 131 River Road (MBL#06-14/004-002) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU).

- This application is officially received at this meeting of 5/17/23.
- Per Sec. 8-7d(b) and Sec. 8-2o(b) of the CT General Statutes, decision must be rendered by 7/21/23 (within 65 days of date of receipt) if not extended by consent of the applicant.
- Proposed building is larger than 1,000 SF, so likewise requires Site Plan – Class 1 approval by P&ZC per recently revised Sec. 15.3.1, effective 5/5/23.
- Two general review standards per Sec. 15.3.1.B are that the building is situated on the property in such a way as to: (1) minimize its visibility from the street; and (2) minimize any adverse impacts on neighboring properties.
- As amended by Public Act 21-29, CT General Statutes Sec. 8-2o stipulates what must be allowed pertaining to accessory apartments, see below.

CT General Statutes Sec. 8-2o. Zoning regulations re accessory apartments. Municipal opt-out; exception.

(a) Any zoning regulations adopted pursuant to section 8-2 shall:

(1) Designate locations or zoning districts within the municipality in which accessory apartments are allowed, provided at least one accessory apartment shall be allowed as of right on each lot that contains a single-family dwelling and no such accessory apartment shall be required to be an affordable accessory apartment;

- (2) Allow accessory apartments to be attached to or located within the proposed or existing principal dwelling, or detached from the proposed or existing principal dwelling and located on the same lot as such dwelling;
- (3) Set a maximum net floor area for an accessory apartment of not less than thirty per cent of the net floor area of the principal dwelling, or one thousand square feet, whichever is less, except that such regulations may allow a larger net floor area for such apartments;
- (4) Require setbacks, lot size and building frontage less than or equal to that which is required for the principal dwelling, and require lot coverage greater than or equal to that which is required for the principal dwelling;
- (5) Provide for height, landscaping and architectural design standards that do not exceed any such standards as they are applied to single-family dwellings in the municipality;
- (6) Be prohibited from requiring (A) a passageway between any such accessory apartment and any such principal dwelling, (B) an exterior door for any such accessory apartment, except as required by the applicable building or fire code, (C) any more than one parking space for any such accessory apartment, or fees in lieu of parking otherwise allowed by section 8-2c, (D) a familial, marital or employment relationship between occupants of the principal dwelling and accessory apartment, (E) a minimum age for occupants of the accessory apartment, (F) separate billing of utilities otherwise connected to, or used by, the principal dwelling unit, or (G) periodic renewals for permits for such accessory apartments; and
- (7) Be interpreted and enforced such that nothing in this section shall be in derogation of (A) applicable building code requirements, (B) the ability of a municipality to prohibit or limit the use of accessory apartments for short-term rentals or vacation stays, or (C) other requirements where a well or private sewerage system is being used, provided approval for any such accessory apartment shall not be unreasonably withheld.
- (b) The as of right permit application and review process for approval of accessory apartments shall require that a decision on any such application be rendered not later than sixty-five days after receipt of such application by the applicable zoning commission, except that an applicant may consent to one or more extensions of not more than an additional sixty-five days or may withdraw such application.
- (c) A municipality shall not (1) condition the approval of an accessory apartment on the correction of a nonconforming use, structure or lot, or (2) require the installation of fire sprinklers in an accessory apartment if such sprinklers are not required for the principal dwelling located on the same lot or otherwise required by the fire code.
- (d) A municipality, special district, sewer or water authority shall not (1) consider an accessory apartment to be a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless such accessory apartment was constructed with a new single-family dwelling on the same lot, or (2) require the installation of a new or separate utility connection directly to an accessory apartment or impose a related connection fee or capacity charge.
- (e) If a municipality fails to adopt new regulations or amend existing regulations by January 1, 2023, for the purpose of complying with the provisions of subsections (a) to (d), inclusive, of this section, and unless such municipality opts out of the provisions of said subsections in accordance with the provisions of subsection (f) of this section, any noncompliant existing regulation shall become null and void and such municipality shall approve or deny applications for accessory apartments in accordance with the requirements for regulations set forth in the provisions of subsections (a) to (d), inclusive, of this section until such municipality adopts or amends a regulation in compliance with said subsections. A municipality may not use or impose additional standards beyond those set forth in subsections (a) to (d), inclusive, of this section.

