

April 28, 2021

Daniel A. Pennington, Town Engineer/Manager of Physical Properties  
Town of Glastonbury  
2155 Main Street  
Glastonbury, CT 06033

Re: Special Permit  
107 Eastern Boulevard, Glastonbury, CT

Dear Mr. Pennington:

We are in receipt of your memorandum dated April 15, 2021, regarding the project noted above. Our responses regarding the traffic study comments are indicated below in ***bold italic*** text and are as follows:

Traffic Study

1. Traffic Study Comments

- A. The facility and associated parking as proposed, in combination with the geographical proximity to State road routes, will require applicant submittal of relevant information to the Office of the State Traffic Administration (OSTA) for review. Any OSTA required improvements shall be made part of any Glastonbury Town Plan and Zoning Commission approval.

It is noted that the signalized Hebron Avenue (Rt. 94) intersections within the traffic impact study area are owned and maintained by the CT Department of Transportation (CONNDOT). Thus, jurisdiction for evaluating analyses of these intersections rests with CONNDOT.

***Response: Acknowledged. The site has been submitted to OSTA as an administrative decision for review.***

- B. The applicant has provided very detailed information regarding expected site generated vehicular trip generation. Trips generated will be largely during off peak hours and will have minimal impact to Town roadways and intersections. It is however, recommended that the applicant install appropriate signage and pavement markings to create a new 3 way stop condition at the intersection of National Drive and Western Boulevard. The relatively new entrance to the Town owned off road multi use trail section on Western Boulevard is located approximately 220' south of this intersection. Creation of a new 3 way stop condition will improve safety for users entering and exiting.

**Response: Acknowledged. The three-way stop will be incorporated per Town direction.**

- C. The applicant is asked to provide further detail to justify the proposed level of parking on the site. Said request applies to both the standard 9’ x 18’ stall count and the larger 11’ x 27’ stall count. Information provided to date has not sufficiently explained the proposed parking need.

**Response: Acknowledged. Please see the chart below and graph at the end of this document. This data shows the anticipated employees at this facility. As you can see from the duration of the shifts that there is significant overlap that necessitates the parking lot. The largest overlap is from employees showing up earlier for the 2<sup>nd</sup> shift with the C0 shift is finishing their day**

C0 Shift:	5:30 PM	1:00 AM	61	Assoc.
2nd Shift:	2:00 AM	12:30 PM	62	Assoc.
2nd Shift:	6:00 AM	2:30 PM	12	Assoc.
3rd Shift:	1:30 PM	10:00 PM	12	Assoc.
PFSD Shift:	2:00 PM	6:00 PM	8	Assoc.
RTS Shift:	12:00 PM	10:30 PM	2	Assoc.

- D. In the event that the Commission approves the parking layout as proposed, it is recommended that an additional curb cut be added on Eastern Blvd to access the most northerly parking area. Site circulation and trip distribution will likely improve as a result. An additional curb cut at this location is not seen as being problematic.

**Response: Acknowledged. An additional curb cut to connect to the northern van lot to Eastern Boulevard can be provided if the Commission approves the parking layout as proposed.**

- E. It is noted that Tractor Trailer deliveries to the site will take place primarily during the overnight hours and will not adversely affect traffic flow on area roadways.

**Response: Acknowledged.**

- F. The Applicant is asked to provide documentation of OSTA Bureau of Policy and Planning concurrence with existing traffic counts used in the analysis as well as with background traffic growth factors and trip distribution in the build year.

***Response: The email from OSTA approving of the volumes used for this site has been attached to this response to comment.***

- G. The Applicant is asked to provide comment for Commission consideration regarding any substantive seasonal variations with respect to site trips generated from the facility. The month of December is of particular interest with respect to this issue.

***Response: Please see the attached graph showing the seasonal variation related to the proposed development operations.***

2. Revise the proposed back of sidewalk location along Eastern Boulevard and National Drive to reflect 1 foot offset from the street line per Town Standards.

***Response: Acknowledged. Sidewalk location along Eastern Boulevard and National Drive has been revised to reflect a 1-foot offset from the street line. Please see sheet SP-1.***

3. Revise “Sanitary Utility Provider” on sheet GN-1 to reflect Town of Glastonbury.

***Response: Acknowledged, note on sheet GN-1 has been updated accordingly.***

4. Revise the labels for the two underground detention systems on sheet GU-1 to reflect the water quality volume required and water quality volume provided by each system per the latest supplemental information provided by the Design Engineer. Review and revise the MS4 calculation table on sheet GU-1 as necessary for consistency with the latest computations.

***Response: Acknowledged. Underground detention systems have been labeled to reflect water quality volume required and provided. See sheet GU-1.***

5. Review and revise proposed elevations for underground detention system #2 on sheet DN-8 and CS-1 to reflect latest plan revisions and supplemental drainage computations. Review the note regarding the dimension of the chamber manifold distance above the bottom of the system on sheet DN-8 and revise if necessary. Add a label for system #2 on sheet CS-1 to reflect that the entire system is to be wrapped with an impermeable liner.

***Response: Acknowledged. Sheets DN-8 and CS-1 have been revised.***

6. Incorporate any additional maintenance requirements for the proposed hydrodynamic separator CB-202 to the maintenance schedule on sheet OM-1.

***Response: Acknowledged. Sheet OM-1 has been updated to include additional maintenance requirements of the proposed hydrodynamic separator.***

7. A Waiver of Claim must be filed by the owner through the Engineering Division for the drainage connections to the street prior to construction.



***Response: Acknowledged. Owner will sign the Waiver of Claim prior to construction commencing.***

8. Applicant shall submit PDF copies of final signed and sealed plans, drainage computations, and traffic study to the Engineering Division for our records.

