

Eric G. Lowry, V-Chairman; Cos Giuffrida, Secretary;
 Comm. Dr. Christie McLeod; Comm. Seb. J. Passanesi;
 Comm. Ralph H. Shaw II; Comm. George L. Augustine;
 Comm. Robert F. Chamberlain; Comm. Daniel Z. Shapiro;
 Comm. Conrad J. Tyaack.

MEMBERS PRESENT

Paul P. Parisi, Chairman; Comm. Vincent J. Loffredo;
 Mayor Anthony S. Marino.

MEMBERS ABSENT

George A. Reif, Director; Florence Pelc, Transcribing
 Secretary;

STAFF

Phil Bauer, Engr. Public Works Dept.; Kim Smith,
 reporter Middletown Press; and approximately 11
 members of the public.

OTHERS

Comm. Shapiro acted for the absent Chairman Parisi;
 Comm. Tyaack acted for the absent Comm. Loffredo;
 Comm. Dr. Christie McLeod acted until the arrival of
 Secretary Giuffrida.

ACTING MEMBERS

V-CHAIRMAN LOWRY:

The first item on the agenda is the Public Hearing
 and I will ask the acting Secretary to read the
 Legal Notice.

ACTING SECRETARY MCLEOD:

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD
 A PUBLIC HEARING MARCH 8, 1978, STARTING AT 7:30 P.M.
 IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE,
 MIDDLETOWN, CONNECTICUT, to consider the following:
 (Notice to appear February 25, and March 4, 1978)

ITEM 1. SPECIAL
 EXCEPTION FOR
 DRIVE-UP WINDOW
 AT MCDONALD'S
 SOUTH MAIN ST.

1. Application by McDonald's Corp., for a Special Exception
 to permit a drive-up facility on South Main Street a B-2 Zone.
 This proposal is for an addition to the existing building.
 Any and all persons interested may appear and be heard.
 The above legal notice to appear in the Middletown Press
 twice, February 25, and March 4, 1978.

V-CHAIRMAN LOWRY:

This was the Legal Notice. Is there an applicant for
 McDonalds? Please come forward and state your name and
 address.

TOM SISSON:

My name is Tom Sisson and I am construction engineer for
 the McDonalds Corp. and what I'm here for tonight is to

ask that the Board grant us permission to construct a special service window to our store on South Main Street which will be almost identical to the one we put in on Washington Street in that store there. That one has been very successful and we would like to do the same thing to the one on South Main Street.

V-CHAIRMAN LOWRY:

Do you have any plans to show us?

MR. REIF:

Actually we have a panel here that shows the site as it is now and as you propose it.

TOM SISSON:

This one shows it as it is now. What we propose is to add a little island at the rear of the store which would contain, I don't know if you people are familiar with the one on Washington Street but it's almost identical. It has an island which has the menu boards and the order taking board or the two way speaking board where the cars pull up. The girl will ask through the speaker to place an order. They place their order and then she directs them to the booth which is this little....(Inaudible)to the building here and it has a roof over it which matches the existing roof. Then they pick up their order then proceed directly out the lot. It's worked quit well on our Washington Street Store and it helps us in both. two ways. It helps us alleviate some of our conjection on heavy hours at our counter and at the same time it alleviates the conjection in our parking lot. We found through experience since Washington Street and also I've opened quit a few throughout New England and on the average 30 percent of our business goes through the drive through, so we get 30 percent more parking doing this. Does anyone on the Board have any questions? I'd be happy to answer them.

VICE CHAIRMAN LOWRY:

I would like to ask a question. How does the lot on South Main Street compare to the lot on Washington Street. In size that is?

TOM SISSON:

In size they are approximately the same. The additional parking we put in on Washington Street made that store very close to what we have on South Main Street. The buildings are basically the same to in capacity. Does that answer your question sir?

VICE CHAIRMAN LOWRY:

The parking is the same too.

TOM SISSON:

Yes, the parking is the same space. I'm not sure weather on Washington but it's in the same general neighborhood.

