



# Town of Orange, Connecticut

## Inland Wetlands and Water Courses Commission

TOWN HALL  
617 ORANGE CENTER ROAD  
ORANGE, CONNECTICUT 06477-2499

PHONE: (203) 891-2122, ext.746  
FAX: (203) 891-2185  
www.orange-ct.gov

October 14, 2009

Mr. Edward Drew  
c/o United Illuminating Company  
157 Church Street  
P.O. Box 1564  
New Haven, Ct. 06506-0901

RE: Operations Center - Orange, Ct.

Dear Mr. Drew:

At the Commission's meeting of September 22, 2009 your application # 2010-02 for the construction of an operations center with associated utilities, fueling facility, covered parking area, a new sanitary sewer pump station and the reconstruction of the existing west and south retaining walls, with no permanent wetland impacts was approved with the following resolution and conditions:

Inland Wetlands and Watercourses Commission  
TOWN OF ORANGE

*Approval of Application of  
The United Illuminating Company  
with respect to the property located at  
100-110 and 114 Marsh Hill Road*

*Application #2010-02  
Date of Resolution: September 22, 2009*

**Project Description:** The proposed project involves the construction of an operations center building, training area, parking garage, surface parking and related improvements on the site of the former Showcase Cinema on Marsh Hill Road. The regulated activities will occur in an area comprised of a total of 158,868 square feet, of which 61,773 square feet represents new disturbance beyond the limit of existing improvements.

**Owner of Record:** The United Illuminating Company

**Applicant:** The United Illuminating Company (the "Applicant")

## RESOLUTION

*WHEREAS*, it is "the purpose of sections 22a-36 to 22a-45, inclusive, to protect the citizens of the state by making provisions for the protection, preservation, maintenance and use of the inland wetlands and watercourses by minimizing their disturbance and pollution; maintaining and improving water quality . . . ; preventing damage from erosion; turbidity or siltation...protecting the quality of wetlands and watercourses . . . ; by providing an orderly process to balance the need for the economic growth of the state and the use of its land with the need to protect its environment . . . ."

*WHEREAS*, in accordance with Section 381-49 of the Inland Wetlands and Water Courses Regulations for the Town of Orange (the "Regulations") and Conn. Gen. Stat. sec. 22a-42a (d) (1) and on the basis of the evidence presented at the public meetings dated September 8, 2009 and September 22, 2009, including, but not limited to the Inland Wetlands Delineation Report, dated August 17, 2009, prepared by Milone & MacBroom, Inc.; the Engineering Report, dated August 17, 2009, prepared by Milone & MacBroom, Inc.; the Wetlands Assessment Report, dated August 17, 2009, prepared by Milone & MacBroom, Inc. and as modified or supplemented during the public meetings (hereinafter collectively referred to as the "Reports"); and, a package of plans and drawings entitled "the United Illuminating Company, Operations Center Site, 100-110 & 114 Marsh Hill Road, Orange, dated August 19, 2009" (the "Plans") and considering the factors set forth in Section 381-43 of the Regulations and Conn. Gen. Stat. Section 22a-41 and no party having appeared to present evidence or testimony in opposition to this Application, the Inland Wetlands and Watercourses Commission finds that, as depicted on the Plans and in the Reports, there is substantial evidence that the proposed development complies with the Regulations, State Statutes and will not significantly impact wetlands or watercourses on-site or off-site.

*WHEREAS*, the Inland Wetlands and Watercourses Commission finds that:

- a. Based on the evidence submitted by the Applicant, there is no regulated activity that has a significant impact or effect on aquatic, plant, or animal life outside of the wetlands or watercourse areas.
- b. Based on the record, including the engineering report submitted by the Applicant, there is no significant regulated activity on wetlands or watercourses.
- c. Based on the record, there are no significant wetland or watercourse impacts and there is no need for any feasible and prudent alternatives to the proposed regulated activity.
- d. Based on the record, including the report of the soil scientist, with the exception of the conditions of approval, there are no long-term impacts caused by the proposed regulated activity on wetlands or water courses.

- e. Based on the record, the proposed regulated activity does not cause an irreversible and/or irretrievable loss of wetlands or watercourse resources, and such activity does not foreclose a future ability to protect, enhance or restore such resources.
- f. Based on the record, the regulated activity does not cause or threaten to cause a significant impact that will affect the character and degree of injury to, or interference with, safety, health, or the reasonable use of property.
- g. With the proposed reduction in volume of storm water from the site, the extensive amount of ground water recharge and polishing ponds as shown on the Plans and based on the totality of the evidence submitted by the Applicant, there are no significant activities that will impact the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.

***NOW THEREFORE***, the Inland Wetlands and Watercourses Commission hereby resolves to **APPROVE** Application #2010-02 with the following conditions:

1. A permit will be issued upon completion and receipt of all conditions as set forth in an approval notice including the Contractor's Acknowledgement Form. Failure to do this will result in a cease and desist order due to lack of permit.
2. Any deviation from the approved site plan dated 8/19/09; revised \_\_\_\_\_ prepared by The S.L.A.M. Collaborative/Milone & MacBroom shall be brought to the attention of the Commission for further view. Failure to do this will result in a cease and desist order due to lack of permit.
3. The Commission shall be notified of any change in the engineering firm, currently, Milone & MacBroom.
4. Wetland Enforcement Officer to be notified for the inspection of sediment and erosion controls *prior* to construction. Sediment and erosion controls including construction entrance(s) shall be maintained throughout construction.
5. In the event that the storm water management systems are not maintained by the owner, the Town has the right to maintain the property and bill the owner.
6. *Prior* to the Commission signing the Certificate of Occupancy, an "As Built" shall be submitted to and approved by the Commission or their duly authorized representative.
7. Twenty-four hour contact names and phone numbers of the construction supervisor and engineering firm be supplied to the Commission.
8. Planting and storm management plans to be filed upon the land records.
9. Planting plan for the retaining wall to be submitted to the Commission or its agent.

