

STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION



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

Phone: (860) 594-3020

CERTIFICATE NO. 1862

STC NO.: 132-1103-01  
APPROVED: June 21, 2011  
EXPIRES: June 20, 2013

ISSUED TO: South Windsor Medical Associates, LLC  
2340 Silas Deane Highway  
Rocky Hill, CT 06067

Mr. Richard S. Kelley  
49 Rosemary Lane  
South Windsor, CT 06074

FOR: Colonial Cornere Expansion (Proposed Medical Office Building)  
1720, 1724, 1736, 1742, 1744, & 1750 Ellington Road (Route 30)  
1559 Sullivan Avenue (Route 194)  
29 Community Road  
Town of South Windsor

Pursuant to Section 14-311 of the General Statutes  
of Connecticut, as revised, and the Regulations  
of the State Traffic Commission.

The property owner(s) and such owner's/owners' heirs, successors in interest or assigns are hereby ordered to comply with the conditions and requirements as set forth in the attached report(s) and plan(s), which are incorporated herein. Failure to comply with all conditions and requirements will constitute sufficient basis for revocation of the Certificate.

OPERATION OF THE DEVELOPMENT OR ANY PORTION THEREOF SHALL NOT BE ALLOWED UNTIL SUCH TIME AS THE PROPERTY OWNER(S) AND SUCH OWNER'S/OWNERS' HEIRS, SUCCESSORS IN INTEREST OR ASSIGNS HAS/HAVE COMPLIED WITH THE ABOVE UNLESS PERMISSION HAS BEEN REQUESTED AND RECEIVED FROM THE STATE TRAFFIC COMMISSION TO OPERATE PRIOR TO COMPLETION OF THE CONDITIONS AND REQUIREMENTS.

THIS CERTIFICATE WILL EXPIRE TWO (2) YEARS FROM THE APPROVAL DATE OF THE ATTACHED REPORT UNLESS ALL CONDITIONS AND REQUIREMENTS ARE COMPLIED WITH WITHIN THAT PERIOD OR PERMISSION IS REQUESTED AND OBTAINED FROM THE STATE TRAFFIC COMMISSION TO EXTEND THE EXPIRATION DATE.

Upon due notice from this Commission, this Certificate may be reviewed and modified or revoked in the interest of public safety.

David A. Sawicki  
Executive Director

Date: February 6, 2012

Report by: JGB Date: 06/11	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION TRAFFIC INVESTIGATION REPORT TO THE STATE TRAFFIC COMMISSION	STC No: 132-1103-01
Checked by: DMF Date: 06/11		Loc No.
Recommended by: <i>David Felby</i> <i>for TLF</i>		Approved by STC
See Previous Traffic Investigation Report No:		Date: JUN 21 2011
Requested by: Robert V. Baltramaitis, P.E.	Town of South Windsor Location: Colonial Cornere and Proposed Medical Office	<i>David A. Sawick</i> EXECUTIVE DIRECTOR
How Requested: Certificate Application		
Date: March 18, 2011		

**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 Richard S. Kelley and Carol S. Kelley for the 15,870 square foot expansion of Colonial Cornere, for a total 52,242 square-foot gross floor area mixed-use development with 277 parking spaces, located at 1720, 1724, 1736, 1742, 1744, and 1750 Ellington Road (Route 30), 1559 Sullivan Avenue (Route 194) and 29 Community Road in the Town of South Windsor, 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 Robert V. Baltramaitis, P.E. entitled "Traffic Control Plan, 'Colonial Center' and Proposed Medical Office, #1720-1724, 1736, 1742, 1744, 1750 Ellington Road (CT RT 30), #1559 Sullivan Avenue (CT RT 194), #29 Community Road, South Windsor, Connecticut," Sheet TCP-1, dated March 18, 2011 and revised June 6, 2011.

1. That the site driveway on Route 194 be constructed in substantial conformance with the referenced plans.
2. That the geometry, location and operation of the site driveways on Route 30 remain as shown on the referenced plans.
3. That Route 194 be widened in substantial conformance with the referenced plans.
4. That approach grades of the driveways and town roads along Route 194 affected by the roadway widenings 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.

