

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

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AN EQUAL OPPORTUNITY EMPLOYER - M - F

To: Rob Phillips
Town of Southington
Planning and Zoning Commission
196 North Main Street
Southington, CT 06489

Re: Dunkin Donuts 746 Main Street

Date: June 10, 2021

The following responses in **bold** below are in response to comments in a letter dated May 13, 2021 for the above referenced application.

1. The cover sheet should have the zoning map overlay.
Zone lines and labels added to C-1
2. All lighting should be LED and full cut-off.
Note on S-1 near lighting details, NOTE #9
3. Please inspect the sump of the existing catch basin
Updated on plan
4. All plantings shall be native in origin; does the site meet landscaping /parking space ratio (Sec. 12)?
Added as note 5 on S-1. Landscape area computations and callouts for the landscape border berm have been added to sheet S-1.
5. Is employee parking off site? Adjacent? Is a path needed from the town lot?
There are 6 employee and patron spaces. Access to municipal parking lot is available through the public sidewalk along Main Street.
6. It appears that 3 street trees will be required.
Three Bradford Pear trees have been added as street trees and the Town requirements added to sheet S-1.
7. The H.C. space should be van accessible.
Provided on sheet S-1
8. Signage approval will be separate.
Noted on S-1, note #28

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9. Please ensure sight line is maintained with the landscape wall additions.

Portion of landscape wall eliminated so as to maintain sightlines.

10. Please comment on the reasoning behind the extended parking lines (much greater than 18').

An additional 9'x18' dimension has been added to sheet S-1 to show the length of the parking lines required.

11. Will there be public access to interior bathrooms? They may be required under health/building codes nonetheless.

Noted on S-1, note # 31.

12. It appears that there is room only for 11 cars in the stack from the menu/ordering location to the street line. Confirmation that this meets state codes is required.

Typically, CT DOT requires a 10-12 car queue from the pickup window allocated on the site of Dunk Donuts drive-thru restaurants. This proposed site plan has a 16 car queue from the pickup window including an 11 car queue from the menu board provided on site. CT DOT will review as part of the encroachment permit after local approval.

13. No amplified music should be located for patio use.

See note #29 on S-1.

14. What are the proposed hours of operation?

See note # 30. Proposed hours will be 5:00AM-8:00PM

15. Can a cupola, or similar treatment, be added for visual effect as this is a visible downtown renaissance area.

Yes, revised accordingly.

16. Please locate a bike rack as this location isn't far from the multi-use trail and will very likely be utilized by bike users.

Revised, See S-1.

17. Please respond in writing.

Included.