Present: Commissioner Reuben F. Bradford  
Department of Emergency Services and Public Protection  
Commissioner Melody A. Currey  
Department of Motor Vehicle  
Deputy Commissioner Christopher Bergstrom  
Department of Department of Economic and Community Development

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut at 10:10 a.m. on Tuesday, June 19, 2012.

Mr. Sawicki, Executive Director of the State Traffic Commission, stated that anyone wishing to speak at today’s meeting is to have signed in on the sign-in sheet as you entered the room. He added that any information presented at today’s meeting will be retained in the State Traffic Commission Office in accordance with the Freedom of Information Act.

1. Mr. Sawicki stated that the first order of business is to approve the minutes of the May 15, 2012 meeting of the State Traffic Commission.

Upon motion of Deputy Commissioner Bergstrom and seconded by Commissioner Currey, it was voted to adopt the minutes of the following meeting:

May 15, 2012

2. Mr. Sawicki recommended approval of the following regulatory items. These items are in substantial conformance with the regulations of the State Traffic Commission, have no unresolved issues, and the Local Traffic Authorities are all in agreement with the recommendations.

Upon motion of Deputy Commissioner Bergstrom and seconded by Commissioner Currey, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.
Bridgeport – STC #015-1112-01

1. Grant permission to the City of Bridgeport to revise the existing traffic control signal with an actuated pedestrian phase at the intersection of Pequonnock St. and Harral Ave. The revision will include all new equipment, revised phasing and timing, flashing operation, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

2. Approve a “No Turn on Red” sign on Pequonnock Street eastbound at the intersection of Harral Avenue.

3. Approve a “No Turn on Red” sign on Pequonnock Street westbound at the intersection of Harral Avenue.

4. Approve a “No Turn on Red” sign on Harral Avenue southbound at the intersection of Pequonnock Street.

Bridgeport – STC #015-1112-02

Grant permission to the City of Bridgeport to revise the existing traffic control signal with emergency pre-emption and an actuated pedestrian phase at the intersection of John Street and Courtland Street. The revision will include all new equipment, revised phasing and timing, flashing operation, emergency pre-emption, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

Bridgeport – STC #015-1112-03

Grant permission to the City of Bridgeport to revise the existing traffic control signal with an actuated pedestrian phase at the intersection of John Street and Broad Street. The revision will include all new equipment, revised phasing and timing, flashing operation, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

Bridgeport – STC #015-1112-04

Grant permission to the City of Bridgeport to revise the existing traffic control signal with emergency pre-emption and an actuated pedestrian phase at the intersection of Housatonic Street and Congress Street. The revision will include all new equipment, revised phasing and timing, flashing operation, emergency pre-emption, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

Bridgeport – STC #015-1112-05

Grant permission to the City of Bridgeport to install, own, operate and maintain a traffic control signal with an actuated pedestrian phase at the intersection of Brooklawn Ave., Hughes Ave. and Villa Ave. The installation will include replacing existing traffic signal equipment that had not been previously approved by the State Traffic Commission, with all new equipment, revised phasing and timing, flashing operation, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.
Bridgeport – STC #015-1112-06

1. Grant permission to the City of Bridgeport to revise the existing traffic control signal with an actuated pedestrian phase at the intersection of Kossuth Street and Seymour Street. The revision will include all new equipment, revised phasing and timing, flashing operation, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

2. Approve a “No Turn on Red” sign on Seymour Street westbound at the intersection of Kossuth Street.

Bridgeport – STC #015-1112-07

Grant permission to the City of Bridgeport to revise the existing traffic control signal with an actuated pedestrian phase at the intersection of Kossuth Street, Howe Street and Shoreline Star Driveway. The revision will include all new equipment, revised phasing and timing, flashing operation, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

Bridgeport – STC #015-1112-08

Grant permission to the City of Bridgeport to install, own, operate and maintain a traffic control signal with emergency pre-emption and an actuated pedestrian phase at the intersection of Madison Avenue and Albemarle Street. The revision will include all new equipment, revised phasing and timing, flashing operation, emergency pre-emption, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

