

SUMMARY DATE: July 2, 2020

TOWN PLANNING STAFF SUMMARY SHEET FROM : Michael J. Murphy, AICP, 860-885-8697/mmmurphy@seccog.org

APPLICATION / PROJECT NAME

Pizza CT

PUBLIC HEARING / DECISION TIMEFRAMES

July 7, 2020 plus 65 days if necessary

APPLICANT / PROPERTY OWNER

Chris Mihailides /Lisbon Landing LLC

PROPERTY ADDRESS / LOCATION INFORMATION

160 River Road

BRIEF SUMMARY OF REQUEST

The application is limited to review of a new and revised floor plan, which would include a small bar area to the rear of the restaurant, and the installation of new business signage for the exterior storefront. Also requested is approval from the local zoning authority for a change to a restaurant beer and wine permit.

WAIVER REQUESTS: *None required or requested*



MAP SOURCE: Location Map Official Plan

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
IP-1	Existing pizza restaurant	North: I 395/IP-1/BV1 South: Lisbon Landing/IP-1 East: Lisbon Landing/River- IP-1 West: Crossing at Lisbon/IP-1/BV1	New floor plan/sign.	n/a

PLANNING STAFF ANALYSIS AND RECOMMENDATIONS

<p>COMPATIBILITY / COMPLIANCE with the POCD-2016 and other appropriate plans, policies or studies:</p> <p><i>There is no change in use with this application. It includes only interior floor plan changes and exterior signage. This activity is consistent with economic development policies recommended in the 2016 POCD.</i></p>	<p>PROJECT HISTORY AND BACKGROUND:</p> <p><i>This is the site of the current 1000 Degrees Pizza, which received a special permit four (4) years ago to convert retail space to a restaurant use. This applicant plans to take over the site and operate a similar pizza restaurant under the new name of Pizza CT. The special permit will continue/run with the property, regardless of the change in ownership provided all conditions continue to be met.</i></p> <p><i>The site currently incorporates an ordering station, kitchen and preparation areas, storage, bathrooms, and tables to accommodate a 54 seat restaurant. Sale of beer/wine from a small cooler area up front was permitted by the commission in 2017 after the commission approved a zoning amendment to allow same.</i></p> <p><i>Recently, the town authorized an outdoor seating area under the new COVID-19 temporary permit program after the issuance of the Governor's Executive Order allowing outdoor seating for patrons. The applicant has indicated that he may request a permanent seating area for outdoor patrons in the near future.</i></p>
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LAND USE/ DEVELOPMENT COMPATIBILITY with APPLICABLE REGULATIONS AND/OR DESIGN STANDARDS:

The applicant contacted staff and has been working on this conversion to Pizza CT over the past couple of months. He has been advised that with no change in the actual use, this application can be reviewed under section 2.8 (reconfiguration of an existing commercial operation) and section 15 which regulates commercial signage. No public hearing is required.

The current shop owner has authorized the applicant to submit the application. However, the property manager, WS Development, has not yet signed the application or provided written authorization.

The revised seating plan actually reduces the total number of seats in the entire restaurant from 54 to 46 with the new bar layout, so there is no increase in the intensity of the use that would require a new special permit. In fact, the seating plan is very much the same as the current setup. Table seating will total to 42, with 4 additional seats at the rear of the bar area.

In addition, the new floor plan has been reviewed with regard to the requirements for maximum **bar service area** allowed under section 6.4.23. A copy of the layout is up on the website with the application for your review. A maximum of 25% of the gross floor area minus kitchen, prep and storage areas may be used for the new bar. In this case the floor plan would allow up to about 342 square feet to be used to serve alcoholic beverages and the applicant is requesting only 224 square feet. The plan has been sent to the Fire Marshal, Building Official and Health District for comments as well.

The wall sign calculation is based on the exterior building frontage for the use (only 20.58' wide). The applicant has proposed only one new sign at this point, which is a front wall sign of 40.10 square feet. It is also under the maximum of 3' in height and is only about 14' wide and meets the regulations. It is an LED sign which is illuminated like the previous sign. Given the historic approval of signs in this center, staff's concern is that the applicant has not provided color descriptions with the application. No other wall or free standing signs are proposed at this time.

Any future tenant sign to be added to the Lisbon Landing free standing pylon sign on Route 12 is apparently subject to lease agreement between the lessee and the property owner. It is also subject to approval by the Planning and Zoning Commission. The applicant may come back later to address this issue and the matter of the rear **black lettering** sign if desired.

Finally, the existing 1000 Degree black lettering sign at the rear of the building should be removed prior to any occupancy of the site by the new owner if the application is approved.

RECOMMENDED ACTIONS, INCLUDING ANY MODIFICATIONS, CONDITIONS, REASONS FOR APPROVAL OR DENIAL, ETC.:

The applicant should provide sign color information digitally before the meeting for staff and commission review, and provide authorization from the property manager for the application. Staff will provide a recommendation at the meeting if these administrative items are addressed.

ATTACHMENTS (CIRCLE):

SUBMITTED PLANS

APPLICATION
FORM(S)

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENT(S)

AGENCY COMMENTS

APPLICANT RESPONSE

STUDY EXCERPTS

OTHER (DESCRIBE):