10. Long term maintenance of invasive species monitoring to be changed from being conducted annually for a length of two years to being conducted annually for a length of three years.
11. Concrete limited barrier grooves for generators on site and the fueling station.

Sincerely,



Rick Mangione  
Chairman

RM/rsa

Encl. Contractors Ack. Form

CC: TPZ  
Scotia Ryer – Wiggin and Dana  
Steven Dietzko – Milone and MacBroom



# Town of Orange, Connecticut

## Zoning Department

TOWN HALL  
617 ORANGE CENTER ROAD  
ORANGE, CONNECTICUT 06477-2499

PHONE: (203) 891-2122, ext.743  
FAX: (203) 891-2185  
www.orange-ct.gov

October 9, 2009  
CERTIFIED MAIL

Kyle Slocum  
The S/L/A/M Collaborative  
80 Glastonbury Boulevard  
Glastonbury, CT 06033

**CERTIFICATE OF APPROVAL**  
**APPLICATION FOR SITE PLAN REVIEW; ARCHITECTURAL STANDARDS**  
**SUPPLEMENT; LIGHTING SUPPLEMENT; and APPLICATION FOR**  
**CERTIFICATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES;**  
Submitted by the United Illuminating Company for property known as 100-110 & 114  
Marsh Hill Road. Also known as Assessor's M-B-P 7-02-08A & 7-2-09. For the  
construction of a United Illuminating Operations Center on the property. **APPROVED.**

Dear Mr. Slocum:

This is to inform you that at a meeting held Tuesday, October 6, 2009, the Orange Town Plan and Zoning Commission voted to **approve** the above referenced Applications subject to the following conditions:

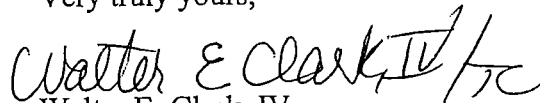
1. Prior to the issuance of a building permit, a site completion bond must be submitted to the Town of Orange. A cost estimate for all site work must be prepared by a professional engineer. Project costs should be enumerated on a line item basis. The Zoning Enforcement Officer and Town Engineer will then determine the appropriate bond amount. Please note that a portion of the total bond must be in the form of cash, (i.e., a certified bank check).
2. Enclosed is a Building Permit Checklist and Pre-Construction Checklist. This information must be provided to the Orange Building Inspector. A pre-construction meeting with the Building Inspector, Fire Marshal and Zoning Administrator should be scheduled at least thirty (30) days prior to the anticipated issuance of a permit.

(over)

3. Prior to the issuance of a building permit, two (2) mylar copies of the approved Site Plan, complete with the revisions noted in this approval certificate, must be submitted to the Orange Zoning Department. Also two (2) copies of the approved project must be submitted on computer disc. Please contact the Zoning Enforcement Officer for details on the specific format required.

If you have any questions please contact Paul Dinice at 203 891-4743.

Very truly yours,

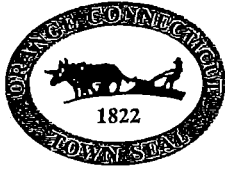
Handwritten signature of Walter E. Clark, IV in cursive script.

Walter E. Clark, IV

Chairman

T.P.Z.C.

Cc: Fred Trotta, Building Inspector  
Tim Smith, Fire Marshal  
R. Scott Allen, Inland Wetlands Enforcement Officer  
T.P.Z.C.  
Scotia Ryer, Esq.  
Vincent Marino, Esq.



# Town of Orange, Connecticut

## Zoning Department

TOWN HALL  
617 ORANGE CENTER ROAD  
ORANGE, CONNECTICUT 06477-2499

PHONE: (203) 891-2122, ext.743  
FAX: (203) 891-2185  
www.orange-ct.gov

October 9, 2009  
CERTIFIED MAIL

Kyle Slocum  
The S/L/A/M Collaborative  
80 Glastonbury Boulevard  
Glastonbury, CT 06033

**CERTIFICATE OF APPROVAL**  
**APPLICATION FOR TEMPORARY SPECIAL USE EARTH MATERIALS**  
**REMOVAL & FILLING**; Submitted by the United Illuminating Company for property known as 100-110 & 114 Marsh Hill Road. Also known as Assessor's M-B-P 7-02-08A & 7-2-09. The earth materials removal & filling is in conjunction with the construction of a United Illuminating Operations Center on the property. **APPROVED.**

Dear Mr. Slocum:

Please be advised that at a meeting held on October 6, 2009, the Orange Town Plan and Zoning Commission approved the above referenced applications as presented during public hearings. Said approval is subject to the requirements of Article XX of the Orange Zoning Regulations; subject to the Connecticut Guidelines for Soil Erosion and Sediment Control (May 2002), as published by the Connecticut Council on Soil and Water Conservation; and subject to the stipulations of this letter:

1. The applicant shall obtain and maintain liability insurance as outlined in Section 383-197 J of the Orange Zoning Regulations. A Certificate of Insurance must be submitted to the Zoning Enforcement Officer prior to the beginning of any site work.
2. Excavation and removal of materials shall take place only between the hours of 8:00 a.m. and 4:00 p.m., on permitted days. There will be no excavation or removal of any materials on Saturdays, Sundays, and legal holidays.
3. Prior to the start of the grading, the Zoning Enforcement Officer must be notified in writing of the proposed work schedule dates. This information is required so that the ZEO can make daily inspections of the work site. Proposed truck routes to and from the site must be provided in writing and are subject to the review and approval of the Zoning Enforcement Officer.