Bridgeport – STC #015-1112-09

Grant permission to the City of Bridgeport to revise the existing traffic control signal with emergency pre-emption and an actuated pedestrian phase at the intersection of Lafayette Blvd. and Housatonic Community College. The revision will include all new equipment, revised phasing and timing, flashing operation, emergency pre-emption, and countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

Bridgeport – STC #015-1112-10

1. Grant permission to the City of Bridgeport to install, own, operate and maintain a traffic control signal with emergency pre-emption and an actuated pedestrian phase at the intersection of Madison Avenue, Vincelette Street and Foxledge. The revision will include all new equipment, revised phasing and timing, flashing operation, emergency pre-emption, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

2. Approve a “No Turn on Red” sign on Foxledge eastbound at the intersection of Madison Avenue.

Bridgeport – STC #015-1112-11

1. Grant permission to the City of Bridgeport to install, own, operate and maintain a traffic control signal with emergency pre-emption and an actuated pedestrian phase at the intersection of Reservoir Avenue, Sylvan Avenue and Lake Street. The revision will include all new equipment, revised phasing and timing, flashing operation, emergency pre-emption, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.
2. Approve a “No Turn on Red” sign on Reservoir Avenue northbound at the intersection of Sylvan Avenue.

3. Approve a “No Turn on Red” sign on Lake Street eastbound at the intersection of Reservoir Avenue.

**Bridgeport – STC #015-1112-12**

1. Grant permission to the City of Bridgeport to install, own, operate and maintain a traffic control signal with an actuated pedestrian phase at the intersection of Sylvan Avenue at Home Depot Drive and Supermarket Drive. The revision will include all new equipment, revised phasing and timing, flashing operation, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

2. Approve a “No Turn on Red” sign on Home Depot Drive southbound at the intersection of Sylvan Avenue.

**Bridgeport – STC #015-1112-13**

1. Grant permission to the City of Bridgeport to install, own, operate and maintain a traffic control signal with an actuated pedestrian phase at the intersection of Sylvan Avenue at Seltsam Road. The revision will include all new equipment, revised phasing and timing, flashing operation, countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

2. Approve a “No Turn on Red” sign on Seltsam Road southbound at the intersection of Sylvan Avenue.

3. Approve a “No Turn on Red” sign on Sylvan Avenue westbound at the intersection of Seltsam Road.

**Bridgeport – STC #015-1112-14**

Grant permission to the City of Bridgeport to install, own, operate and maintain a traffic control signal with emergency pre-emption and an actuated pedestrian phase at the intersection of Housatonic Street and Lumber Street. The installation will include replacing existing traffic signal equipment that had not been previously approved by the State Traffic Commission, with all new equipment, revised phasing and timing, flashing operation, emergency pre-emption countdown pedestrian signals and connecting to the City’s computerized traffic control signal system.

**Bridgeport – STC #015-1202-01**

1. Approve a revision to the traffic control signal at the intersection of Route 130 (Fairfield Avenue) and I-95 SB Exit 25 Off-Ramp in the City of Bridgeport to include emergency vehicle pre-emption phasing.

2. Rescind all previously approved lane-use controls at the intersection of Route 130 (Fairfield Avenue) and I-95 SB Exit 25 Off-Ramp in the City of Bridgeport.

3. Approve lane-use controls at the intersection of Route 130 (Fairfield Avenue) and I-95 SB Exit 25 Off-Ramp in the City of Bridgeport as follows:

   I-95 SB Exit 25 Off-Ramp: 
   - A shared left/right-turn lane
   - A left-turn lane

4. Approve the installation of a “No Turn on Red” sign on I-95 SB Exit 25 Off-Ramp at the intersection of Route 130 (Fairfield Avenue) and the I-95 SB Exit 25 Off-Ramp in the City of Bridgeport.
Greenwich – STC #056-1205-01

Grant the Town of Greenwich permission to install a temporary emergency vehicle pre-emption traffic control signal on Horseneck Lane, 100 feet east of Shore Road. The traffic control signal will service the temporary firehouse station and will run in flashing mode until activated by a push button in the firehouse.

Hebron – STC #066-1206-01

1. That a flashing beacon not be installed at the intersection of Route 66 (Main Street) and Loveland Road in the town of Hebron.

2. That a Route 66 westbound right-turn lane and a Route 66 eastbound left-turn lane not be installed at the intersection of Route 66 and Loveland Road in the town of Hebron.