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**Colonial Cornere and Proposed Medical Office**  
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6. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
7. 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."
8. That intersection sight distances be provided and maintained from the site driveways on Route 30 and Route 194 as shown on the referenced plans.
9. That the intersectional sight distances of the driveways and town roads along Route 194 affected by the roadway widening noted in this report, meet Department standards for intersecting streets or not be diminished.
10. That signs and pavement markings on Route 194 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 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.
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 an easement be secured, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of certificate. Right of Way File No. 132-misc-41.
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 \$120,000 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.

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17. That an application for a certificate of occupancy for any portion of this expansion not be submitted to the Town of South Windsor 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.

Mr. Robert V. Baltramaitis, P.E., the applicant's authorized representative, concurred with the above recommendations on June 16, 2011.

Lieutenant Richard A. Bond, representative for the Local Traffic Authority for the Town of South Windsor, concurred with the above recommendations on June 16, 2011.

**Report of Findings  
Town of South Windsor  
Colonial Cornere and Proposed Medical Office  
Traffic Investigation Report No. 132-1103-01**

Description:

Colonial Cornere is an existing 36,372 square-foot mixed-use development located on Route 30 in the town of South Windsor. This development has never been certified by the State Traffic Commission (STC). The owners of the site are proposing to build a 15,870 square-foot medical office building on a parcel of undeveloped land adjacent to Colonial Cornere, which will have access to Route 194. The combined site will have a total of 52,242 square feet of office space and 277 parking spaces. The breakdown of the site development is as follows:

- Office - 21,072 sf
- Retail - 3,400 sf
- Restaurant - 2,000 sf
- Daycare - 9,900 sf
- Medical Office - 15,870 sf

Access to the Colonial Cornere site will remain at four full-access unsignalized drives on Route 30. Access to the proposed medical office building will be via a new full-access in, right-turn out only drive on Route 194. There will be an internal drive connecting the two sites. This internal connection will allow for the vehicles restricted by the right-turn out only drive on Route 194 to exit the site via Route 30.

Generated Traffic:

The proposed medical office building is expected to generate 61 vehicle trips during the weekday morning peak hour (40 entering, 21 exiting) and 71 vehicle trips during the afternoon peak hour (29 entering, 42 exiting). The Bureau of Policy and Planning has reviewed and approved these volumes.

Proposed Roadway Improvements:

The proposed drive to the medical office building will be located south of and opposite a drive to the Town of South Windsor Town Hall, Library and Probate Court. A requirement of the Town is for the developer to widen Route 194 northbound on the west side for approximately 190 feet to provide a 12-foot shoulder leading into the town site drive. The Department of Transportation recommends that the widened section be striped as a ten-foot right-turn lane with a two-foot shoulder rather than a 12-foot shoulder. The developer and the Town are in agreement with this recommendation.

As a result of the roadway widening, an easement to the State for highway purposes will be required from the Town along the town site property.

Department of Transportation Comment:

The Colonial Cornere site is made up of five existing individual parcels, which are served by four full-access unsignalized drives within a 500-foot section of Route 30. As part of the development review, the Department of Transportation suggested consolidating access to Colonial Cornere by closing the westmost drive, which is within 50 feet of the signalized intersection of Route 30 and the Town Plaza site drive. The developer's engineer explained that the businesses within Colonial Cornere are well-established and are on individual parcels; therefore, changing the circulation within the site would create circuitous access to some of the parcels resulting in negative impacts on the businesses. Also, any change to the access may be in violation of existing lease agreements with the tenants.

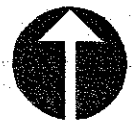
A review of the volume at the westmost drive showed the existing combined traffic entering and exiting the drive to be approximately 25 to 30 vehicles during both the a.m. and p.m. peak hours. This amount of volume is not expected to have a significant impact on Route 30.

A review of the latest available three years of accident data (January 1, 2006 – December 31, 2008) for Route 30 along the site frontage revealed a total of one accident, which did not involve vehicles exiting or entering any of the Colonial Cornere drives.