(over)

4. The contractor conducting the excavation and filling agrees to comply with all reasonable regulations with respect to traffic control to and from the site, which may be established by the Orange Police Department, and shall bear any and all expenses incurred by the Town in regulating such traffic.
5. The contractor must adhere to all State of Connecticut requirements for hauling over state roads. All state and town roads must be kept clear of earth and stone. Failure to prevent materials from dropping off trucks will be cause for terminating this permit.
6. The Manifest for all earth materials deposited on the property must be submitted to the Zoning Department upon completion of all Earth Materials and grading work. A Connecticut Licensed Engineer must inspect each load of fill brought on-site. Weekly engineering reports on soil quality, site conditions, and sedimentation and erosion control measures must be submitted to the Zoning Enforcement Officer.
7. All sedimentation and erosion control devices must meet CT Department of Transportation Standards.
8. This Temporary Special Permit is valid only in conjunction with Approved Application for Certificate of Zoning Compliance to construct the UI Operations Center at property known as 100-110 & 114 Marsh Hill Road.

This Temporary Special Permit shall become effective when you file this Certificate of Approval on the Land Records in the Office of the Orange Town Clerk, in accordance with the provisions of Section 8-3d of the Connecticut General Statutes.

Very truly yours,



Walter E. Clark, IV  
Chairman, T.P.Z.C.

cc: Fred Trotta, Building Official  
R. Scott Allen, Inland Wetlands Officer & Sewer Superintendent  
Vincent Marino, Esq.  
Scotia Ryer, Esq.





# Town of Orange, Connecticut

WATER POLLUTION CONTROL AUTHORITY  
TOWN HALL  
617 ORANGE CENTER ROAD  
ORANGE, CONNECTICUT 06477-2499

TELEPHONE: (203) 891-2122  
FAX: (203) 891-2185

September 22, 2009

Mr. Edward Drew  
c/o United Illuminating Company  
157 Church Street  
P.O. Box 1564  
New Haven, CT 06506-0901

Re: Corporate Office – Orange, CT

Dear Mr. Drew:

At the Commission's meeting of September 16, 2009, Sewer Application #C-2009-011, Section A, requesting to connect to the Town of Orange Municipal Sewerage System, via a new gravity building drain, was approved. If it is determined that a food service facility is proposed for this site, and the Orange Health Department classifies the facility as a Class III or IV licensed facility, an exterior grease trap, sized to accommodate the daily flows from the food service facility will be required. A licensed drainlayer is to perform such work. The drainlayer shall provide to the Town of Orange, a surety bond naming the Town of Orange, in the amount of twenty-five thousand dollars (\$25,000) and an insurance certificate in the amount of one million dollars (\$1,000,000) for each incidence. Once a drainlayer has been chosen, Section B of the sewer application shall be submitted for review.

Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink that reads "R. Scott Allen". The signature is written in a cursive, flowing style.

R. Scott Allen  
WPCA Administrator

Cc: Scotia Ryer, Wiggin and Dana ✓  
Stephen Dietzko, Milone & MacBroom  
G:\pubworks\wpcal\fy0910\U\I\corporateoffice\tr



**ORANGE DEPARTMENT OF POLICE SERVICE  
BOARD OF POLICE COMMISSIONERS**

COMMISSIONER JOHN BARTON  
COMMISSIONER ROY CUZZOCREO

COMMISSIONER DONALD LEWIS - CHAIRMAN

COMMISSIONER MARK GRASSO  
COMMISSIONER DAVID MOAKLEY

**TRAFFIC AUTHORITY  
Monday, September 14, 2009 - 4:30 p.m.  
Orange Police Department**

Unapproved Minutes

Chairman Don Lewis called the Traffic Authority Meeting to order at 4:30 p.m.

Present Were:

Chairman Donald Lewis  
Commissioner Roy Cuzzocreo  
Commissioner Mark Grasso

Chief Robert Gagne  
Assistant Chief Edward Koether

Absent: Commissioner David Moakley, Commissioner John Barton

Minutes

Commissioner Cuzzocreo seconded by Commissioner Grasso, made the motion to approve the minutes of the August 11, 2009 Traffic Authority Meeting. The motion carried unanimously.

Old Business

Chief Gagne discussed the installation of a stop sign at the intersection of St. Johns Drive at Shepard Lane has been completed.

New Business

Chief Gagne presented the request for stop signs on Indian Hill Road at Shagbark Drive. Several emails to support the request have been received and several residents attended the traffic authority meeting to express their concerns as well. The floor was opened up to the residents to express their concerns.