(f) Notwithstanding the provisions of subsections (a) to (d), inclusive, of this section, the zoning commission or combined planning and zoning commission, as applicable, of a municipality, by a two-thirds vote, may initiate the process by which such municipality opts out of the provisions of said subsections regarding allowance of accessory apartments, provided such commission: (1) First holds a public hearing in accordance with the provisions of section 8-7d on such proposed opt-out, (2) affirmatively decides to opt out of the provisions of said subsections within the period of time permitted under section 8-7d, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered. Thereafter, the municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, by a two-thirds vote, may complete the process by which such municipality opts out of the provisions of subsections (a) to (d), inclusive, of this section, except that, on and after January 1, 2023, no municipality may opt out of the provisions of said subsections.

Pending Application

Sample Motion to Continue: To table consideration of application PZC 2023-007 to the next regularly scheduled meeting of Wednesday, June 7, 2023.

Sample Motion to Approve: To approve application PZC 2023-007 of Dorothy D. Winch to construct a 32' X 40' (1,280 SF) accessory building w/ 1-BR accessory apartment at 131 River Road (MBL#06-14/004-002). The Commission finds that the proposal is consistent with the standards of Section 15.3 of the Colchester Land Development (Zoning) Regulations.

PZC2023-008 of Scott & Bonnie Boothroyd (Applicants/Owners) – Site Plan application to construct a 30' X 50' (1,500 SF) accessory building at 33 Homonick Road (MBL#02-08/021-006) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU).

- This application is officially received at this meeting of 5/17/23.
- Per Sec. 8-7d(b) of the CT General Statutes, decision must be rendered by 7/21/23 (within 65 days of date of receipt) if not extended by consent of the applicant.
- Proposed building is larger than 1,000 SF and likewise requires Site Plan – Class 1 approval by P&ZC per recently revised Sec. 15.3.1, effective 5/5/23.
- Two general review standards per Sec. 15.3.1.B are that the building is situated on the property in such a way as to: (1) minimize its visibility from the street; and (2) minimize any adverse impacts on neighboring properties.
- Because this property was an approved subdivision lot and is currently unimproved, the setbacks that were applicable to the property at the time of approval remain in effect per Sec. 13.4.1 of the Colchester Land Development (Zoning) Regulations and CT General Statutes Sec. 8-26a(b)(2).
- I would recommend the Commission condition the approval on the building foundation being located a minimum of 26' from the southeasterly property line to ensure all portions of the proposed building meet the required 25' setback.

Pending Application

Sample Motion to Continue: To table consideration of application PZC 2023-008 to the next regularly scheduled meeting of Wednesday, June 7, 2023.

Sample Motion to Approve: To approve application PZC 2023-008 of Scott & Bonnie Boothroyd to construct a 30' X 50' (1,500 SF) accessory building at 33 Homonick Road (MBL#02-08/021-006) with the condition that the building foundation be located a minimum of 26' from the southeasterly property line to ensure all portions of the proposed building meet the required 25' setback. The Commission finds that the proposal is consistent with the standards of Section 15.3 of the Colchester Land Development (Zoning) Regulations.

Planning Issues and Discussions

Future Development District: Attached is a sketch and associated email demonstrating a possible larger-scale re-zoning of properties adjacent to those that are the subject of applications PZC2023-005 and PZC2023-006 from Future Development (FD) to Rural Use (RU) or Suburban Use (SU). If the Commission finds this or another scheme could be beneficial, I would recommend the Commission act on the pending applications and subsequently proceed with its own application to change the additional properties (including direct mail notification of all property owners involved).

