

**Route 20 Corridor Study, Windsor Locks
Kickoff Meeting Notes
November 1, 2022, 5:00pm
Meeting held via Zoom**

Attendees:

Paul Harrington, First Selectman
Jennifer Valentino, Director of Planning & Development
Neil Cunningham, Economic Development Commission
Peggy Sayers, Vice Chair, Planning & Zoning Commission
Molly Guyer, Connecticut Airport Authority
Chris Granatini, Tighe & Bond
Craig Yannes, Tighe & Bond
Matt Stoutz, Tighe & Bond
Cara Radzins, CRCOG
Chris Henchey, CRCOG
Pramod Pandey, CRCOG
Yvonne DeAngeli-Fontanez, Double Tree
Joe Calsetta, Town Resident

1. Welcome and Introduction: Pramod Pandey from CRCOG opened the meeting with a welcome message and brief opening statement on the Study followed by introductions of attendees and a message from the First Selectman, Paul Harrington.
2. Public Comments: Joe Calsetta, Windsor Locks resident told the group that he previously served on the Bradley Airport Transportation Study (BATS) Traffic Committee. The BATS noted access management was key on Route 75 and reviewed the feasibility of rear access roads to businesses on Route 75. He also noted that an approved residential development at 3 Ella T. Grasso Turnpike that may limit the ability for a rear access road in that area.
3. Presentation: Study consultant, Tighe & Bond Tighe & Bond presented an overview of the Study including the project team, the study approach, major scope items and deliverables, project schedule, and current and near-term tasks.
4. Discussion: After the presentation, a discussion was held to discuss the study and get input from the attendees. The following list details the discussion grouped by speak and a general summary of their comments:
 - First Selectman Harrington expressed excitement for the Study and appreciation to CRCOG for their support and the overview provided in the meeting presentation. He noted that Windsor Locks has two main streets and this addresses the development in and around the Route 75 corridor.
 - Jennifer Valentino mentioned that the goal of the Study is to bring together all of the various stakeholders and establish a vision for the corridor noting that is

serves as a key 'Gateway to New England' from the airport. Route 75, Old County Road, and Route 20 are important commercial corridors for the Town and additional sidewalks have been added on Route 75, but there are limited accommodations for bicycles. She also mentioned that there have been many development inquiries including distribution facilities, multi-family housing, and mixed-use developments in this area and traffic safety is a concern for project stakeholders.

- Neil Cunningham expressed his concern that pedestrians have to walk within roadway to get to bus stops on Old County Road due to lack of sidewalks on one side. He referred to Route 75 as a 4-lane racetrack that is not pedestrian-friendly with few crosswalks. He expressed concern to lose traffic capacity noting that improved traffic flow could help with development but that it will be important to balance the traffic flow and accessibility/safety for pedestrians.
- Pramod Pandey mentioned that bike and pedestrian access was established early on in the RFP process as an important emphasis area and has been included in the Study scope.
- Craig Yannes noted that there are various opportunities to re-envision the corridor to accommodate all users and balance the use of Route 75 as an access to the airport as opposed to access for the commercial development and community.
- First Selectman Harrington noted the difficulty with attracting businesses with the existing curb cut/ access issues, detailing that a national coffee chain attempted to open on Route 75, but was limited to indirect access to Route 75 and decided to not move forward with the project.
- Craig Yannes noted that the study team needs to hear competing interests to balance the needs of the corridor and plan for future vision that has the consensus of all study stakeholders. The Study will provide the Town with a plan that can then be implemented through the Town regulations that support the plan.
- Chris Granatini inquired about the potential redevelopment of land previously utilized by parking that has been consolidated into the new airport garage. Paul Harrington said that previous parking areas are likely to be redeveloped noting that warehousing and industry uses are possible. Hilton had previously planned a hotel on Route 75 prior to the start of the pandemic.
- Craig Yannes noted that utility trucks are currently being stored at a few former parking areas and that industrial uses adjacent to the airport are desirable and likely feasible. Chris Granatini noted that Tighe & Bond is seeing a high demand for warehousing and mixed-use (residential and commercial) development throughout the northeast, particularly adjacent to airports. Joe Calsetta expressed

concerns with land costs and the feasibility of residential development within the study area.

- Molly Guyer, Connecticut Airport Authority (CAA), told the group that the rental car areas on Schoephoester Road are now vacant and land use changes are likely to take place in the near future under the authority of the CAA. The land would stay connected with the airport as an airport supportive use. The airport is not currently planning to sell this property. Initial ideas for developing the lots were outlined in the previous airport master plan. Several of the existing curb cuts at the former rental car facilities between Light Lane and Postal Road can likely be eliminated with the redevelopment. She also noted that CAA will be available to engage with the study team throughout the Study.
 - Jennifer Valentino noted that the Collins-Raytheon property (south of Schoephoester Road) has had recent lot line revisions, but GIS has not been updated yet. The Town will provide that information to the study team, as needed.
- a. Next Step: Pramod Pandey told the meeting noting that Study webpage link will be developed and sent out shortly and the Technical Advisory Committee (TAC) members will be confirmed with the first initial in-person meeting to be held in January.