To: Mark Massoud / Administrator of Land Use
From: Kevin Solli, P.E., PTOE
Luke Mauro, P.E., PTOE
Subject: Proposed Chipotle
595-639 Straits Turnpike
Watertown, Connecticut 06795
Project #: 23109201
Date: 03/26/24
CC: Dale Barton
Russell Barton

Solli Engineering (Solli) has prepared this brief narrative to describe the existing site conditions and proposed site improvements for the Proposed Chipotle located at 595-639 Straits Turnpike in Watertown, Connecticut.

The site is located at 595-639 Straits Turnpike in Watertown, CT. The overall site totals approximately 9.24 acres and is bounded by Straits Turnpike to the west, Bunker Hill Road to the north, residential property to the east, and commercial property to the south. The site is currently accessed via three unsignalized driveways, two on Straits Turnpike to the west and one on Bunker Hill Road to the north. The property currently consists of a shopping center with associated parking lots, driveways and utility structures. The property is located within the Shopping Center Business District (B-SC) in the Town of Watertown. For more information regarding the location of the site refer to the Site Location Map attached.

The project includes the renovation/remodeling of the existing 3,033 square-foot bank building into a Chipotle restaurant. This remodel includes modifying the existing bank parking area to accommodate a dumpster enclosure and 9 parking spaces directly in front of the proposed restaurant along with ADA parking/sidewalk upgrades and the installation of an outdoor patio area. A mobile order pick-up window is proposed on the west side of the building which provides queueing for twelve vehicles, even though the maximum expected queue is much smaller. This pickup lane, known as the Chipotlane, is only for mobile orders for customers that utilize the restaurant’s smart phone app to order ahead, pay by credit card and choose a pickup time. There is no order/menu board along the pickup lane. All patrons wishing to order food at the restaurant must walk into the building and order at the counter.

Pedestrian safety enhancements are also included as part of the project. A widened sidewalk area will be constructed along the east side of the building. Additionally a pedestrian crosswalk, with fluorescent “Yield to Pedestrian” signs, will be installed between the sidewalk adjacent to the building and the parking area to the east, along with an ADA curb ramp and pedestrian cut-thru in the existing landscape island. To help improve vehicular safety, stop signs and stop bars will be installed at the eastbound and westbound approaches to the main drive aisle located on the east side of the restaurant. Refer to the attached plans for more details on the proposed site and safety improvements.

SUPPORTING DOCUMENTS

Figure 1 - Site Location Map
2.10 – Overall Site Plan
2.11 – Site Plan

Monroe, CT | West Hartford, CT | Norwood, MA
www.SolliEngineering.com
## Town of Watertown Connecticut
Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266
Fax: (860) 945-4706
Website: www.watertownct.org

### SITE PLAN APPROVAL/SPECIAL PERMIT

<table>
<thead>
<tr>
<th>Name and mailing address of Applicant</th>
<th>Location of Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brown Building of Watertown LLC</td>
<td>Ten Afex Mall</td>
</tr>
<tr>
<td>100 South Main St.</td>
<td>Place</td>
</tr>
<tr>
<td>Woodbridge, CT 06795</td>
<td>Map: 10   Block: 10   Lot: 10</td>
</tr>
<tr>
<td>Phone: (860) 945-4706</td>
<td>Zone     non-conforming?</td>
</tr>
</tbody>
</table>

| Name and address of Owner            | |
|--------------------------------------| |
|                                      | |

**Description of Existing Use/Property**

- **Type of Use:** Bank with drive-thru
- **Size of Property:** 3000 sq ft
- **Buildings:**
- **Parking:**
- **Signage:** # of signs & square feet:

**Description of Proposed Use**

- **Uses:** Clayton's with Pick up window
- **Buildings:**
- **Parking:**
- **Signage:** # of signs & square feet:

**Where applicable, number of:**

- **Hotel/Motel Rooms:**
- **Hospital/Clinic Beds:** Occupants of Assembly Hall
- **Water & Sewer to be provided by:** Professional Engineer/Surveyor name and address

**Date Submitted:** 9/16/19
**Project Number:** 7528
**Fee:**

**Signature of Applicant:**

**Signature of Owner:**

**Print name:**

**Print name:**

**Date:**

**Date:**
Hi Carol,

This is the email from the Design Principal at Chipotle that we would like included in our application package. I am going to see if I could get any other information from him that would be helpful to the Commission. Thanks so much,