Definition of drive-through (drive-thru): Attached are definitions related to drive-through/thru obtained from the "Complete Illustrated Book of Development Definitions", Fourth Edition and Merriam-Webster online dictionary. The Commission may want to consider establishing definitions that provide a distinction between a drive-through service where customers order food/pay/receive food and a pick-up only window where customers receive food that is pre-ordered and pre-paid.

Setbacks in Rural Use (RU) District: The bulk requirements contained in Sec. 3.4 are confusing and extremely restrictive for developed properties, particularly corner lots (200' front yard setback per Sec. 3.4.4.A.1 and 100' front yard setback per Sec. 3.4.4.A.2). These sections also reference only residential uses, differentiate setbacks between arterial/collector roads versus local roads, as well as setbacks between conventional subdivisions versus conservation subdivisions. I would recommend the Commission consider simplifying the dimensional requirements of the RU district so that they can be organized into a table such as exists for the SU district, or an easily comprehensible list such as exists for TC, WV and AC districts.

Demian Sorrentino

From: Demian Sorrentino
Sent: Thursday, May 4, 2023 12:10 PM
To: Planning and Zoning Commission
Subject: Starting the FD to RU/SU Thought Process
Attachments: ZONING MAP SKETCH DAS 5_4_23.pdf

Good Morning-

In consideration of the pending applications, as well as other property owners who have recently expressed interest in having their properties removed from the FD district, a quick preliminary sketch is attached to get the thought process started.

The attached sketch involves the following properties, several of which are single-family houses on small lots:

Chestnut Hill Road (4E-05/004-011) 90.12 Acres of Gingerfield Associates - **Current Applicant**
148 Chestnut Hill Road (4E-05/004-000) 5.75 Acres of Squire - **Interested**
140 Chestnut Hill Road (4E-05/004-009) 0.69 Acres of Rapuano
128 Chestnut Hill Road (4E-05-006-001) 2.08 Acres of Hastings - **Interested**
122 Chestnut Hill Road (4E-05-006-002) 6.64 Acres of Clark
363 Parum Road (03-07-038-000) 63.3 Acres of Doocey
367 Parum Road (03-07-037-000) 0.27 Acres of Hardy
353 Parum Road (03-07-039-000) 2.26 Acres of Georgens

Lake Hayward Road (03-09/049-000) 19 Acres of Roaring Brook Advisors, LLC - **Current Applicant**
99 Lake Hayward Road (03-09/050-000) 0.79 Acres of Lochowski
123 Lake Hayward Road (03-09-053-000) 11.61 Acres of 177 Bozrah Street, LLC
133 Lake Hayward Road (03-09/054-000) 25 acres of Laufer - **Potentially Interested (?)**
Lake Hayward Road (03-09/052A-000) 20 Acres of Shugrue - **Current Applicant**
Lake Hayward Road (03-09/52B-000) 18 Acres of Fabian - **Current Applicant**
Lake Hayward Road (03-09-052-000) 71.92 Acres of State of Connecticut - **Irrelevant**
94 Lake Hayward Road (03-09/074-000) 39.32 Acres of Laufer Properties, LLC - **Potentially Interested (?)**
86 Lake Hayward Road (03-09/075-000) 0.76 Acres of Lewis
82 Lake Hayward Road (03-09/076-000) 1 Acre of Fedus - **Interested**
Lake Hayward Road (03-09/077-000) 7 Acres of Fedus - **Interested**

For anyone who cares to poke around, the link to Colchester's web-hosted GIS here:

https://colchester.mapxpress.net/ags_map/

Should the Commission want to go in the direction of the attached sketch or something similar, it would be relatively easy to contact all of the affected property owners and request a reply for consent or opposition.