Manchester – STC #076-0911-01

1. Approve a revision to the traffic control signal at the intersection of Route 6 & 44 (Center St) at Middle Turnpike West in the Town of Manchester to include emergency pre-emption phasing and an actuated pedestrian phase.

2. Rescind all previously approved lane use control at the intersection of Route 6 & 44 (Center St) at Middle Turnpike West in the Town of Manchester.

3. Approve the following lane use control at the intersection of Route 6 & 44 (Center St) at Middle Turnpike West in the Town of Manchester:

   E/B Route 6 & 44
   - A right-turn lane
   - Two through lanes
   - A left-turn lane

   W/B Route 6 & 44
   - A shared through/right-turn lane
   - Two left-turn lanes

Manchester – STC #076-1112-01

1. Approve a revision to the traffic control signal at the intersection of Middle Turnpike West at New State Road in the Town of Manchester to include emergency pre-emption phasing and an actuated pedestrian phase.

2. Approve the installation of a “No Turn On Red” sign on the New State Road W/B approach at the intersection of Middle Turnpike West at New State Road in the Town of Manchester.

Mansfield – STC #077-1205-01

Rescind Item No. 3p. of Traffic Investigation Report No. 077-7709-01, which approved the establishment of a school crosswalk on Route 195 in the vicinity of SNET #10.

Milford – STC #083-1201-01

Grant permission to the City of Milford to install, operate and maintain an emergency pre-emption signal at the intersection of Route 162 (New Haven Avenue) at East Side Fire Station.
North Haven – STC #100-1203-01

Approve a thru truck prohibition for Linsley Street in the Town of North Haven from Route 103 (Church Street) to Elm Street, a distance of 650 feet.

Sprague – STC #133-1203-01

Approve a change in the speed limit from 30 mph to 25 mph for both directions of travel on Salt Rock Road from Route 97 (Scotland Road) easterly to Main Street, a distance of 1.28 miles.

Stamford – STC #135-1111-05

This item was removed from the agenda prior to the meeting.

Waterbury – STC #151-1205-01

1. Rescind Condition No. 6 of Traffic Investigation Report number 14272.

2. Approve a “15 Minute Parking” zone on the west side of S.R. 847 (South Main Street) in Waterbury from 25 feet south of the south curb line of West Liberty Street southerly to 25 feet north of the north curb line of Jewelry Street, a distance of approximately 170 feet.

West Hartford – STC #155-1205-02

1. Rescind STC Report #155-8708-05 which approved lane use control at the intersection of Route 173 (New Britain Ave) at South Quaker Lane / Route 173 (Newington Rd) / S.R. 529 (New Britain Ave) in the Town of West Hartford.

2. Approve the following lane use control at the intersection of Route 173 (New Britain Ave) at South Quaker Lane / Route 173 (Newington Rd) / S.R. 529 (New Britain Ave) in the Town of West Hartford:

   - E/B Route 173 at South Quaker Lane: A shared through/right-turn lane
     A through lane
     A left-turn lane
   - W/B Route 173 at South Quaker Lane: A right-turn lane
     A through lane
     A shared through/left-turn lane
   - E/B Route 173 at S.R. 529: A shared through/right-turn lane
     A through lane
   - N/B Route 173 at S.R. 529: A right-turn lane
     A left-turn lane
   - W/B S.R. 529 at Route 173: Two through lanes
     A left-turn lane
West Hartford – STC #155-1205-03

1. Approve a revision to the traffic control signal at the intersection of S.R. 529 (New Britain Ave) at Cambridge Street in the Town of West Hartford to include an actuated pedestrian phase.

2. Rescind all previously approved lane use control at the intersection of S.R. 529 (New Britain Ave) at Cambridge Street in the Town of West Hartford.

3. Approve the following lane use control at the intersection of S.R. 529 (New Britain Ave) at Cambridge Street in the Town of West Hartford:
   - E/B S.R. 529: A shared through/right-turn lane
   - W/B S.R. 529: Two through lanes

West Hartford – STC #155-1205-04

Approve a revision to the traffic control signal at the intersection of S.R. 529 (New Britain Ave) at New Park Avenue / Railroad Place in the Town of West Hartford to include an actuated pedestrian phase.