Dale

Begin forwarded message:

From: Daniel Radman <dradman@chipotle.com>
Subject: RE: [EXTERNAL] Fwd: Watertown Chipotle - Revised Concept Plan
Date: March 25, 2024 at 6:24:59 PM EDT
To: Luke Mauro <Luke@soilllc.com>, chrislasky <chrislasky@lingledesign.com>
Cc: Dale Barton <dalebarton@sbcglobal.net>, Bill Greelish <bgreelish@phasezerodesign.com>, David McLellan <david.mclellan@chipotle.com>, Robert Mahoney <rmahoney@chipotle.com>, Russell Barton <russellbar@sbcglobal.net>, Kate Betty <kate.betty@chipotle.com>, Peter Scher <peterscher@lingledesign.com>, Alex Magoulas <amagoulas@soilllc.com>

That’s fine. Just speak with Kevin in your office. He’s familiar with the “Chipotlane”, our non-traditional pickup window. We are NOT a typical drive thru. There’s no menu board, no speakers or microphones, no money exchange. Everything is done thru the app — place the order, pay by credit card, and then pick time for pickup. Very little time in a queue line, if there even is a queue line. The P&Z needs to know that’s what makes our solution different from all the other guys out there.

Dan Radman, RA  |  Design Principal, COE
Chipotle Mexican Grill
mobile: 203.247.3636
e-mail: dradman@chipotle.com

[CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]
March 6, 2024

Watertown Planning and Zoning Commission
61 Echo Lake Road
Watertown, CT 06795

Attn: Mark Massoud, Administrator for Land Use/Zoning Enforcement Officer

Re: Burr Hall LLC
Farm Property on Aunt Olive Road
Map 167 Block 22 Lot 2
Farm Store Permanent - Lavender Farm
Public Hearing Extension

Dear Mr. Massoud and Commissioners:

The undersigned, attorney for the Applicant, hereby requests and grants to the Watertown Planning and Zoning Commission an extension of the Public Hearing until and including April 3, 2024.

The Applicant’s engineer is in the process of providing a positive response to the third-party review completed by SLR as requested by the Wetlands Commission. The result will be an enhanced plan that further protects the environmental resources.

The Applicant looks forward to presenting the enhanced plan and other modifications to the plan to the Commission at the April 3, 2024, meeting.

Thank you.

Sincerely,

James Strub
Attorney for the Applicant
### SITE PLAN APPROVAL/SPECIAL PERMIT

**Name and mailing address of Applicant**

Burr Hall Farm, LLC
50,000 acres of field,
395 South Main Street, Watertown, CT

**Phone:** 203-750-3232

**Name and address of Owner**

Burr Hall Farm, LLC
50,000 acres of field
395 South Main Street, Watertown, CT

**Zone:** R70 non-conforming

**Map:** 167, Block 02, Lot 3

### Description of Existing Use/Property

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Vacant land. Fields actually used for farming</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size of property</td>
<td>5 acres</td>
</tr>
<tr>
<td>Buildings</td>
<td>None</td>
</tr>
<tr>
<td>Parking</td>
<td>None</td>
</tr>
<tr>
<td>Other Important features</td>
<td>Road, farm access</td>
</tr>
</tbody>
</table>

### Description of Proposed Use

<table>
<thead>
<tr>
<th>Uses</th>
<th>Continued farming use, Farm Stay Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings</td>
<td>Farm Stay Program (6750 sq. ft) Agricultural Barn</td>
</tr>
<tr>
<td>Parking</td>
<td>50 spots</td>
</tr>
<tr>
<td>Number of Employees</td>
<td>50, the farm owner during student season</td>
</tr>
</tbody>
</table>

### Where applicable, number of:

<table>
<thead>
<tr>
<th>Hotel/Motel Rooms</th>
<th>Convalescent Home</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital/Clinic Beds</td>
<td>Occupants of Assembly Hall</td>
</tr>
</tbody>
</table>

### Water & Sewer

**Professional Engineer/Surveyor name and address**

Cara L. Smith, P.E.
32 West Main Street, Watertown, CT
Phone: 203-750-0717

**Date Submitted**: 1/26/04
**Date Revised**: 3/7/04
**Project Number**: 10070

### Signatures

**Signature of Applicant**

[Signature]

**Date**: 1/26/04

**Signature of Owner**

[Signature]

**Date**: 1/26/04

**Print name**: [Name]

**Print name**: [Name]