

MINUTES
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, OCTOBER 4, 2016
6:30 P.M.

The Planning and Zoning Commission held the following Public Hearing in the Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut beginning at 6:30 PM on Tuesday, October 4, 2016.

Application by Steven Pedro, Ayoub Engineering, for McDonald's Corporation, for special permit approval in accordance with section 5A.2.3 and section 11 of the zoning regulations to modify the existing drive-through facilities (one lane with tandem order points) along with parking/stacking, landscaping and circulation pattern adjustments to include a second drive-through lane with a respective order point, resulting in side by side order points for the drive-through facilities at 95 River Road, Lisbon CT 06351, map/block/lot 15/031-000A in the BV-II Zone .

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Kim Sperry, Gary Ritacco, Trevor Danburg,
Sharon Gabiga, Cheryl Blanchard, Benjamin Hull, III, John Dempsey (alternate)

MEMBERS ABSENT: David Gagnon, James Labonne (alternate)

STAFF PRESENT: Michael J. Murphy, AICP, Consultant Planner-SCCOG, Lisbon Town Planner

The following Public Hearing was called to order by Chairman Robert Adams at 6:33 PM:

Application by Steven Pedro, Ayoub Engineering, for McDonald's Corporation, for special permit approval in accordance with section 5A.2.3 and section 11 of the zoning regulations to modify the existing drive-through facilities (one lane with tandem order points) along with parking/stacking, landscaping and circulation pattern adjustments to include a second drive-through lane with a respective order point, resulting in side by side order points for the drive-through facilities at 95 River Road, Lisbon CT 06351, map/block/lot 15/031-000A in the BV-II Zone .

Steve Pedroux, of AYOUB Engineers, was present and showed plans for proposed modifications to drive-through. The proposed plan is for a side-by-side drive through configuration. The plan also shows the proposal for a change in the ingress and egress to the restaurant, with one-way traffic.

Sean Kelly of Vanasse & Associates, Inc. Transportation Engineers and Planners, 35 New England Business, Suite 140, Andover, MA, was to present traffic findings for River Road. He stated that 12,000 cars per day traveled that area of Route 12 (River Road), with three peak times: weekday mornings; weekday evenings; and Saturday mid-day. For each of those peak time frames, the breakdown is as follows: weekday mornings: 600 cars/hr (175 cars/hr at McDonalds); weekday evening: 1000 cars an hour (150 cars/hr at McDonalds); Saturday mid-day: 950 cars/hr (275 cars/hr at McDonalds). Average speed: 37-38 MPH. Mr. Kelly also stated that this area of Route 12 is not a high-crash area, with an average of only 2 crashes per year over a 3 year period.

Mr. Kelly stated that the sight line is excellent to the south towards the highway, and meets stopping sight distances in both directions. He recommends that signage be installed in such as\ way as to not hinder sight line.

Ben Hull, III, asked if the area between the entrance and exit was to be used for. The answer was that it was to be used as "pull forward" spots for people waiting for their drive-through delays, as well as employee parking.

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Ron Giroux asked if the road (Route 12) is the same width for the left turn lane, and the answer from Sean Kelly is that the road is already “fit for that”.

Kim Sperry asked if the parking space for delayed pick up would require the driver to back into the foot path and vehicle entry lane, to which the answer was that it would infringe on the walkway but should not infringe on the vehicle lane. The applicant does not want to delete that space because doing so would cause them to lose 2 seats in the restaurant.

Robert Adams stated he was concerned about stacking problems for drive through. Mr. Pedroux stated that in theory the side-by-side layout wouldn't hold up the lane.

John Dempsey stated that he was concerned that people will back into traffic to get out the quickest way, rather than going all the way around again.

Chairman Adams asked if there was anyone present to speak in favor of the application, to which there was none. Chairman Adams asked if there was anyone present to speak in opposition to the application, to which there was none.

Staff Michael Murphy presented his staff summary sheet with 7 points for the Commission to consider.

1. Consider narrowing the northern access travel-way and broaden the curb radii on both access points to facilitate movement of trucks and vehicles. Staff will provide recommendations at the hearing.
2. Review the Sight Visibility Profile with our Town Engineer and the CONNDOT Traffic Engineer for District II.
3. Consider eliminating one additional parking stall along the Route 12 frontage to be used for drive-thru patrons waiting for food deliveries.
4. The applicant needs to provide specific information regarding the schedule for deliveries to the site to show how the customer traffic, to the store and the drive-thru, will not be impacted.
5. The applicant needs to provide detailed information regarding the exit movement of delivery trucks from the site, post-delivery. It is my understanding that deliveries will be entering the site, coming from I-395; however, the applicant shows the exiting vehicles heading north on Route 12 and not back in the direction of I-395. Directional flow for all truck movements should be confirmed by the applicant.
6. The applicant has not yet addressed sidewalk development along Route 12, which becomes more significant with the proposed installation of an additional curb cut and restructured drive-thru. It would be beneficial for the commission to provide input to the applicant during the hearing process about the prevailing feeling of the commission with regard to the installation of sidewalks.
7. Staff and the commission will need to review the **Traffic Impact Assessment**, only submitted to me this afternoon. I have asked the applicant to provide copies for the commission tomorrow night and have the traffic engineer at the meeting for a presentation.

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Staff stated that the applicant posted signs, and sent letters to the abutters. He wants to confirm the traffic assessment presented with the district traffic consultant. He stated that the current parking spaces are not well organized, and that the proposed upgrade is an improvement to that. The plan does show circulation for delivery trucks.

Rachel Dean, of McDonalds, gave an explanation of truck deliveries, which usually takes place 10 PM – 1 AM. She also stated that the trucks park to the right of the drive through windows, which is indicated on the plan.

Staff Michael Murphy recommends modifying the turning radius for the out driveway, particularly for trucks. He also recommends the installation of sidewalks, which is not shown on the plan. He recommends having the applicant address these issues and to close the public hearing on November 1. He noted that in a letter dated October 4 the Town Engineer, Robert DeLuca, CLA Engineers, Inc., also recommended that a sidewalk be consider with this modification.

Chairman Robert Adams asked if the islands were just striping, to which the answer was "yes". Ron Giroux commented that nothing would be gained by shortening the entrance.

This Public Hearing was continued to November 1, 2016 at 6:30 PM.

Out: 7:24 PM.


Elaine Joseph, clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON
CT ON 10/11/2016 AT 11:15am
ATTEST. LAURIE TIROCCHI, TOWN CLERK
Mayone Wakely, Asst