West Hartford – STC #155-1205-05

Approve a revision to the traffic control signal at the intersection of S.R. 529 (New Britain Ave) at Firehouse #3 (1068 New Britain Ave) in the Town of West Hartford to include an actuated pedestrian crossing.

West Hartford – STC #155-1206-01

Grant the Town of West Hartford permission to revise the existing semi-actuated traffic control signal at the intersection of South Main Street at Boulevard to provide for a fully-actuated traffic control signal with exclusive pedestrian phasing, countdown pedestrian signals, revised timing, and protected/permitted left-turn phasing on all approaches.

West Haven – STC #156-1202-01

Approve a change in the speed limit from 45 mph to 35 mph for the eastbound direction of travel on Route 34 from Plainfield Avenue easterly to Morris Avenue in the Town of West Haven, a distance of 0.30 miles.

Weston – STC #157-1205-01

1. That no change be made to the 30 mph speed limit for both directions of travel on Route 57, in the Town of Weston, from Wood Hill Road northerly to Hillside Road North, a distance of 1.03 miles.

2. That no change be made to the 40 mph speed limit for both directions of travel on Route 57, in the Town of Weston, from Hillside Road North northerly to Christopher Hill Road, a distance of 1.34 miles.
3. That no change be made to the 35 mph speed limit for both directions of travel on Route 57, in the Town of Weston, from Christopher Hill Road northerly to Maple Street, a distance of 1.56 miles.

4. That no change be made to the 30 mph speed limit for both directions of travel on Route 57, in the Town of Weston, from Maple Street northerly to Route 107, a distance of 0.38 miles.

**Westport – STC #158-1203-01**

1. Approve the installation of a “No Turn on Red” sign on Bulkley Avenue South at the intersection of U.S. Route 1 (Boston Post Road) at Bulkley Avenue North and South in the Town of Westport.

2. Approve a revision to the existing semi-actuated traffic control signal with emergency pre-emption phasing and exclusive pedestrian phasing (west leg of U.S. Route 1) at the intersection of U.S. Route 1 (Boston Post Road) at Bulkley Avenue North and South in the Town of Westport. The revision will include the addition of an exclusive pedestrian phase to cross the east leg of U.S. Route 1 and the addition of countdown pedestrian signals.

**4. MAJOR TRAFFIC GENERATORS**

a. **Cromwell – STC #033-1002-02**

Mr. Gregory R. Palmer presented the staff report on the Application for Certificate filed for Cobblestone Plaza expansion.

Upon motion of Commissioner Currey and seconded by Deputy Commissioner Bergstrom, it was voted that the State Traffic Commission (STC) issue a certificate to Cobblestone Associates, LLC for the 4,430 square-foot expansion of Cobblestone Plaza, for a total 40,228 square-foot gross floor area mixed-use commercial center with 255 parking spaces, located at 60 and 72 Berlin Road (Route 372) in the town of Cromwell stating that the operation thereof will not imperil the safety of the public based on the following conditions.

These conditions are based on and refer to the plan prepared by BL Companies, “Site Plan, Cobblestone Plaza, Route 372 (Berlin Road), Cromwell, Connecticut,” Sheet SP-1, dated November 14, 2006 and revised May 29, 2012.

1. That all conditions of Traffic Investigation Report No. 033-0705-01 remain in effect.

2. That prior to the issuance of a Certificate, a copy of this report be recorded on the municipal land records in accordance with the attached procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development’s traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

b. **Derby – STC #036-1111-01**

Mr. Colin R. Baummer presented the staff report on the request to revise the conditions of Certificate 1169 for Red Raider Plaza.
Upon motion of Commissioner Currey and seconded by Deputy Commissioner Bergstrom, it was voted that the State Traffic Commission (STC) approve the revisions to Certificate 1169 as indicated below:

These conditions are based on and refer to the plan prepared by BL Companies, entitled “WALGREENS” Sheet No. C-100 last revised June 12, 2012.


2. That the total size of the development be reduced from 89,000 square feet to 58,510 square feet of retail development with 368 parking spaces.

3. That the site driveways on SR 727 and SR 853 be constructed in substantial conformance with the referenced plan.

4. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation’s “Office of Maintenance Guidelines for Tree Maintenance and Removal”.

