

Memorandum

To: Members, Planning and Zoning Commission

From: Amanda Trianovich, CZEO, Deputy Planning and Zoning Director

Date: February 5, 2026

Re: Text Amendment #857 Appl. PZ-25-00635, Modifications to §22, Restricted Office-Retail District #1; and

Special Permit/Coastal Site Plan Appl. PZ-25-00639 for 50 Post Road West

Supplemental Comments #1

Statutory Timelines

Application Submission Date: 10/17/25

Application Receipt Date: 10/20/25

65 Days from Date of Receipt (*when public hearing must open*): 12/24/25 +65 Day Extension = 2/27/26

Public Hearing Opened (*scheduled to open*): 2/23/26

35 Days from Public Hearing Commencing (*when hearing must close*): 3/30/26

Connecticut Department of Transportation preliminary review:

§44-2.2 State or Federal Agency Reports

"The applicant shall EITHER obtain a written report indicating recommendations, preliminary approvals, final approvals or disapprovals from any State or Federal Department, Bureau or Agency such as Connecticut Department of Transportation, Connecticut Department of Environmental Protection, State Traffic Commission, U.S. Army Corps of Engineers, etc., having jurisdiction over the application or any aspect thereof; OR otherwise provide sufficient written evidence that such State or Federal agency approvals appear to have a reasonable probability of success. In the event that any State or Federal agency has a policy that precludes the provision of such decision until after the Planning & Zoning Commission has rendered its decision, the Planning & Zoning Commission may waive this requirement. If the Commission determines that a State or Federal agency's approval has a material impact on the approved application, further review by the Commission shall be required."

On February 3, 2026, the Planning and Zoning Office received preliminary comments from ConnDOT regarding the proposed improvements located within the State ROW [[here](#)].

The applicant, LANDTECH, is actively working with ConnDOT to provide an adequate sightline plan with emergency vehicle turning templates and Route 1 signage.

The applicant shall comply with the CT DOT standards as well as comply to §35-2.2.2 which states,

"All front landscape areas shall have at least one (1) shade tree for each fifty (50) feet of front length (measured parallel to the street line) and shall be setback at least ten (10) feet from the street line. In the case of overhead lines, all landscape areas shall have low mature height less than forty (40) feet."

The property has 159.5 feet of frontage along Post Road West and therefore four (4) shade trees must be provided and setback at least ten (10) feet from the street line.

Conclusion

The Planning and Zoning Commission shall consider waiving the final approval by ConnDOT as their comments indicate minor impact on the Commission final review.

If the Commission grants the Special Permit/Site Plan, a condition of approval may be included that the applicant shall obtain final approvals by CT DOT while complying with the front landscaping standards in §35-2.2.2 prior to the issuance of the Zoning Permit.