VICE CHAIRMAN LOWRY:

Are there any other questions?

COMM. SHAPIRO:

Yes I have a question. As the cars proceed out of the parking lot.....since more cars are going to be able to come into McDonald's and obviously out of McDonald's, will there be a traffic jam, because the cars right now proceed out to Pameacha Ave.onto South Main Street and many cars take the left out of the parking lot and wait for the light and it can only hold I guess two cars at a time. Have you looked into this situation?

TOM SISSON:

First of all, this doesn't increase our business as I said. It takes 30 percent of our business and converts it to the drive-up window. The number of cars coming in are the same and the number of cars going out are the same. As far as going out onto Main Street through the side street evidently there is a problem there and I looked into it a little bit and I was wondering if it would be possible that the town consider changing the frequency of the green verses the red. It's true, I believe it allows two cars

COMM. SHAW:

The State Highway.

TOM SISSON:

The State Highway. I'll have to talk to the State about that. I thought if I could increase the green time maybe twice and allow 4 cars I think that maybe it would solve the problem and still leave the green on South Main Street the same.

COMM. SHAW:

The building on South Main Street you used entrances on the two sides North and South as opposed to the front as you have done on Washington Street. You are now driving up right through what has been the South entrance. What about pedestrians in that area, what are you doing about that.

TOM SISSON:

I wasn't aware of the Pedestrian problem.

COMM. SHAW:

Well that is where your entrance is now. I'm talking about your entrance for pedestrians not cars.

TOM SISSON:

Oh I see OK. So what happens is.....most of our parking will be in the rear and on the right side of the store, in this case the North side of the store. The primary entrance will be on this side. There is still one door..... will be left here for an entrance. We provide in front of the booth a rod iron railing about 6 or 8 feet long, so when people come out they have to walk around that railing and at the same time it serves two purposes. It makes them aware that there is traffic, the pedestrians that is. Also it gives the car that is leaving the booth time to see that person coming out of the door. It works quit well and we've had very good success with that idea.

VICE CHAIRMAN LOWRY:

Is this similar to the one on Washington Street?

TOM SISSON:

It's identical. You couldn't tell the difference.

COMM. SHAW:

I'm baffled by this if it doesn't increase your business. I don't see why you would want to spend so much money on it.

TOM SISSON:

It's for the convenience of our customers. If your wife is home and you have two or three children and it's raining she can leave the garage go to the restaurant pick up her order take it back without getting wet. It's nice for people who have a half hour lunch, they can go from their office pick up their order and take it back to the office and that's where it works the best. Also as I said it alleviates the congestion in our parking lot and at our counter service.

VICE CHAIRMAN LOWRY:

For the record Comm. Giuffrida has arrived and will assume his place on the Commission. Are there any more questions of the Commission about this proposal? George do you have any comments?

MR. REIF:

Yes I have. Would you go through what happens to the parking situation on the lot in the current layout you have cars at a certain angle here and you have taken 10 feet of the available area in your proposal to make a line feeding the cars around to the pick up window. What I getting around to is it's going to influence the speed in which the cars can leave South Main Street.

TOM SISSON:

Actually what happens is 6 percent of the cars will park in the lot and 30 percent will use the drive up facility. It gives the....car two options when they come into the lot first of all there are two places to go. They can either go to an available parking space or they can use the drive through. It tends to alleviate any possible back up back onto the main road. What we have done is as you can see this layout here(Inaudible) at a 70 degree angle basically all around the lot, some 90 degree up in the front. Naturally we put in another lanewe are still maintaining a 17 foot driveway. We've lost some parking in there, (pointing to map) as you can see it's a 70 degree angle. So actually the only parking that is directly effected is the parking on this side and we also have eliminated some parking in here because this is the lane for the drive through window. We have at the store right now 70 spaces and when we get done with this we'll have 56, so that about 20 percent loss. But we are actually picking up about 10 percent more parking which is why this is all worth while to us. We are having trouble purchasing more land....