5. That intersectional sight distances be provided and maintained from the site driveways on SR 727 and SR 853 as shown on the referenced plan.

6. That the traffic signal be revised on the site driveway at SR 727 (Pershing Drive).

7. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of SR 727 and the site drive prior to the issuance of an encroachment permit. (Right-of-Way File No. 036-000-103).

8. That the applicant be responsible for maintaining the pavement on the site driveway to sufficiently support loop detection.

9. That the traffic signal be revised on SR 727 (Pershing Drive) at SR 853 (Division Street) to accommodate the pedestrian amenities (concrete walk and ramps) proposed by the applicant.

10. That signs and pavement markings on the site drives be installed and maintained in substantial conformance with the referenced plans, and in accordance with the “Manual on Uniform Traffic Control Devices”, latest edition.

11. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the southeastern corner of the intersection of SR 727 and SR 853 prior to the issuance of an encroachment permit. (Right-of-Way File No. 036-000-104).

12. That property be deeded at the southeastern corner of the intersection of SR 727 and SR 853 for highway purposes, to the State, at no cost, as indicated on the referenced plan prior to the issuance of an encroachment permit. (Right of Way File No. 036-000-105).

13. That future internal connections between the site property and adjacent properties be allowed and not precluded subject to agreement between the property owners, and that no access to the site property from any adjacent properties be established without review and/or approval of the STC.
14. That an encroachment permit be obtained from the Department of Transportation’s District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

15. That this approval shall not become effective until a bond is posted and maintained in the amount of $160,000 to cover the costs of satisfying the conditions of this report. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

16. That this approval shall not become effective until a copy of this report is recorded on the municipal land records in accordance with the attached procedure.

17. That an application for a certificate of occupancy for any portion of the revised development not be submitted to the City of Derby until all the conditions of this report have been completed or subsequent STC approval allows otherwise.

18. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development’s traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

c. Enfield – STC #048-1203-01

Mr. Jordan D. Pike presented the staff report on the Application for Certificate filed for CREC Public Safety Academy.

Upon motion of Commissioner Bradford and seconded by Commissioner Currey, it was voted that the State Traffic Commission (STC) issue a certificate to Capitol Region Education Council for CREC Public Safety Academy, a 176,152 square-foot gross floor area magnet high school with 246 parking spaces, located at 1617 King Street (Route 5) Enfield stating that the operation thereof will not imperil the safety of the public based on the following conditions.

These conditions are based on and refer to the following plans:


1. That the site driveway on Route 5 (King Street) be constructed in substantial conformance with the referenced plans.

2. That Route 5 (King Street) be widened in substantial conformance with the referenced plans.

3. That approach grades of the driveways along Route 5 affected by the roadway widening noted in this report meet Department of Transportation’s standards for intersecting streets or not be increased.

4. That the intersectional sight distances of the driveways along Route 5 affected by the roadway widening noted in this report, meet Department standards for intersecting streets or not be diminished.
5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements including those pertaining to maintenance and protection of traffic be satisfied prior to the issuance of a permit for work within the highway right-of-way.

6. That Route 5 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation’s District 1 Office.

7. That all conflicting pavement markings in the area of roadway work and revised pavement markings be eradicated to the satisfaction of the Department of Transportation.

8. That intersection sight distances be provided and maintained from the site driveway on Route 5 (King Street) as shown on the referenced plans.

9. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation’s “Office of Maintenance Guidelines for Tree Maintenance and Removal.”

10. That signs and pavement markings on Route 5 (King Street) be installed in substantial conformance with the referenced plans, and in accordance with the “Manual on Uniform Traffic Control Devices,” latest edition.

11. That signs and pavement markings on the site driveway be installed and maintained in substantial conformance with the referenced plans, and in accordance with the “Manual on Uniform Traffic Control Devices,” latest edition.

12. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.

13. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with the “Utility Accommodation Manual.”

14. That an encroachment permit be obtained from the Department of Transportation’s District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

15. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of $400,000 to cover the costs of satisfying the conditions of this report. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

16. That prior to the issuance of a Certificate, a copy of this report be recorded on the municipal land records in accordance with the attached procedure. A copy of the Certificate shall be recorded on the land records upon issuance and prior to the issuance of an encroachment permit.