Thanks & Regards-

Demian

Demian A. Sorrentino, AICP, CSS
Planning Director
Town of Colchester

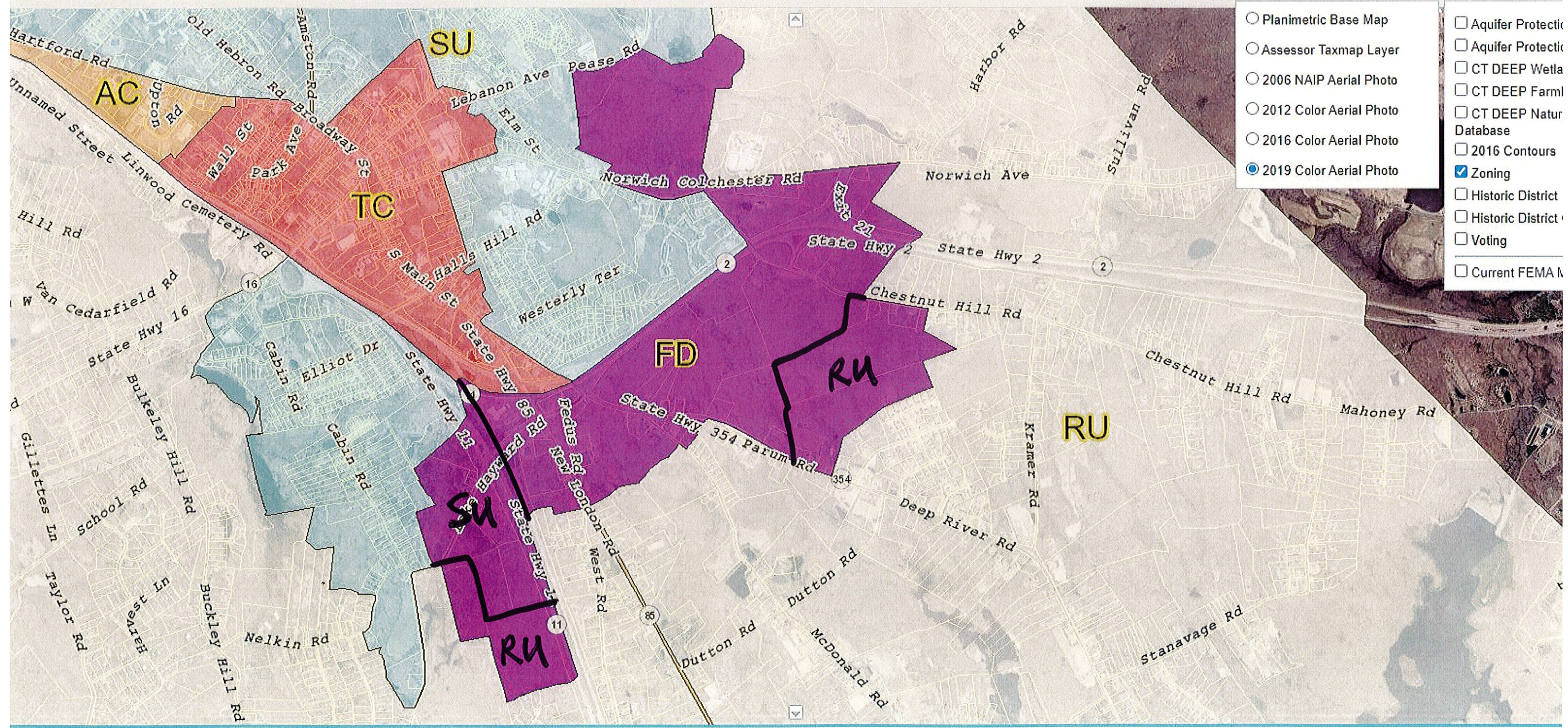
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E: dsorrentino@colchesterct.gov
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Base Maps / Air Photos

- Planimetric Base Map
- Assessor Taxmap Layer
- 2006 NAIP Aerial Photo
- 2012 Color Aerial Photo
- 2016 Color Aerial Photo
- 2019 Color Aerial Photo

Map Layers

- Aquifer Protecti
- Aquifer Protecti
- CT DEEP Wetla
- CT DEEP Farml
- CT DEEP Natur Database
- 2016 Contours
- Zoning
- Historic District
- Historic District
- Voting
- Current FEMA M



REST HOME

See *Nursing Home*.