First to speak was Scott Hurlburt of 888 Indian Hill Road, who initiated this request. He thanked the Chief and the Board for hearing them and working to help resolve a traffic problem. Mr. Hurlburt expressed his concern about the speed of traffic on the narrow streets in their neighborhood. Also, to speak were Loretta Smith of 829 Hillcrest Road, David Silverstein of 860 Shagbark Drive, Margaret Filipowich of 864 Shagbark Drive, Ed Falvey of 812 Hillcrest Road - who mentioned the loss of a dog by a speeding car owned by Keith Nurdyk of 884 Indian Hill Road. All of the residents are in agreement that stop signs need to be installed on Indian Hill Road at Shagbark Drive in both directions.

Chief Gagne recognized their concerns and thanked everyone for coming out. Chief Gagne pointed out several factors and steps they have already been taken on this matter. The streets are not made to accommodate high traffic volume, which could make it perceive traffic is moving faster than it is actually moving. Stop signs are not a state approved method to slow traffic down. Chief Gagne

ORANGE, FLORIDA  
TOWN CLERK'S OFFICE  
RECEIVED FOR RECORDS  
2009 SEP 17 A 9 15  
M. J. O'Neil  
TOWN CLERK

expressed his concern that this would give a false sense of security. Chief Gagne stated there has been an increase of traffic assignments, 64 ordered from August 18 – September 13, 2009, in the neighborhood, which resulted in 1 ticket for speeding at 38mph in the 25mph zone. Chief Gagne had the records department go back 10 years looking for accidents in the said location. One accident did appear but it was a car backing up into another car. Chief Gagne called the dealership, George Harte Nissan that was mentioned in an email and discussed with them the mechanics driving through neighborhood at alleged high speeds.

Chief Gagne believes putting a slow sign along with a watch for children sign on Indian Hill at Shagbark and at either end of Indian Hill would be most effective. He has also sought input from a state traffic engineer. Chief Gagne also mentioned putting a 24/7 device that counts vehicles and captures speed of vehicles in the area in question.

Mr. Hurlburt asked to speak again and wanted to express that it was more than just the speed in the neighborhood that needed to be addressed. The blindness of the curve by Shagbark and Indian Hill Road and the speed limit may need to be changed in that area as well. Also, problems with site lines due to shrubs needing to be cut back.

Chief Gagne addressed the brush, which the highway department will be trimming back in the area of Shagbark Drive. Commissioner Cuzzocreo commented that stop signs are normally not the answer and recommends seeking input from the traffic engineer and also put out the slow children signs. Commissioner Grasso agreed that inappropriately placed stop signs breed contempt for such signs as well as those that have been appropriately placed. **Commissioner Grasso made the motion, seconded by Commissioner Cuzzocreo to add slow signs and children at play signs on Indian Hill Road. To also, put a speed trailer/traffic monitor device for at least a week and have the state traffic engineer check area and offer suggestions. Motion carried unanimously.**

David Sullivan of Milone & MacBroom, Inc. presented projects for the U.I. on Marsh Hill Road. The first project being an Operations Center on the former Showcase Cinemas property and the second an office project just north of Outback/Marriott, with improvements to area intersections as well. Chief Gagne encouraged him to continue to seek interconnectivity from Outback/Marriott to the Operations Center, as well as the need to install a traffic light at the entrance to the office building.

Chief Gagne also informed the Board that he had discussions with the State and confirmed that the Operations Center project will require a certificate from the STC as a major traffic generator, requiring State review and approval of the project. He also informed the Board that the office project is under review by the State as to whether it will require a certificate as well. **Commissioner Cuzzocreo made the motion seconded by Commissioner Grasso to approve both projects as submitted, complying with all STC signs and markings, to continue to seek interconnectivity from Outback/Marriott to the Operations Center, and to install a traffic light at the entrance to the office building on Marsh Hill Road.**

### Correspondence

Chief Gagne discussed a request made to the Highway Department regarding over-grown trees/brush at West River Road and Derby Milford Road. It has been taken care of and no further action needs to be taken.

**Commissioner Grasso, seconded by Commissioner Cuzzocreo made the motion to adjourn the Traffic Authority meeting at 6:05 p.m. The motion carried unanimously.**

Respectfully Submitted,

Nancy Allen, Board Secretary



STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546  
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-3020

April 23, 2010

Mr. Anthony J. Vallillo  
Attn: Mr. Edward J. Drew  
The United Illuminating Company  
157 Church Street  
New Haven, CT 06510

Dear Mr. Vallillo:

Subject: Town of Orange  
United Illuminating Company - Operations Center

Enclosed is a copy of Traffic Investigation Report No. 106-0909-01, approved at the April 20, 2010 meeting of the State Traffic Commission, detailing conditions for the issuance of a Certificate.

**In accordance with Section 14-311 of the General Statutes, a building/foundation permit cannot be obtained from the Town until a Certificate is issued.**

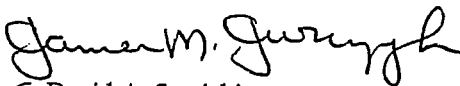
A Certificate will not be issued by this office until:

1. The Traffic Investigation Report has been recorded on the municipal land records in accordance with Condition No. 25 and this office has been provided with evidence of recording (i.e., copy of recorded report); and
2. A bond, sufficient to cover the full cost of implementing the required improvements, has been posted with the Department of Transportation District 3 Office (Attn: Mr. Paul Holmes) at 140 Pond Lily Avenue, New Haven, CT 06515 ((203)389-3013) as noted in Condition No. 24.