17. That an application for a certificate of occupancy for any portion of this development not be submitted to the Town of Enfield until all the conditions of this report have been completed or subsequent STC approval allows otherwise.

18. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development’s traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.
d. Newtown – STC #096-1111-01

Mr. Jeffrey R. Pfaffinger presented the staff report on the Application of Certificate filed for Woods at Newtown/Maplewood Assisted Living.

Upon motion of Deputy Commissioner Bergstrom and seconded by Commissioner Bradford, it was voted that the State Traffic Commission (STC) issue a certificate to Woods at Newtown, LLC and Newtown ALF Property, LLC for Woods at Newtown/Maplewood Assisted Living, a mixed-use development consisting of 403,603 square feet of residential development (111 apartment units and 67 townhomes) with 652 parking spaces and 169,239 square feet of assisted living development with 42 parking spaces, located at 166 and 176 Mount Pleasant Road in the Town of Newtown stating that the operation thereof will not imperil the safety of the public based on the following conditions.

These conditions are based on and refer to the following plans prepared by Milone and MacBroom:


2. That the geometry, location and operation of the site driveway on U.S. Route 6 remain as shown on the referenced plans.

3. That U.S. Route 6 be widened in substantial conformance with the referenced plans.

4. That approach grades of the driveways and Town roads along U.S. Route 6 affected by the roadway widening noted in this report meet Department of Transportation’s standards for intersecting streets or not be increased.

5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements including those pertaining to maintenance and protection of traffic be satisfied prior to the issuance of a permit for work within the highway right-of-way.

6. That the guide rail affected by improvements noted in Condition No. 3 be revised in a manner satisfactory to the Department of Transportation’s (Department) District 4 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.

7. That intersection sight distances be provided and maintained from the site driveways on U.S. Route 6 as shown on the referenced plans.

8. That the intersectional sight distances of the driveways and Town roads along Route 6 affected by the roadway widening noted in this report, meet Department standards for intersecting streets or not be diminished.

9. That signs and pavement markings on Splendid Place be maintained in substantial conformance with the referenced plans, and in accordance with the “Manual on Uniform Traffic Control Devices,” latest edition.
10. That the double yellow centerline on U.S. Route 6 be extended to remove the existing westbound passing zone in the vicinity of the site driveway as shown on the referenced plans.

11. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.

12. That illumination be installed on U.S. Route 6 at the site driveway. The owner of 166 and 176 Mount Pleasant Road shall be responsible for the cost of the electricity to operate the illumination.

13. That an encroachment permit be obtained from the Department of Transportation’s District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

14. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of $112,000 to cover the costs of satisfying the conditions of this report. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

15. That 169,239 square feet of gross floor area and 42 parking spaces which represents the existing Maplewood at Newtown assisted living complex be allowed to operate without satisfying Condition Nos. 3, 6, 10, 12 & 14 of this report.

16. That prior to the issuance of a Certificate, a copy of this report be recorded on the municipal land records in accordance with the attached procedure. A copy of the Certificate shall be recorded on the land records upon issuance and prior to the issuance of an encroachment permit.

17. That an application for a certificate of occupancy for any portion of this development other than that referenced in Condition No. 15 not be submitted to the Town of Newtown until all the conditions of this report have been completed or subsequent STC approval allows otherwise.

18. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development’s traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

e. New Britain/Plainville – STC #171-1109-01

Mr. Gregory R. Palmer presented the staff report on the Application of Certificate filed for Hospital of Central Connecticut Cancer and Medical Office Building

Upon motion of Deputy Commissioner Bergstrom and seconded by Commissioner Bradford, it was voted that the State Traffic Commission (STC) issue a certificate to North Mountain Land, LLC for Hospital of Central CT Cancer Center and Medical Office Building, a 141,715 square-foot gross floor area Cancer Center and Medical Office Building with 587 parking spaces, located at 184 North Mountain Road in the city of New Britain and 0 Loon Lake Road in the town of Plainville stating that the operation thereof will not imperil the safety of the public based on the following conditions.