Legal Annotation: "A **rest home** is defined by the ordinance as '[a] home operated as a boarding house, and in which nursing, dietary and other personal services are furnished to convalescents, invalids and aged persons, but in which no persons suffering from a mental sickness, disease, disorder or ailment or from a contagious or communicable disease are kept, and in which no surgical or other primary treatments such as are customarily provided in sanitariums or hospitals are performed.'" *City of Jewell Junction v. Cunningham* (Iowa, 1989).

RESTAURANT

An establishment where food and drink are prepared, served, and consumed, mostly within the principal building. See *Carry-Out Restaurant*; *Drive-In Restaurant*; *Fast-Food Restaurant*; *Retail Food Establishment*.

Comment: The term *restaurant* is all-encompassing and includes many variations, some of which are defined in this book. A restaurant may have limited forms of musical entertainment to accompany the dining experience; however, restaurants that provide stage shows are called cabarets. See *Cabaret*.

Legal Annotation: "A **restaurant** is defined in Webster's International Dictionary as 'An establishment where refreshments or meals may be procured by the public; a public eating house,' and while this no doubt assumes that the refreshments are to be eaten on the premises, that qualification is here complied with since the food will be consumed there even though it be in automobiles stationed thereon. The applicant was clearly entitled to a permit for the erection and the use of a building as and for a 'restaurant, cafe or catering.'" *Food Corp. v. Zoning Bd. of Adjustment* (Pa., 1956).

RESTAURANT, DRIVE-IN

An establishment where food or drink is served to and consumed by a customer in an

automobile while parked on the premises. See *Drive-Through Restaurant*.

Comment: Drive-in restaurants had their heyday in the 1950s. Apart from a few chains that still provide drive-in services—such as Sonic and some A&W restaurants—they have mostly disappeared from the American rural and urban environment. Drive-in restaurants are distinguished from drive-through (or drive-thru) restaurants by the fact that cars are actually parked on the premises—as opposed to using a designated lane for ordering and for paying at a drive-thru window—where food is both served and consumed within the automobile. Because so few chains provide drive-in services, most communities omit them from their zoning regulations altogether.

Legal Annotation: "This is also the meaning of 'drive-in' that is used in the next clause of the ordinance, which states that one of the permitted uses in a C-2 commercial district is '[d]rive-in restaurants or similar uses that provide goods and services to patrons in automobiles.' Kandiyohi County, Minn., Zoning Ordinance § 1-328, subd. 2.6 (emphasis added). Describing uses that provide goods and services to patrons in automobiles as being similar to a **drive-in restaurant** implies that a **drive-in restaurant** is a restaurant that provides goods and services to patrons in automobiles." *State v. Rose* (Minn. Ct. App., 2005).

RESTAURANT, DRIVE-THROUGH

An establishment in which food or drink is served to customers within automobiles outside of the confines of the building and where the consumption of such food or drink is intended to occur off the premises. See *Drive-in Restaurant*.

Comment: Drive-through restaurants have replaced drive-in restaurants and are now found in the vast majority of stand-alone fast-food restaurants. Their popularity and use has increased substantially over the past decade. In many fast-food restaurants, half or more than half of their transactions occur via the drive-through. Because of their circulatory needs (the need to circulate in a counterclockwise direction so that the drive-through window is on the driver's side of the car)

and the need to allow cars awaiting their time to order (which can add up to ten or more cars in the queue at peak times), design standards for drive-through restaurants must be provided to properly accommodate such needs. Design standards are also needed to address signage (to direct vehicles to the drive-through lanes and separate them from cars whose customers are parking and eating within the restaurant), as well as loading, lighting, landscaping, etc. Most fast-food franchises have made advances in the technology, operation, and design to address a myriad of concerns associated with drive-through operations. For example, to address noise concerns, two-way speakers at low volumes at drive-through windows, and separate menu boards, are provided. To speed up service and minimize stacking in the drive-through lanes, two windows, one for paying and the second for pickup, and the use of wireless headsets have been instituted. Some chains even have two drive-through lanes—one on each side of the building. Such innovations have helped drive-through restaurants to operate more efficiently and quietly.