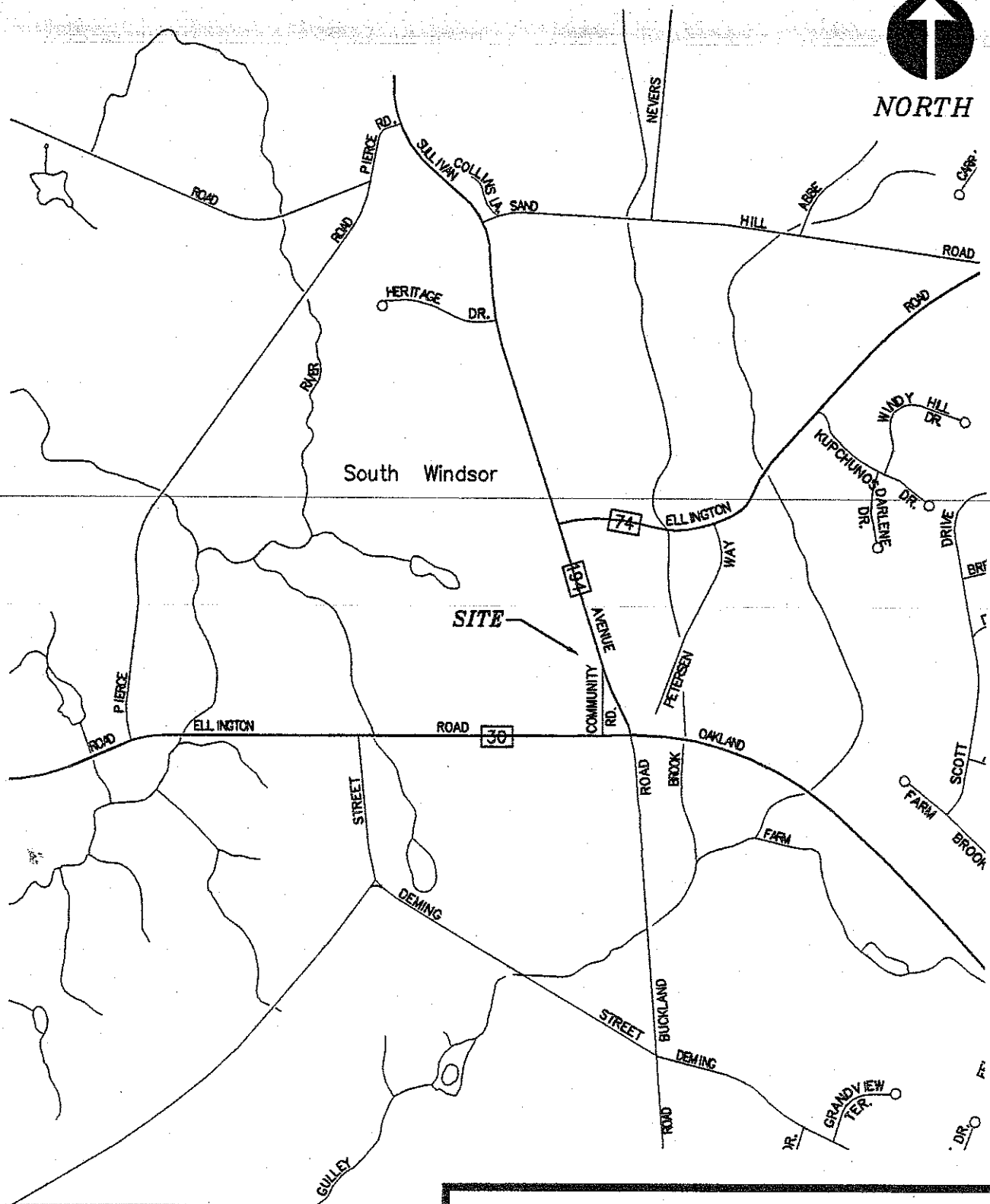
Based on the above, no changes to the access are recommended at this time.

Conclusion:

The traffic generated by the proposed expansion is not expected to significantly impact the surrounding roadway network. Other than the widening required by the Town, no further roadway improvements are recommended. A bond in the amount of \$120,000 is required to cover the cost of the roadway widening.



NORTH



**SITE VICINITY MAP**

**PROPOSED MEDICAL OFFICE BUILDING  
ROUTE 194 (SULLIVAN AVENUE)  
SO. WINDSOR, CONNECTICUT**

Scale: 1"=1,000' | Date: January 21, 2011 | **FIGURE 1**