

Town of

P.O. Drawer 519

Department of Planning &
Inland Wetlands Agency

Gary A. Goeschel II, Director of Planning /
Inland Wetlands Agent



East Lyme

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MEMORANDUM

To: East Lyme Planning Commission

From: Gary A. Goeschel II, Director of Planning/ Inland Wetlands Agent

Date: October 27, 2020

Re: CGS 8-3a Zoning Referral: Petition of AMG PUB II, LLC, for a text amendment to the East Lyme Zoning Regulations, Section 20.26 to amend the distance between drive-thru facilities within the CA District

The proposed application proposes to amend the distance between drive-thru facilities within the CA Zoning District. More specifically, it proposes to eliminate Section 20.26 L, the requirement that “No restaurant or food service establishment with a drive-thru facility shall be built or established upon a lot or premises within a radius of 1000-feet of any part of any other building, lot, or premises used for such purpose” and replace that language with the following:

- K. No restaurant or food service establishment with a drive-through facility shall be built or established upon a lot or premises as follows:
- i. *Within a radius of 1000-feet of any part of any other building, lot or premises, when the proposed location is within 1000-feet of the Interstate I-95 Non-access line.”*
 - ii. *No driveway serving a Drive-Thru facility shall be closer than 250-feet from another Drive-Thru Facility as measured between the centerline of the nearest driveways serving the Drive-Thru Facilities when outside of the 000-foot radius of the Interstate I-95 Non-access line; and*
 - iii. *Existing premises used for such purpose prior to this regulation shall not be deemed non-conforming when located within 100-feet of the Interstate I-95 Non-access line or within 250-feet of another existing Drive-Thru facility.*

Upon review of the above referenced Zoning Referral with the 2020 Plan of Conservation and Development, as amended, I offer the following comments:

Section 8.2, Recommendation 9, indicates the Town should adopt controls over the number of curb cuts for access to commercial developments as the abundance of vehicular access

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points to Commercial Properties within the CA Zone has been documented to be a major contributor to traffic congestion. Additionally uncontrolled turning movements associated with these access points are a safety concern. In addition, Section 14.5 of the 2020 POCD also recommends limiting the number of curb cuts onto major thoroughfares such as RT 1, RT 161, and RT 156, and encourage shared access points between adjoining properties as well as shared parking between uses.

The 2020 OCD does not specifically discuss drive-thru facilities and their impact on traffic circulation through Town. This may be that drive-thru facilities do not typically cause traffic circulation issues within the public right-of-way but, they tend to significantly impact the traffic circulation through the parking lot in which the facility is located. However, that isn't to say a poorly designed drive-through would not have a traffic cue spilling out into a public right-of-way such as RT 161. As such, I would recommend the Zoning Commission consult a professional Traffic Engineer or the Institute of Transportation Engineers to assess the potential impact of the proposed regulation change on the current state of traffic circulation through the CA Zoning District. In addition, I would recommend requiring any restaurant or food services establishment proposing a drive-thru facility provide a traffic study prepared by a Transportation Engineer licensed in the State of Connecticut, demonstrate the impact of the facility on the local area traffic, require no more than a minimal impact on local area traffic circulation, and demonstrate that the facility will not adversely impact the parking lot traffic circulation of the commercial development.

Therefore, I offer the following resolution:

BE IT RESOLVED:

Pursuant to Section 8-3A of the Connecticut General Statutes, the Planning Commission of the Town of East Lyme, exercising its authority and having reviewed the proposal for a Zone Change, referenced above, **FINDS** the aforesaid proposal **CONSISTENT/INCONSISTENT** with the 20202 Plan of Conservation and Development as amended, and offer the following comments and or recommendations:

- 1.
- 2.
- 3.
- 4.
- 5.