Legal Annotation: "The Plaintiff argues that a **drive-through restaurant** is akin to a hotel or motel because 'the nature of defendants' business was to offer a service of a type normally found in one's own home.' Plaintiff argues '[t]he nature of defendants' invitation was to come to a specific business (a restaurant) for the purpose of eating. The relationship between the defendants and plaintiff was, therefore, more direct and more intimate than the *Cornpropst* invitation to come to a public parking lot for the purpose of browsing in or making purchases at one or more of the various retail establishments available. Plaintiff's argument is without merit. We find nothing homey or intimate about selling hamburgers to motorists at a drive-through window.'" *Gray v. McDonald's Corp.* (Tenn. Ct. App., 1993).

RESTAURANT, DRIVE-THRU

See *Restaurant, Drive-through*.

Legal Annotation: "SECTION 1: That this Council does hereby regulate the use of **drive-thru restaurant** facilities by adopting the following provisions:

'(a) No person being the owner, operator, tenant, employee or agent of any restaurant shall sell or offer for sale any of its products through a drive-thru facility before 6:00 AM and after 11:00 PM Sunday through Thursday, and not before 6:00 AM and after 12:00 midnight on Friday and Saturday, if said restaurant is located within 250 (two hundred fifty) linear feet of any residential structure.

'(b) Any person violating the provisions of this regulation shall be guilty of a minor misdemeanor, the fine of which shall not exceed \$100.00 (one hundred dollars)." *Franchise Operations, Inc. v. City of North Olmsted* (Ohio Ct. App., 1987).

RESTAURANT, FAST-CASUAL

Restaurants with a limited menu, limited service, or self-service format, whose food is made to order and is fresher and higher quality and has more complex flavors than fast-food restaurants, and whose décor is more upscale, unique, or highly developed (Wikipedia). See *Fast-Food Restaurant*.

Comment: Fast-casual restaurants are one of the fastest-growing segments of the restaurant industry. Most fast-casual chains came into being in the 1990s but only became mainstream in the past few years. They are distinguished from fast-food restaurants, with which they share many of the same characteristics, by the use of fresher, higher-quality ingredients (such as free-range chicken or fresh-made salsa), and in terms of their food preparation. Dishes are handmade, often with views into the kitchen, rather than precooked and preheated in bulk, as is the case with fast-food restaurants. The décor and atmosphere are also more upscale and varied. Fast-casual restaurants, unlike fast-food restaurants, do not have drive-throughs. Examples of fast-casual restaurants include Panera Bread, Chipotle, Five Guys Burger and Fries, Baja Fresh Mexican Grill, and Moe's Southwestern Grill.

Legal Annotation: "He has previously worked as a machine operator, a material handler, and most recently as a bus boy at Red Robin, a **'fast-casual' restaurant**." *Mendoza-Gil v. Astrue* (N.D. Ill., 2011).

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drive-through 1 of 2 adjective

'driv-, thrü

variants *or less commonly* drive-thru

: DRIVE-UP

drive-through 2 of 2 noun

variants *or less commonly* drive-thru

: a drive-through establishment (such as a restaurant or bank)

also : the drive-through window at such an establishment

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drive-up adjective

'driv-, əp

: designed to allow patrons or customers to be served while remaining in their automobiles

| a *drive-up* window



Example Sentences

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Blue Pure Max
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Removes at least 99.97%*
of tiny airborne particles
Blueair Shop now

Quordle

W	O	R	D	Y
L	O	V	E	R
P	L	A	Y	S
D	A	I	L	Y

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