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April 14, 2023

Michele M. Lipe, AICP
Director of Planning
East Windsor Planning Department
1540 Sullivan Avenue
South Windsor, CT 06074

Re: Zoning Regulations Text Amendment Application- Sections 4.2.2, 4.2.5, and 10.3

Dear Ms. Lipe,

On behalf of O'Connell Development Group, we submit this application for proposed text amendments to the above-referenced sections of the South Windsor Zoning Regulations ("Regulations"). These text amendments propose to draw distinctions between "drive through facilities" and "drive-up facilities". The intended purpose of these text amendments is to allow the Regulations to comport with recent consumer spending habits, behavior, and retail operations in the post Covid-19 environment without allowing a proliferation of irresponsible and unsightly drive through facilities.

The proposed text amendments have been narrowly tailored to specifically allow the retail consumer the option of receiving certain goods and services from their vehicles, while at the same time:

- a. Reducing curb cuts and traffic impacts from drive through facilities onto arterial roads,
- b. Enhancing the district's character and development scheme, and
- c. Establishing a sense of placemaking through outdoor dining establishments.

Attached hereto is a 'red-lined' copy of the relevant Regulations showing the proposed amendments. We look forward to discussing this text amendment application with the Planning

Page 2

and Zoning Commission at its earliest available meeting. Please feel free to contact me if you have any questions or concerns. Thank you.

Best regards,

A handwritten signature in blue ink, appearing to read "Brian McCann", written in a cursive style.

Brian L. McCann

Proposed Zoning Text Amendment to South Windsor Zoning Regulations 4.2.2 and 10.3:

Drive-Through Facility: An establishment that by design encourages or permits customers to order services or goods from their motor vehicles through assistance of an on-site drive-up menu or intercom system.

Drive-Up Facility: An establishment that by design encourages or permits customers to receive services or obtain goods while remaining in their motor vehicles but does not permit customers to order services or goods through assistance of an on-site drive-up menu or intercom system.

Restaurant, Fast Casual: An eating establishment that operates similar to a “fast food” restaurant but prepares and serves food that is of a higher quality (having fewer frozen or processed ingredients) than a “fast food” restaurant and that is cooked to order rather than prepared in quantity in advance.

Proposed Zoning Text Amendment to South Windsor Zoning Regulation 4.2.5:

E. ~~Drive through facilities are~~A Drive-Through Facility is a permitted use provided ~~they comply~~it complies with the design standards as set forth in Section 4.2.16 ~~and provided, however, a Drive-Through Facility that involves the ordering and delivery of food shall only be permitted when the use to which the drive-through facility~~Drive-Through Facility is a part of meets the following criteria:

- a. Hot meals must be made to order.
- b. Use must be part of a multi-tenant building.
- c. Restaurant must ~~offer table delivery of food.~~ be a ‘fast casual’ type restaurant and not traditional ‘fast food’ type restaurant.
- ~~d. Metal silverware, ceramic plates, and other dishwasher safe materials are required for patron’s use on premises. Food cannot be served on premises in/on Styrofoam or plastic.~~
~~d. [Deleted].~~
- e. The facility must be part of a planned unit development of at least two-hundred thousand (200,000) square feet of gross building area.
- f. Land unit must not have direct access to an arterial road and must possess frontage on at least two non-arterial roads (to limit potential traffic-related impacts).
- g. Buildings must be individually designed and not a franchise-type building design.
- h. Restaurant must offer seasonal outdoor dining with the number of outdoor tables and seating of not less than 25% of the number of indoor tables and seating.

F. A Drive-Up Facility is a permitted use provided it complies with the design standards as set forth in Section 4.2.16.

G. Electric Vehicle Supply Equipment (EVSE) is permitted as a primary use by Special Exception.