Additionally, an encroachment permit must be obtained from the District Office prior to performing any work within the state highway right-of-way. **An encroachment permit will not be issued until the certificate has been issued and filed on the municipal land records in accordance with the attached procedure, the easement noted in Condition No. 13 has been secured and detailed construction plans have been reviewed and approved by the District Office.** Enclosed is the Procedure for Transferring Property and/or Easements to the State of Connecticut, to satisfy Condition No. 13.


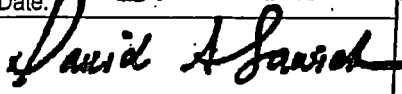
The approval will expire on April 19, 2012, unless all the requirements are satisfied.

Very truly yours,

  
David A. Sawicki  
Acting Executive Director  
State Traffic Commission

Enclosures

cc: Mr. Robert Gagne  
Mr. Fred A. Trotta - Please confirm Certificate issuance with STC  
Planning and Zoning  
Mr. David G. Sullivan, P.E.  
Mr. Carl Amento

Report by: DAF Date: 03/10 Checked by: KAL Date: 03/10 Recommended by: 	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION TRAFFIC INVESTIGATION REPORT TO THE STATE TRAFFIC COMMISSION	STC No: 106-0909-01 Loc No. Approved by STC
See Previous Traffic Investigation Report No: 106-9304-01		Date: <b>APR 20 2010</b> 
Requested by: Mr. David G. Sullivan How Requested: Certificate Application Date: September 2, 2009	Location: Town of Orange United Illuminating Company Operations Center Marsh Hill Road	Acting Executive Director

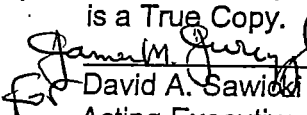
**Certificate****Not****Issued****Recommendation:**

In accordance with Section 14-311 of the Connecticut General Statutes, as revised, it is recommended that the State Traffic Commission (STC) issue a certificate to The United Illuminating Company for the United Illuminating Co. Operations Center, a 244,352 square-foot gross floor area office, storage and maintenance facility with 1,063 parking spaces, located at 100-110 and 114 Marsh Hill Road in the Town of Orange stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and referenced to the applicant's plans prepared by Milone & MacBroom entitled:

- A. "Overall Site Plan," Drawing No. L200, last revised March 24, 2010.
  - B. "Roadway Plans," Sheet No. R201 and R202, dated September 1, 2009 and last revised March 31, 2010.
1. Rescind Traffic Investigation Report No. 106-9304-01 (Certificate No. 1181)
  2. That the site driveway on Marsh Hill Road be reconstructed in substantial conformance with the referenced plans.
  3. That Frontage Road from Marsh Hill Road to the I-95 northbound on-ramp be widened in substantial conformance with the referenced plans.
  4. That the driveway to the Yale Facility on Frontage Road at the I-95 northbound on-ramp be reconstructed in substantial conformance with the referenced plans.
  5. That approach grades of the driveway along Frontage Road affected by the roadway widening noted in this report meet Department of Transportation's standards for intersecting streets or not be increased.
  6. 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.

I hereby Certify & Attest this  
is a True Copy.

  
Date: 4/23/10  
David A. Sawicki  
Acting Executive Director

7. That Frontage Road from Marsh Hill Road to the I-95 northbound on-ramp be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 3 Office.
8. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
9. That intersection sight distances be provided and maintained from the site driveway on Marsh Hill Road as shown on the referenced plans.
10. That the intersectional sight distances from the driveway on Frontage Road affected by the roadway widening noted in this report, meet Department standards for intersecting streets or not be diminished.
11. That the traffic signal be revised on Marsh Hill Road at the site driveway.
12. That the flashing beacon be revised at the intersection of the I-95 northbound on-ramp, Frontage Road and driveway to the Yale Facility.
13. 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 Marsh Hill Road at the I-95 southbound off-ramp and the Site Driveway prior to the issuance of an encroachment permit. Right of Way File No. 106-000-107.
14. 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.
15. That signs and pavement markings on Frontage Road and the I-95 Northbound on-ramp be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
16. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
17. That a chain-link non-access fence be installed along the development's frontage on I-95 in accordance with the Department of Transportation's fencing policy.
18. That the existing overhead guide signs on southbound Marsh Hill Road be revised to the satisfaction of the Department of Transportation.
19. That all work on roadways that are owned and maintained by the Town of Orange be performed in conformance with the standards and specifications of the Town.
20. That the existing overhead guide signs, sign supports and foundations on Frontage Road, east of Marsh Hill Road, be removed.

21. That future internal connections between the site property and adjacent properties be allowed and not precluded subject to agreement between property owners. That no access to the site property from any adjacent properties be established without review and/or approval of the STC.
22. That the applicant obtain permission from the Department's District 3 Office to cross the "right-of-access-denied" line in order to perform the proposed site related grading work adjacent to I-95.
23. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
24. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$800,000 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.
25. 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.
26. 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.

Mr. David G. Sullivan, the applicant's authorized representative, concurred with the above recommendations on April 13, 2010.

Chief of Police Robert Gagne, the Local Traffic Authority representative for the Town of Orange, concurred with the above recommendations on April 13, 2010.

