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CIVIL, SITE, STORMWATER

SUBDIVISION, SEWAGE DISPOSAL

July 21, 2021

City of Middletown
Planning & Zoning Commission
245 deKoven Drive
Middletown, CT 06457

**City of Middletown
Received**

JUL 21 2021

**Land Use Department
Middletown, Connecticut**

Re: Application #SE2021-6 for special exception & site plan approval, 562 South Main Street

Dear Commissioners:

I am writing to respond to the staff review memos that listed questions and items to be addressed for this project site plan and offer the following comments.

Public Works Dept- Engineering Division (6-10-21)

- The existing curb along Norfolk Street is shown to be raised to match curbing along the remainder of the street.
- The proposed lawn areas and curbing along South Main Street have been shown to extend to the travel way to match adjacent areas along this street.
- The placement of sidewalks along this property is considered unnecessary and will provide no benefit to the project or surrounding areas for the following reasons.
 - Currently there are no sidewalks present anywhere along Norfolk Street or this entire section of South Main Street. Because of the narrow R.O.W on South Main Street and the high traffic volume, it would be imprudent to encourage pedestrian traffic around this site or the South Main Street area.
- The applicant is aware of the requirement to obtain a permit from the DOT for the work proposed within the highway right of way.

Planning Dept. (7-9-21)

- The site plan has been revised to reduce the proposed restaurant building footprint to 2,200 SF with reductions in parking requirements as discussed below.

Issues to be resolved

- 1.- An exclusive parking space for an electric vehicle with a charging station has been added to the site plan.
- 2.- The elevation of the mechanical equipment pad has been shown to be elevation 83.0 ft.
- 3.- Based on the FEMA flood insurance map #117 covering this area, this site is clearly located between cross sections E and F on this map which both have elevations of 81.0 ft. Overall, the flood elevation along the entire length of Pameacha Pond is shown to be 81.0 ft. Therefore, the floor elevation of the building according to the city's flood hazard regulation, should be at least 82.0 ft. The proposed building elevation is shown to be 83.0 ft.
- 4.- A driveway exit on to Norfolk Street is not shown on this plan for the following reasons:
 - This exit driveway would create considerable disruption to the one-way flow pattern of traffic going through this site and only a small portion of the site would be able to actually utilize this driveway.

- Having an exit driveway here will encourage people to use it as a short cut entrance that we will be unable to prevent. Traffic entering at this location would create serious conflicts with the site's traffic circulation and the drive thru lane on the site.
 - Having this exit driveway will potentially add traffic to Norfolk Street that would not otherwise occur.
 - The location of this exit driveway would result in vehicle headlights flooding the residential properties across the street.
 - Based on public comments concerning parked vehicles, school bus traffic, and other safety issues this exit driveway could adversely affect conditions along Norfolk Street.
- 5.- The revised building footprint and related zoning data for public space has been taken from franchise criteria from a national restaurant chain. Based on the public floor space area and the 8 employees, 29 parking spaces are required and 29 are shown on the plan.
- 6.- This documentation will be provided as part of the building permit application process.
- 7.- See responses above under Public Works comments.
- 8/9. - Same as #6.

I trust these responses and additional information have adequately addressed all your questions and comments. If there are any further comments or questions please do not hesitate to contact me.

Respectfully Submitted



Frank C. Magnotta, PE