



TOWN OF EAST GRANBY

INCORPORATED 1858

PLANNING DEPARTMENT
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June 5, 2024

To: Planning & Zoning Commission
From: Robin Newton, AICP, CZEO, Director of Planning and Economic Development

Re: Application #24-07, Text Amendment To Section V.D.2.f to allow Drive-Thru Establishments, Type A in the Commerce Park Transitional Zone

Plans and Submittals:

1. Land Use Application
2. Text Amendment Language

Staff Comments:

This text amendment is similar to a text amendment that was denied in March 2024. The differences between these applications are as follows:

1. Such establishments shall only be allowed on lots with frontage on State Highways and having a minimum acreage of 5 (five) acres.
2. If Type A establishment is the first building occupied no other Type A establishments shall be located on the site until this 25% provision is met.
3. Serving with windows must be located 600 feet from another serving window. This was previously proposed as 400 feet.
4. Hours of operation was removed.

In reviewing the record from the previous proposal for the feedback provided by the Commission the above is a good representation of some of the concerns that were expressed.

Staff would note that the Commission can set hours of operation under their regulations for a special permit but that having some agreed upon hours would be beneficial so as a potential application if this is approved would know what the expectations are related to the hours of operation.

Additionally, a discussion at the previous meeting centered around a serving window and a possible payment window. This was not included in the updated language but is something

the Commission should give consideration to as many drive-thru food establishments do have two windows, one for payment and one for service.

This was referred to CRCOG and comments were received back. As with the first referral, a comment regarding the idling of vehicles and air pollution was added to the report as an advisory comment but it was acknowledged there was no impact on the region or abutting communities.

If the Commission chooses to approve this text amendment, Staff would request an effective date of 15 days after the date of legal notice publication of the decision.