**Report of Findings  
Town of Orange  
United Illuminating Company Operations Center  
Traffic Investigation Report No. 106-0909-01**

Site Description:

The site is located along the west side of Marsh Hill Road, immediately north of I-95 Interchange 41 at the site of the former Showcase Cinemas. Marsh Hill Road serves as a primary connection from I-95 to the commercial area of Orange along the Boston Post Road (U.S. Route 1). The town's land use north of Boston Post Road is residential, while south of Boston Post Road the land use is residential, retail, commercial, office and industrial.

United Illuminating is proposing to occupy the former cinema site. This site will contain the operations facilities, which include office space, storage, and maintenance and parking for field vehicles. The proposed total building area is 244,352 square feet with 1,063 parking spaces. Access to the Operations Center site will be provided via the existing driveway on Marsh Hill Road opposite the I-95 southbound ramps. This intersection is signalized with three approach lanes exiting the proposed site.

United Illuminating also has plans to construct an office building north of the proposed Operations Center. An earlier study determined that the Office Building will not require a certificate by the State Traffic Commission.

Site Generated Traffic:

The proposed facility is expected to generate 485 trips during the a.m. peak hour (365 in, 120 out) and 430 trips during the p.m. peak hour (55 in, 375 out). The traffic volumes have been reviewed and approved by the Department's Bureau of Policy and Planning.

Accident History:

The Department's latest available three-year accident experience from January 1, 2006 to December 31, 2008 revealed a pattern of rear-end collisions on the I-95 southbound off-ramp at the signalized intersection of Marsh Hill Road and the proposed site drive. Service Memorandum No. 90251 will be issued to revise the traffic signal clearance intervals and revise the warning signing on the off-ramp since there is an existing accident pattern. This work is anticipated to help reduce the frequency of rear-end accidents on the off-ramp.

Improvements by the Applicant:

1. The applicant proposes to revise the signal at the intersection of Marsh Hill Road, the I-95 southbound off-ramp and the site driveway to accommodate the projected traffic volumes.
2. The applicant proposes to widen Frontage Road, east of Marsh Hill Road, to provide two through lanes past the Yale Facility driveway and then merge to one lane on the on-ramp before entering northbound I-95. The geometry at the intersection of the I-95 northbound on-ramp, Frontage Road and Yale Facility Driveway will be modified to accommodate the roadway widening.
3. The existing flashing beacon at the intersection of the I-95 northbound on-ramp, Frontage Road and Yale Facility Driveway will be revised to accommodate the proposed geometry for the intersection.



Report of Findings  
Town of Orange  
United Illuminating Company Operations Center  
Traffic Investigation Report No. 106-0909-01  
Page 2

4. The existing overhead directional signing on southbound Marsh Hill Road will be revised to indicate that both left turn lanes lead to I-95 North.
5. The existing overhead lane-use sign structure on the Frontage Road, east of Marsh Hill Road, will be removed.

Department of Transportation Review Comments:

A parcel of land consisting of a Steakhouse and a Hotel is owned by a third party and is located between the two proposed United Illuminating sites. During the course of the investigation, the two property owners discussed the feasibility of interconnecting their sites internally. An agreement had not been reached between the property owners at the time this report was prepared. Condition No. 21 has been included in the report which indicates that future internal connections between the site property and the adjacent properties be allowed and not precluded subject to an agreement between the property owners.

Department of Transportation Projects in the Area:

