

Route 5 Corridor Study Advisory Committee – Minutes

03/19/2019 at 3:00 PM

East Windsor Town Hall
11 Rye Street
Broad Brook, CT

Advisory Committee Members and Alternates

Leonard Norton – Director of Public Works
Joe Ouellette – Chairman, East Windsor Planning
& Zoning Commission
Matthew Tyksinski - Town of East Windsor (EW),
Planning and Development
Ruben Flores-Marzan - Town Planner
Edward Keleher - EW Public Schools

Tom Talamini - Resident
Despina C. Tartsinis – Sofia’s Plaza LLC
Larry Tribble – Southern Auto Auction
Joe Sauerhoefer – EW Pubic Works

Additional Attendees

Pramod Pandey – CRCOG
Casey Hardin – TranSystems

Rory Fitzgerald – FHI
Pat Padlo – TranSystems

The Meeting Started at 3:04 PM

1) Introductions and Schedule

Pramod Pandey began the meeting by introducing the study and summarizing the current status. The team is re-assessing future conditions including background growth, traffic operations, and recommended land use changes.

Pramod Pandey a motion to approve the prior set of meeting minutes, from the advisory committee meetings on November 11. Joe Ouellette seconded. The committee unanimously approved the motion.

Casey Hardin began the presentation by summarizing the purpose of the study, its current status, and the agenda for the meeting. Mr. Hardin noted that the study’s public survey had been finalized with 182 responses received. He noted that the study’s first newsletter was distributed in late-2018. He informed the group that the study team met with representatives from Warehouse Point Transit Oriented

Development (TOD) study, being performed by LADA. The two study teams will coordinate as both projects progress to ensure consistent recommendations are provided.

Next, Mr. Hardin summarized base future conditions with the expected growth rates, generally around 20% along Route 5 south of Newberry Road and around 45% north of Newberry Road. Scantic Road and South Water Street would see increases in traffic volumes well in excess of 50%. The growth rates account for the expected developments within the corridor and the surrounding area that comprise the Future (2040) Base scenario.

Mr. Hardin presented the results of the operational analysis, including a recap of existing conditions, for the Future Base AM and PM peak periods. He highlighted the degraded levels of service expected at the Route 5 intersections with Route 140 (North Road), South Water Street, and Tromley Road. He noted that future build conditions will consider traffic improvements such as: widening of roadway, introduction or lengthening of turn lanes, signal improvements, roundabouts, multimodal amenities, ADA compliance, and other based on conditions warranted.

2) Land Use

Mr. Hardin introduced the next section of the presentation, which focused on potential development opportunities within the corridor as well as recap of previously shown development concepts. He explained that once a future development scenario is agreed upon as part of this study, a future traffic forecast 'Future (2040) Build' accounting for this growth will be developed. That forecast will be the basis for developing alternatives for the study.

Ms. Fitzgerald continued the presentation by explaining the selection process of parcels and how they could be developed or redeveloped. Ms. Fitzgerald presented a series of eight sites depicting development concepts throughout the study area. Ms. Fitzgerald started with three sites that were revisited based on the input from last advisory committee meetings.

Site 6 – Current East Windsor High School site

Mr. Hardin explained that this site was selected as there is potential that by the design year (2040) the Town could initiate construction of a new high school. Therefore, it is beneficial for this plan to include concept for how the site could be redeveloped to help understand potential impacts on the transportation corridor. The study team presented two concepts: A and B.

Concept A – Redevelop high school site as municipal center

- A committee member suggested that rather than constructing new buildings as part of this concept, the existing build could be repurposed.
- Several committee members noted that the site may not be appropriate for Fire, Police or Public Works services.
- It was suggested that some commercial 'incubator' space could be included within this concept to provide the Town with some additional revenue for the site.

Concept B – Redevelop high school site as commercial / distribution center

- A committee member suggested that the proposed building would need to be smaller due to site constraints. The study team will adjust prior to initiating traffic analysis.

It was determined that Concept B would be used to develop the Future Build traffic forecast.

Site 7 – Industrial park at Phelps Road

- A committee member suggested reducing the scale of the development due to site constraints. The study team will adjust prior to initiating traffic analysis.
- A committee member asked that the map be revised to emphasize that the primary site access would be provided to Phelps Road.
- A committee member noted that access to Route 5 should be realigned to create one, four-way, intersection at Winton Road, rather than have offset intersections.

Site 8 – 248 S. Main Street (Route 5)

Two potential options were presented for this site: Concept A and B.

Concept A: Agricultural distribution facility

- While the committee was wary of expanding agricultural uses, it was agreed that this type of facility could help support greater production and density on the lands currently dedicated to agriculture.

Concept B: Outdoor store development

- The committee questioned the market for this type of development at this location.

Based on the feedback from the committee, Concept B will be eliminated and Concept A will be highlighted as the opportunity for this site.

Site 1 – Hotel and supporting development

- The committee noted that this concept fit well within the context of the nearby proposed casino.

Site 2 – Casual sit down restaurant

- A committee member noted that the land behind this parcel is also developable. The study team will evaluate the potential use of that parcel in a concept for this site.
- The site for the restaurant may have to share its access / egress. Based on feedback from the committee, the study team will be less specific in identifying commercial uses.

Site 3 – Main St. Intersection

- Based on feedback from the committee, the study team will be less specific in identifying commercial uses.
- The study team will evaluate incorporation of office space into the concept.

Site 4 – S. Water Street Intersection

- The committee offered no substantial comments and the concept will be included as-is.

Site 5 – Riverview Plaza

- A committee member noted that this concept is similar to that envisioned by the owner.

3) Next Steps

Mr. Hardin resumed the presentation by discussing next steps. He noted that, based on the prior discussion, the first public information meeting would likely be in spring of 2019. The study team will finalize the presentation concepts and develop traffic forecasts and operational analysis. There will be one additional Advisory Committee meeting prior to the public meeting.

The Meeting Adjourned at 4:30 PM