MR. REIF:

Can I ask you something? Did you say that you were having trouble purchasing more land. Have you actually contacted the owner of the adjacent land?

TOM SISSON:

Our Real Estate Department has talked to them and.....

MR. REIF:

Why I ask is because by chance I happened to talk to them last week and raised that question and he said he hadn't heard from you people or anybody.

TOM SISSON:

Well that's another department, but I know that they have been working at it.

VICE CHAIRMAN LOWRY:

Are there any more questions of the Commission?
Is there any one else who wishes to speak in favor of this proposal. Is there anybody in opposition?

MR EDWARD KALITA:

Mr. Chairman and members of the Commission my name is Edward Kalita and I reside at 85 Lorelei Circle the City of Middletown. First of all I am cognizant to the fact that the applicant has received the special exception for a similar application on Washington Street. However, in the area of South Main Street I would ask this Commission to take a hard look at this application. I don't believe we have a(Inaudible) as we had on Washington Street. There the entrance and exit both lead onto the Main Highway, Route 66. Here we have an entrance on South Main Street better known as Route 17 and the exit onto a small narrow city street faced with a stop light and allowing only the length of one car for stacking. If any of you drive in this particular area you'll notice that the applicants customers are all in a hurry to get out. They pull out 2 and 3 at a time blocking the entrance to Ward Street or they are shooting across the gasoline station and possible causing accidents in that neighbor. To the rest of the exit we have an exit of a drive up bank bringing additional traffic into that narrow street. Further to the west we have an entrance and exit to the large shopping area of that area. And not only that but that shopping area contains a 3 bay car wash allowing additional traffic

on a small narrow street. There entrance also causes problems if you have ever driven in that area. The stacking of four or five cars backs up into the street or at the stop light. Route 17 or South Main Street as the public tells us that Washington Street that it has become a business zone. Well Route 17 has nothing that Route 66 has. In fact I would say it has a little more. It has an illegal junk yard out there. Right in the vicinity of this applicant. Also under consideration I don't know the status however, but across the street as you recall an applicant has gone to our Board of Appeals for a multi bay gasoline station. I realize the applicant was denied. However there is some talk of court action. If that action is won in favor of the applicant you can just picture what chaos we are going to have at this intersection if the applicant receives approval. Another item that I would like to bring to your attention, our Legislature today is fighting a bottle bill. Why don't we think about litter. Drive-up windows are fine for the owner, but also the drive-up window they eat the Hamburgers and their wrappers go out the window. So we are also thinking about the litter problem. We are adding onto the litter problems in the City of Middletown or the State of Connecticut. Thank you. I voice this in opposition.

VICE CHAIRMAN LOWRY:

Is there anyone else who wishes to speak on this subject?

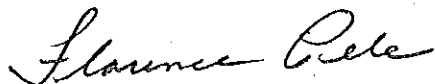
RAYMOND JOHNSON:

My name is Raymond Johnson and I am the general contractor who has done all the construction for McDonald's in this area and I come from West Hartford. I would like to just state that we have just completed a drive-up restaurant in North-Hampton Mass. which is now in operation. It is on a much busier street than Route 17. We found that the traffic flow is easier up there because of the fact that the cars are going in and out in a more.....differnt pattern than they were .. when they were.....(Inaudible) goes out at one time. We have also completed one on Allen Street in Springfield which is about to open up next week. We have permits for them in Wallingford Conn. and an area which we had a traffic situation very similar to Route 17. The town is looking forward to have us put one in there. We also have one in Waterbury, which we are about to start. That is an area where you have a series of fast food service restaurants. That town also is looking forward for the day it opens. I would just like to say that I do not think that the drive through is going to create a driving problem, if anything it probably will help the traffic pattern in and out of the building. Thank you for listening to me.

VICE CHAIRMAN LOWRY:

Thank you Mr. Johnson. Is there anyone else that would like to speak, either for or against this proposal. If not I will close this Public Hearing.

Vice Chairman Eric G. Lowry
Planning and Zoning Commission



Florence Pelc
Transcribing Secretary

Approved at meeting of _____