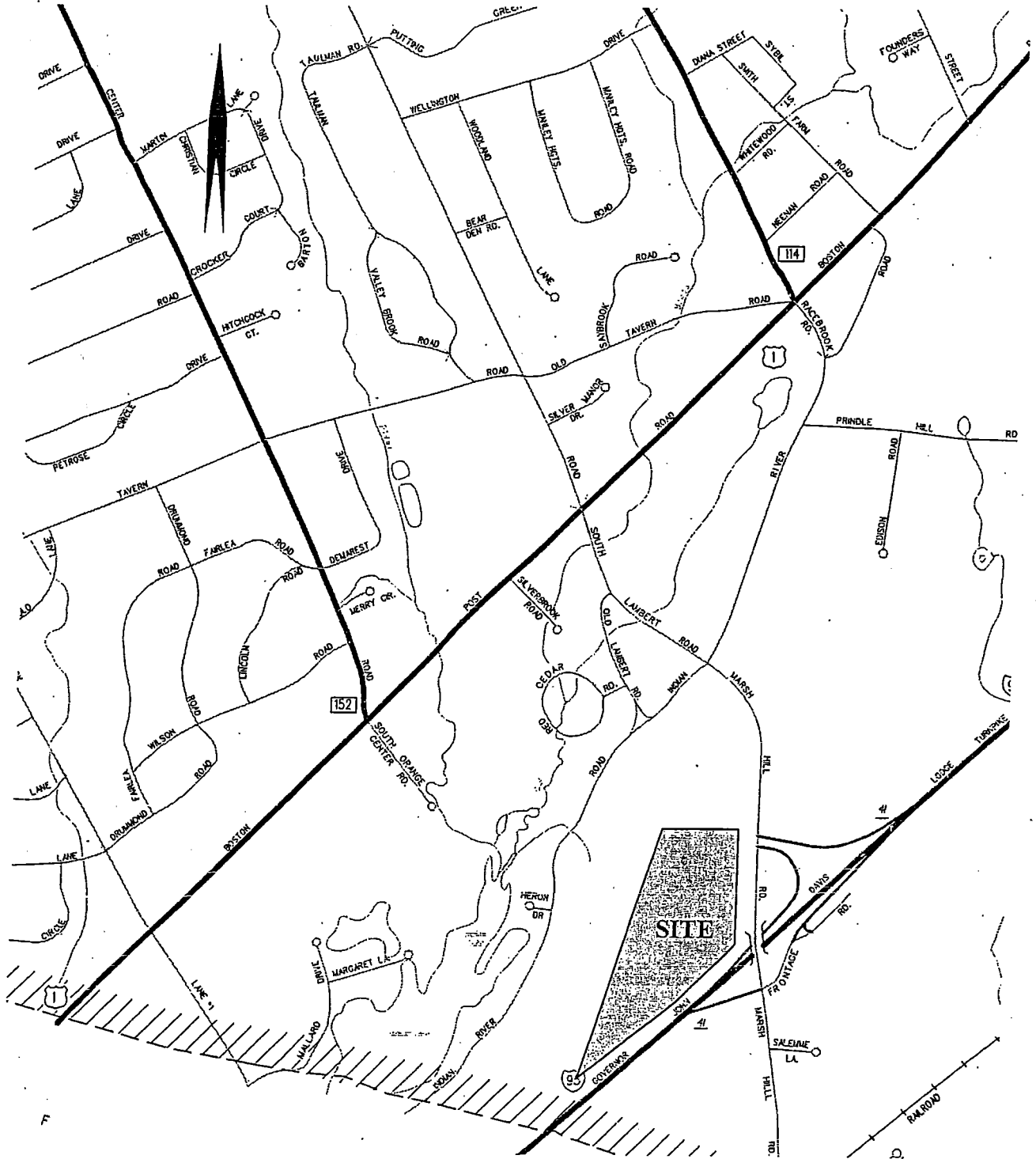
The Department has developed design plans to improve the entire length of Route 1 (Boston Post Road) in Orange. The improvements are phased in separate projects. The reconstruction will add a fifth (center) lane for left-turns, provide more approach lanes on key intersecting streets and revise signalization to increase capacity. Several of these projects have been completed including enhancements at Lambert Road and between Route 114 and Route 162. State Project 106-108 (improvements from Racebrook Road to the Milford town line) is currently awaiting funding.

Conclusion:

The proposed development is not anticipated to significantly affect existing traffic operations on the state roadway system given the described improvements proposed by the applicant.

The proposed development is acceptable to the Town of Orange and the Department of Transportation.

Town of Orange  
United Illuminating - Operations Center  
STC# 106-09809-01



**DO NOT RECORD THIS PAGE**

ConnDOT Permit No. \_\_\_\_\_  
Rights of Way File No. 106 000 107  
State Traffic Commission No. 106-0909-01

**PROCEDURES FOR TRANSFERRING PROPERTY AND/OR EASEMENTS  
TO THE STATE OF CONNECTICUT**

The Connecticut Department of Transportation has established a Rights of Way file and file number for the transfer of property and/or easements to the State by the permittee (applicant). The Rights of Way file number shall appear on all documents, maps and correspondence regarding this matter.

A person within the Office of Rights of Way shall be assigned as the Department's representative (See Page 2). The permittee should correspond with this staff representative.

The permittee shall prepare a linen or film conveyance map showing what is to be deeded to the State and how it is to be tied to the present highway line. For any strip of land located within ten feet of the proposed curb lines, this map will indicate "Land Acquired" (fee simple). In the event that this dedication would adversely affect local zoning regulations for set back and/or area, this strip of land shall be mapped as an "Easement for Highway Purposes." Said map shall conform to Class A-2 horizontal accuracy standards and shall conform to "Property/Boundary Survey or Limited Property/Boundary Surveys" as appropriate and defined in Section 20-300b of the Regulations of State Agencies.

"Right of Way Surveys" for land or defined easements will only be acceptable if prior authorization from the ConnDOT Office of Central Surveys is received through the representative. However, "Right of Way Surveys" are suitable for drainage right of ways, traffic easements, or any other base line controlled easements. "Compilation Plans" (Class D Maps) are only acceptable for minor impacts such as easements to drain or slopes, and also must receive prior authorization as noted above. Refer to attachment "Requirements for the Monumenting and Mapping...."

The permittee shall submit two preliminary prints of the map to the representative. Department staff will review the mapping for conformance to standards and compliance with right of way conditions.

The permittee shall prepare a proper instrument transferring title to the State. Sample instruments are available from the representative.

Upon receipt of State approval of the map, the permittee shall assemble the following items, in package form.

- A. Certificate of Title
- B. Executed Instrument
- C. Partial Release of Encumbrances
- D. One Paper Copy of the Approved Taking Map

The permittee will forward this package to the following person/address.

Mr. Robert W. Ike  
Supervising Property Agent  
Office of Rights of Way  
Connecticut Department of Transportation  
P.O. Box 317546  
Newington, Connecticut 06131-7546

Upon receipt of approval from the Office of Rights of Way the permittee shall forward a signed and sealed mylar suitable for filing on the Land Records and a mylar copy for the Office of Rights of Way.

When all documents have been entered into the Land Records, the Office of Rights of Way will notify the District Permit Office who will, in turn, notify the permittee to set Connecticut Department of Transportation boundary monuments at all angle points of the new highway line. The Permit Office will request District Surveys to field check all new monuments set. If the positions are deemed acceptable, the Permit Office may then release the bond associated with the permit.