These conditions are based on and refer to the following plans prepared by Hallisey, Pearson & Cassidy:


1. That the site driveways on North Mountain Road and Loon Lake Road be constructed in substantial conformance with the referenced plans.

2. That Route 372 (New Britain Avenue) be widened in substantial conformance with the referenced plans.

3. That the radii of the Route 372 and Nike Boulevard intersection be revised in substantial conformance with the referenced plans.

4. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements including those pertaining to maintenance and protection of traffic be satisfied prior to the issuance of a permit for work within the highway right-of-way.

5. That Route 372 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation’s District 1 Office.

6. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.

7. That all work on roadways that are owned and maintained by the Town of Plainville be performed in conformance with the standards and specifications of the Town.

8. That all work on roadways that are owned and maintained by the City of New Britain be performed in conformance with the standards and specifications of the City.

9. That intersection sight distances be provided from Nike Boulevard on Route 372 (New Britain Avenue) as shown on the referenced plans.

10. That intersection sight distances from the easterly site driveway on North Mountain Road and Loon Lake Road be in conformance with the standards and specifications of the City of New Britain.

11. That the intersection sight distances from the Loon Lake Road approaches at the westerly site driveway and Nike Boulevard intersection be in conformance with the standards and specifications of the Town of Plainville.

12. That sight distance for visibility to signal indications for the Nike Boulevard approach towards proposed signal indications at Route 372 be provided as shown on the referenced plans.
13. That easements be granted to the Town of Plainville, at no cost, for the maintenance of the northerly intersection sight distances from both Loon Lake Road approaches along the westerly site driveway prior to the issuance of an encroachment permit.

14. That easements be secured for the Town of Plainville, at no cost, for the maintenance of the southerly intersection sight distances from both Loon Lake Road approaches along Nike Boulevard prior to the issuance of a certificate.

15. That an easement be secured for the Town of Plainville, at no cost, for the maintenance of the Nike Boulevard approach sight line to the proposed signal indications at Route 372 prior to the issuance of a certificate.

16. That Nike Boulevard be completed, in substantial conformance with the referenced plans, and become a Town of Plainville owned and maintained roadway.

17. That a traffic signal be installed on Route 372 (New Britain Avenue) at Nike Boulevard. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and maintenance. The Town of Plainville will pay for the electricity to operate the signal.

18. That signs and pavement markings on Route 372 (New Britain Avenue), Nike Boulevard, North Mountain Road and Loon Lake Road be installed in substantial conformance with the referenced plans, and in accordance with the “Manual on Uniform Traffic Control Devices,” latest edition.

19. That signs and pavement markings on the site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the “Manual on Uniform Traffic Control Devices,” latest edition.

20. That all pavement markings installed on State roads be of epoxy material or of a material as directed by the Department of Transportation.

21. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with the “Utility Accommodation Manual.”

22. That a chain-link non-access fence be installed along the development’s frontage on Interstate 84 Westbound in accordance with the Department of Transportation’s fencing policy.

23. That an easement be secured for the State, at no cost, to place and maintain traffic signal appurtenances on private property at the intersection of Route 372 and Nike Boulevard prior to the issuance of an encroachment permit. Right of Way File No. 109-000-45.

24. That property be deeded for highway purposes along Route 372, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 109-000-44.

25. That all delivery trucks associated with the subject development be directed to utilize Nike Boulevard only while traveling to and from Route 372.

26. That an encroachment permit be obtained from the Department of Transportation’s District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
27. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of $515,000 to cover the costs of satisfying the conditions of this report. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

28. That prior to the issuance of a Certificate, a copy of this report be recorded on the municipal land records in accordance with the attached procedure. A copy of the Certificate shall be recorded on the land records upon issuance and prior to the issuance of an encroachment permit.

29. That an application for a certificate of occupancy for any portion of this development not be submitted to the Town of Plainville or City of New Britain until all the conditions of this report have been completed or subsequent STC approval allows otherwise.

30. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development’s traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

There being no further business before the Commission, Mr. Sawicki recommended that the meeting be adjourned.

Upon motion of Commissioner Currey and seconded by Commissioner Bradford, it was voted to adjourn at 10:30 a.m.

Melody A. Currey
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
June 19, 2012
Minutes Compiled By:
David A. Sawicki
Executive Director