



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-3020

April 28, 2014

Mr. Douglas J. Hartnett
Highpoint Engineering, Inc.
63 Main Street, Suite 6
Bridgewater, MA 02324

OSTA #106-1404-01

Dear Mr. Hartnett:

Subject: Town of Orange
Previously Issued: Certificate 76 Series
Current Proposal: Orange Plaza Expansion (Add Starbucks Drive-Thru)
Street Address: 538 Boston Post Road
Current Owner: Raymour & Flanigan
Administrative Decision No. 237

A review of your April 4, 2014 request for an Administrative Decision regarding the subject expansion not previously considered under the Certificate 76 series has been completed.

It was determined that the proposed expansion consisting of the addition of a drive-thru window to the existing Starbucks will not substantially affect state highway traffic operations in the area. Chief Robert Gagne, the Local Traffic Authority representative for the Town of Orange, concurred with these findings on April 24, 2014. Consequently, on April 28, 2014 an Administrative Decision was rendered that formal action by the Office of the State Traffic Administration under Section 14-311 of the General Statutes of Connecticut regarding the proposed expansion is not required. A previously established change in use from 161,622 square feet of retail space to 150,454 square feet of retail space and 11,168 square feet of restaurant space was also included in the decision. The decision was based, in part, on the enclosed plan prepared by Highpoint Engineering, Inc. entitled "Starbucks Store #7388; Store Renovation and Drive-Thru; 528 Boston Post Road; Orange, Connecticut," Sheet Number OP001, dated June 14, 2013, revised April 25, 2014.

The decision shall not be effective until a copy of this letter has been filed on the municipal land records, in accordance with the enclosed procedures, and this office has received a copy of the recorded letter. Upon filing of the letter, this office would have no objection to the issuance of any building or foundation permits associated with the expansion.

Subsequent to the expansion, the allowable overall development will consist of 150,454 square feet of retail space and 11,168 square feet of restaurant space for a total development of 161,622 square feet of mixed-use building space with 804 parking spaces. Any future expansion or proposed land use changes shall only be allowed subject to review by this office and, if necessary, formal Office of the State Traffic Administration action.

Sincerely,

David A. Sawicki
Executive Director
Office of the State Traffic Administration

Enclosures

Copy to: Chief Robert Gagne – rgagne@orange-ct.gov – plan attached
Mr. Fred A. Trotta – ftrotta@orange-ct.gov – plan attached
Ms. Kathleen Boudreau – kboudreau@raymourflanigan.com – plan attached
Ms. Laura Betlow – lbetlow@sbcglobal.net – plan attached
Mr. Douglas J. Hartnett – dhartnett@highpointeng.com – original to be mailed