

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: August 8, 2023

TITLE: Staff Report: Chipotle Restaurant
122-124 Boston Post Road
PL-23-10

EXECUTIVE SUMMARY

The project as proposed is to implement the second phase of the Aldi's Plaza Master Design Plan with modifications. This project as proposed is to construct a 2,325 sf Chipotle restaurant. The site is located within the PDD-1 (Planned Design District 1) Zone District for which a Master Design Plan (MDP) indicating two phases for development of the parcel was reviewed and approved by the Commission on May 23, 2016 through Application PL-16-3. Subsequent to the PDD-1 approval, a site plan to implement the first phase of the MDP was approved by the Commission on August 8, 2016 through application PL-16-11. This first phase was for the construction and improvements to the site for the Aldi's Grocery Market. The original Master Design Plan Phase 2 proposal included the construction of two buildings of 8,100 sf and 4,320 sf for retail and restaurant respectively. This Phase 2 implementation currently before the Commission is for the construction of a 2,325 sf Chipotle Restaurant and associated site improvements including installation of new drainage and other utility infrastructure, new landscaping and parking configuration. This proposal is a modification to the Phase 2 improvements that were presented in the Master Design Plan.

BACKGROUND**Pertinent Regulations**

CGS 8-3(g)

Section 30.1 – Planned Design District 1 (PDD-1)

Permitted Uses -1c) Restaurants

Section 22 – Site Plans

Section 22b – Design Review of Site and Building Requirements

This application was received by the Commission on June 27, 2023. Action on this application is required by August 31, 2023, notwithstanding any extensions that may be granted.

Staff provided to the applicant review comments from various Town agencies and in response to comments, revised plans and reports were received July 27, 2023.

DISCUSSION

The project as presented is for the implementation of Phase 2 of the Master Design Plan as modified for the parcel located within the PDD-1 Zone District. The development of Phase 2 as presented is a modification to the original approved development. The original proposed development of Phase 2 included the construction of two buildings and associated site work. Phase 2 as modified is to construct one building, a Chipotle Restaurant and associated parking, drainage and landscaping in support of the one building. A second building originally proposed in Phase 2 will not be constructed thereby reducing the amount of building coverage and potential traffic impact that would be generated from the multi-tenant building. The one building proposed also affords more flexibility in locating the building on the property and providing more landscaping which reduces the amount of impervious area. Minor modifications to the existing parking for the Aldi's Grocery Market is proposed for the overall parking layout for the property. The existing bank and the parking associated with it will remain in its current configuration.

The restaurant will provide both indoor and outdoor patio seating. There will also be a digital order pickup window with a bypass lane to accommodate pick up orders only. This will not be a conventional drive thru as there is no accommodation for ordering service.

The existing entrance to the property from the signalized intersection at Boston Post Road will remain. Recent modifications to the signalization was completed by CT DOT to accommodate signal timing and pedestrian crossings. A Trip Generation Review completed by the applicant's traffic engineer was submitted into the record. The review concluded that the development of the Chipotle restaurant does not require any mitigation of traffic impacts and that adequate parking exists for all uses on the property.

The property is currently serviced by municipal water and sewer. The proposed building will connect to the existing system. The stormwater impacts from the additional impervious area will be mitigated through the use of a "Stormceptor" Water Quality unit and subsurface stormwater infiltration system. The existing drainage system on the site was designed in anticipation of the addition of Phase 2 development. The stormwater drainage report submitted into the record finds that the proposed drainage design for Phase 2 is consistent with the drainage system design that was included in the Master Design Plan.

The Design Review Board reviewed this application on August 8, 2023 and forwarded a positive report to the Commission.

RECOMMENDED ACTION

Based on the information provided, staff recommends the Planning and Zoning Commission find that:

Findings:

1. The application is for a use permitted subject to Site Plan approval, pursuant to Section 30.1(Permitted Uses - Restaurant) of the Waterford Zoning Regulations.
2. The Site Plan as submitted substantially conforms to the Master Design Plan for development of Phase 2 as approved by the Commission in accordance with Permit PL-16-3 and Section 19 of the Waterford Zoning Regulations.
3. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations.
4. This application has been reviewed by the Town of Waterford Design Review Board in accordance with Section 22b of the Waterford Zoning Regulations and which Board submits a positive report to the Planning and Zoning Commission

and that the Commission approve the proposal with the following conditions:

1. Prior to issuance of a Certificate of Occupancy for the Chipotle building, the pollution prevention and stormwater management plan shall be updated to include the modifications as a result of the site improvements associated with Phase 2 as shown.
2. Prior to issuance of a Certificate of Occupancy, as-built plans shall be provided.
3. The approval of the site plan includes fire zones as may be established and enforced pursuant to Chapter 8.08 of the Waterford Code of Ordinances.

Proposed Motion

To approve with modifications the site plan Phase 2 Development for Chipotle Restaurant application #PL-23-10 at 122 & 124 Boston Post Road with conditions 1 thru 3 and adopt the findings 1 thru 4 of the staff report.