



May 25, 2022

Ms. Renata Bertotti, AICP
Town Planner
Town of Newington
131 Cedar Street
Newington, CT 06111

RE: Petition #17-20 Site Plan Modification
Convenience Store & Gas Station Development
4 Hartford Avenue, Newington, CT

Dear Ms. Bertotti,

On behalf of DYJ, LLC, enclosed please find the following documents in support of a Site Plan Modification application for Petition #17-20. The original application was approved by the Town Plan and Zoning Commission on June 10, 2020 with conditions. The conditions were addressed and mylars filed in August 2020.

- a) One (1) copy of TPZ Application Form for Site Plan Modification
- b) One (1) copy of CTDOT District 1 Encroachment Permit review letter (approval)
- c) One (1) copy of a Traffic Statement – Supplement prepared by Joseph C. Balskus, P.E., PTOE, RSP1, Director of Transportation Systems at VHB
- d) Three (3) full-size and ten (10) reduced 11” x 17” copies of the Plan Set entitled “Gas Station & Convenience Store Site Development Plans, 4 Hartford Avenue, Newington, Connecticut, Map 04 / Block 177 / Lot 00A”, dated 3/20/20 as revised through 11/4/21.

Following is a description of the site plan modifications:

Subsequent to filing the mylars and as part of the encroachment permit review, the State of Connecticut Department of Transportation (DOT) requested modifications to the driveway configuration connecting to Hartford Avenue (Route 176). The Plans were revised to address their comments, including:

- Conversion of exit lane to right turn only and widened to accommodate a WB-67 tanker truck existing onto Route 176 without crossing the road centerline. Modification of the driveway connection to the Route 176 at the request of DOT did not change the approved site layout, including building and canopy, internal drives, parking, sidewalks.
- Relocation of the drainage and treatment structures out of the State Right-of-Way onto the private developed site. The proposed relocation of the structures at the request of the DOT did substantively change the approved collection and treatment of the stormwater runoff from the private developed site.



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

DISTRICT I
1107 Cromwell Avenue
Rocky Hill, Connecticut 06067
Phone:



April 28, 2021

Brandon Handfield, P.E.
Yantic River Consultants, LLC
191 Norwich Ave
Lebanon, CT 06249

Dear Mr. Handfield:

Subject: Proposed Gas Station & Convenience Store
Main Street at 4 Hartford Avenue (Route 176)
Town of Newington

We have accepted your plans for the above-noted subject received on April 21, 2021, entitled "GAS STATION & CONVENIENCE STORE SITE DEVELOPMENT PLANS 4 HARTFORD AVENUE NEWINGTON, CONNECTICUT MAP 04/BLOCK 177/ LOT OOA" with last revision dated March 26, 2021.

An encroachment permit will be issued upon receipt of the following:

1. A completed encroachment permit application (State form PMT-1 Rev.10/18).
2. A bond (State form CLA-5 Rev. 8/00) in the amount \$ 25,000.00 in the contractor's name.
3. A Certificate of Insurance requiring Bodily Injury Liability of \$1,000,000 and Aggregate of \$2,000,000.
4. A check or money order in the amount \$150.00 made payable to "Treasure – State of Connecticut"

This approval is good for only two years from the above date.

"NO WORK ON OR AFFECTING STATE PROPERTY IS TO BEGIN UNTIL AN ENCROACHMENT PERMIT IS ISSUED"

If you have any questions concerning this matter, please contact Mr. Douglas Hunt of this office at (860) 258-4508.

Very truly yours,

Daniel A. DiReinzo
Special Services Section Manager
Bureau of Highway Operation

cc: Newington Planning and Zoning



Memorandum

To: Brandon Handfield, P.E.
Yantic River Consultants, LLC
191 Norwich Avenue
Lebanon, CT 06249

Date: May 25, 2022

Project #: 42604.00

From: Joseph C. Balskus, P.E., PTOE
Director of Transportation Systems

A handwritten signature in black ink that reads "Joseph C. Balskus".

Re: Traffic Statement - Supplement
Proposed Convenience Store & Gas Station Driveway Change
4 Hartford Avenue
Newington, Connecticut

Introduction

This memorandum will serve as a supplement to the traffic statement for the referenced project and summarize the potential changes as a result of the changes to the driveways proposed by CTDOT.

Project Description

As the traffic engineer for the site plan, we have no issue with the change in the access requested by CTDOT. Further, we see no need for revising the Main Street driveway to a right turn in/right turn out. We offer the following in support of these statements:

The approved traffic statement projected less than 20 vehicles exiting to Hartford Avenue with full access drive;

With right turn exit only onto Hartford Avenue as DOT approved, assume that most of these vehicles CAN divert to Main Street to turn left onto Hartford Avenue at traffic signal;

This represents less than 1 vehicle every three minutes and will be unnoticeable at the traffic signal intersection;

With DOT approved drive layout, it is likely the patrons will NOT use the gas station for going EAST on Hartford Avenue;

Convenience stores/gas stations are based entirely on ease of access and convenience, if a site restricts access, the patrons will go elsewhere and not use this location.

Summary

In summary, the change in driveway configuration does not require additional traffic analysis nor a change in Main Street access.

100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
P: 860.807.4300