***Response: Acknowledged.***

We trust this addresses your concerns. Should you have any questions or require additional information, please feel free to contact me at 860-760-1933.

Sincerely,

A handwritten signature in blue ink that reads 'Matthew J. Bruton'.

Matthew J. Bruton, P.E.  
Regional Manager

**From:** Osorio, D. Alejandro <[D.Alejandro.Osorio@ct.gov](mailto:D.Alejandro.Osorio@ct.gov)>

**Sent:** Wednesday, April 21, 2021 10:29 AM

**To:** Bruton, Matthew <[mbruton@blcompanies.com](mailto:mbruton@blcompanies.com)>

**Cc:** Flannery, Eamon P. <[Eamon.Flannery@ct.gov](mailto:Eamon.Flannery@ct.gov)>

**Subject:** Glastonbury; Proposed Delivery Station - 107 Eastern Boulevard; 053-2103-01

Mr. Bruton,

The submitted traffic volume information associated with the subject Administrative Decision request has been approved by the Bureau of Policy and Planning. However, the following information is necessary for the review to continue:

1. Revise the OSTA Overall Site Plan per the attached plan with markups.
2. Written confirmation from the local traffic authority indicating concurrence with your assessment of no substantial impact to the state highway system contingent on the Department agreeing with said assessment.
3. Written confirmation from the local planning and zoning office regarding the specific land use, square footage and total number of parking spaces approved for the development. Numbers in the Building and Parking Summary table need to match whatever the Planning and Zoning office confirms as approved for the development.
4. Please provide additional information on the anticipated delivery route for tractor trailers to/from the facility (i.e. via the Route 94 and Western Boulevard intersection or via the Route 94 and Eastern Boulevard intersection. On a separate plan, provide a graphical turning movement demonstration for whichever Route 94 intersection delivery trucks are anticipated to use (or both), confirming that the largest design vehicle routinely using said intersection(s) can be accommodated without encroaching on the Route 94 centerline or the local road centerline(s).

Please submit 3 hard copies of the revised Overall Site Plan, 1 hard or PDF copy of all other items to the attention of Mr. David Sawicki, Executive Director, at this office. In addition, please submit the requested information in PDF format (disc or email).

Please send a PDF of the revised overall site plan to me for review prior to submitting the hard copies.

For your information, OSTA# 053-2103-01 has been assigned to this review.

If you have any questions, feel free to contact me at the information below.

**Alejandro Osorio, E.I.T.**

Transportation Engineer 1

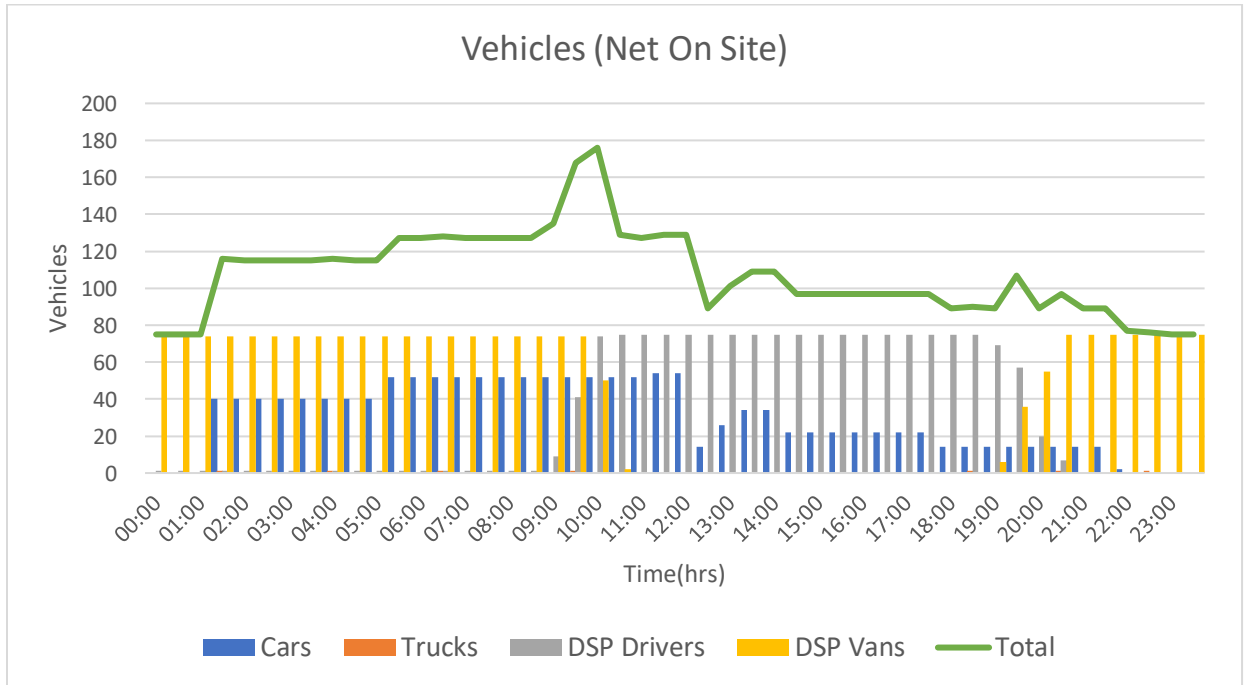
Office of the State Traffic Administration

Connecticut Department of Transportation

[D.Alejandro.Osorio@ct.gov](mailto:D.Alejandro.Osorio@ct.gov)

(860) 594-3037

## Estimation of Net Vehicles on Site: Average Weekday without Flex



## Estimation of Net Vehicles on Site: Holiday Season without Flex