**DO NOT RECORD THIS PAGE**

**REQUIREMENTS FOR MONUMENTING AND MAPPING  
OF LAND AND PERMANENT EASEMENTS FOR HIGHWAY  
PURPOSES ACQUIRED BY THE STATE OF CONNECTICUT  
IN CONNECTION WITH THE SUBJECT DISTRICT PERMIT**

1. The permittee shall have a Land Surveyor, licensed by the State of Connecticut, mark the taking line delineating the land acquisitions and/or the easement lines, delineating the permanent easements acquired for highway purposes, and set Connecticut Department of Transportation boundary monuments (to be furnished by District Surveys) at all angle points on the line. When the monuments are set, District Surveys will field check for proper position.
2. A survey map as previously outlined will be prepared on linen or film. The map will show the complete outline of the parcel to be acquired and how it is tied to the present highway line. Said map is to be signed and sealed by the licensed surveyor. This is the same map referred to in Page 1 of these procedures.
3. The above required monumenting and mapping shall be done in accordance with the Connecticut Department of Transportation manual entitled "Specifications for Monumenting and Mapping of State Highways." This manual is available through the Department's Office of Central Surveys. Their telephone number is (860)594-2509.

**CONNECTICUT DEPARTMENT OF TRANSPORTATION  
CHECKLIST FOR TRANSFER OF PROPERTY AND/OR  
EASEMENTS TO THE STATE OF CONNECTICUT**

1. The District or Engineering's designated representative will act as liaison between the permittee (applicant) and the Office of Rights of Way.
2. The Division of Traffic Engineering shall contact the Office of Rights of Way, Bureau of Records Center (telephone number (860)594-2437) and request a miscellaneous file number be assigned to this matter. This number shall appear on all documents, maps and correspondence.
3. The Office of Rights of Way shall provide a copy of directions entitled "Procedures for Transferring Property and/or Easements to the State of Connecticut" to the permittee. A sample instrument should be attached to these directions which will assist in developing proper language.
4. A permittee will supply the Office of Rights of Way with two advanced prints of the conveyance mylar for review of standards and compliance with permit needs. The Central Survey Unit or The District Survey Unit shall be consulted regarding mapping standards.
5. Upon approval of the prints, the permittee shall assemble and submit a package containing: A) Certificate of Title; B) Proposed Instrument; C) Partial Release of Encumbrances; and, D) One Paper Copy of the Approved Taking Map to:

Mr. Robert W. Ike  
Supervising Property Agent  
Office of Rights of Way  
P.O. Box 317546  
Newington, Connecticut 06131-7546  
Telephone Number (860)594-2444

Upon approval from the Office of Rights of Way (Titles Division) the permittee shall forward two signed and sealed, reproducible conveyance mylars (one being suitable for filing on Land Records) to the above address.

6. The permittee shall notify the representative of this transmittal.
7. When all documents have been entered into the Land Records, the Office of Rights of Way will notify the representative who will in turn notify the permittee to set Connecticut Department of Transportation boundary monuments at all angle points of the new highway line. The representative will request District Surveys to field check all new monuments set. If the positions are deemed acceptable, the representative may then release the bond associated with the permit.

**CHECKLIST**

- File Number
- Procedures and Samples Forwarded to Permittee
- Map Approved
- Package Forwarded to ROW by Permittee
  - A. Certificate of Title
  - B. Proposed Instrument
  - C. Partial Releases of Encumbrances
  - D. Copy of Approved Taking Map
- Conveyance Mylars Forwarded to Rights of Way
- Right of Way Activity Completed Representative Notified
- Monuments Set by Permittee Checked by District Surveys

D O N O T R E C O R D T H I S P A G E

PROCEDURE FOR FILING  
CERTIFICATES AND TRAFFIC INVESTIGATION REPORTS  
ON LAND RECORDS

Instructions to the Certificate Holder:

Traffic Investigation Reports and Certificates are to be recorded, AT NO COST to the State of Connecticut, on the land records of the municipality in which the parcel of land encompassed by the Certificate is located. Traffic Investigation Reports approved subsequent to the issuance of the Certificate are to be recorded in the same manner.

If the subject premises are situated in more than one municipality, a duplicate copy of the above document(s) must be recorded, AT NO COST to the State of Connecticut, on the land records of each municipality. After recording, forward a ~~copy~~ of the above document(s), evidencing the date of recording and the land record volume and page, to the Office of the State Traffic Commission (STC), 2800 Berlin Turnpike, P.O. Drawer 317546, Newington, CT 06131-7546.

Please forward instructions to Town Clerk, along with your name and address so that original documents can be returned to you.

Failure to comply with the above may cause the Certificate to become invalid.

D O N O T R E C O R D T H I S P A G E

Instructions to Town Clerk:

The municipality clerk shall record the Certificate and the Traffic Investigation Report on the Land Records. The property owner at the time of filing shall be shown as the Grantor.

\* RETURN THE ~~ORIGINAL~~ DOCUMENTS TO THE CERTIFICATE HOLDER, who will then forward a copy to the State Traffic Commission as indicated in the Instructions to the Certificate Holder shown above.

\* ~~DO NOT RETURN ORIGINALS TO THE STC.~~

REV. 2/18/09

D O N O T R E C O R D T H I S P A G E