

Ref: 9137

May 5, 2022

Mr. Jim Wray
B&W Paving and Landscaping
305 Butlertown Road
Oakdale, CT 06371

Re: Proposed Business Park
21 Gurley Road
Waterford, Connecticut

Dear Jim:

Vanasse & Associates, Inc. (VAI) has prepared this letter to summarize our review of proposed modifications to the proposed site plan for a proposed business park, to be located at 21 Gurley Road, in Waterford, Connecticut. The purpose of this letter is to identify the anticipated change in traffic generation associated with the proposed modifications, and identify whether these changes will result in a change to the findings of the Transportation Impact Assessment (TIA) prepared for the initial development program.

As summarized in this letter, the proposed modifications to the development program result in a net decrease to the overall size of the Project and will result in lower traffic generation than the initial Project reviewed as part of the TIA. As such, the findings of the initial TIA, which revealed no notable impact to area traffic operations, remain unchanged.

Proposed Project

The initial development program reviewed as part of the initial TIA included the construction of a seven (7) building business park, totaling approximately 80,800± square feet (sf). For the purpose of our assessment it was assumed that 50 percent of the park would be utilized as office space, with the remaining 50 percent utilized as industrial warehouse space. Access to the Project would be provided via two new driveways onto Gurley Road and a single new driveway onto Oil Hill Road.

The updated development program includes the elimination of one of the proposed buildings and a reduction in the total square footage from 80,800+ sf to 65,680+ sf. No changes to the proposed site access are proposed as part of the site plan modifications.

Trip Generation

As noted in the initial TIA, the Project in its entirety is expected to generate 508 vehicle trips (254 entering and 254 exiting) on a typical weekday, including 68 vehicle trips (59 entering and 9 exiting) during the weekday morning peak hour and 65 vehicle trips (12 entering and 53 exiting) during the weekday evening peak hour.

The proposed site plan modifications, which would reduce the overall square footage result in a net decrease of 96 vehicle trips (48 fewer entering and 48 fewer exiting) on a typical weekday. During peak hours of commuter traffic, the proposed modifications would result in 13 fewer vehicle trips (11 fewer entering and 2 fewer exiting) during the weekday morning peak hour and 12 fewer vehicle trips (2 fewer entering and



10 fewer exiting) during the weekday evening peak hour.

Conclusion

Based on our review of the proposed modifications to the initial site plan for the 21 Gurley Road business park project, the proposed modifications will result in a net decrease to both the daily and peak hour trip generation for the Project, and result in no changes to the proposed site access, as reviewed in the initial TIA. As such, the findings of the initial report remain unchanged, that Project-related traffic increases are expected to result in no notable change to area traffic operations, and can be adequately accommodated within the existing transportation infrastructure serving the Project. Additionally, as the Project is less than 100,000 SF, and provides less than 200 parking spaces, Office of the State Traffic Administration (OSTA) review by the Connecticut Department of Transportation (ConnDOT) is not required.

If you should have any questions regarding the enclosed materials, please feel free to contact me directly.

Sincerely,

VANASSE & ASSOCIATES, INC.



Shaun P. Kelly
Associate

Enclosure

cc: File

