

June 13, 2022

#22-06 – Special Permit – Jenkins

Location: 1572 Boston Tpke (Assessor's ID #04496)

Zone/Lot Size: Commercial Zone/ 1.13 acres +/-

Intent: Professional office building

Application Received: May 4, 2022

Application Acknowledged: May 9, 2022

Public Hearing Opened: May 23, 2022

Public Hearing Continued: June 13, 2022

Review: The public hearing was continued on the subject application to allow time for Staff to complete a review of the traffic study that was prepared by the applicant. The Town Engineer submitted his comments, pursuant to his email to the applicant, dated June 7, 2022. Please refer to the attached email.

The comments are being evaluated by the Traffic consultant who prepared the plan and Staff expects that a response will be provided at Monday's meeting.

The Economic Development Commission approved a motion to endorse the subject application at its May meeting. Please refer to the attached copy.

All other Staff comments have been addressed at this time.

## Eric Trott

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**From:** Todd Penney  
**Sent:** Tuesday, June 7, 2022 12:26 PM  
**To:** Eric Trott; Phil Doyle; Steve Hesketh  
**Subject:** 1572 Boston Turnpike - Traffic Study Review

**Importance:** High

All,  
(First, Steve please verify you rec'd the email. I took an educated guess based on other Hesketh email addresses)

### Traffic Study Review

In general, I find the Study to represent the anticipated traffic generation from the Dental Office development and its non-impact to the nearby Boston Turnpike-Main Street-Grant Hill Road signalized intersection. I do believe the Study should elaborate on:

- Impact to Boston Turnpike traffic flow for trips entering the site in both the westbound & eastbound (especially eastbound) directions. Discuss bypass areas if present and/or necessary.
- Page 3, first paragraph: clarify what three year period?
- Page 3, first paragraph: Can the Traffic Engineer provide some additional input to the two accidents at "the CVS Driveway".
  - Which driveway?
  - Type of accidents?
  - Could additional accidents be anticipated based on the new site driveway based on the two recorded "CVS" accidents?

Be advised that CDOT, as part of the encroachment permit approval, require Dollar General to depict the sightline profile to assure 500 foot with regards to the sightline for the eastbound Boston Turnpike. CDOT may require the same for this permit application considering you are at the minimum required sightline.

Todd M. Penney, P.E.  
Town Engineer/Wetlands Agent  
Town of Coventry  
1712 Main Street  
Coventry, CT 06238  
Direct: 860-742-4078  
tpenney@coventryct.org

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Economic Development Commission EMT

DATE: June 1, 2022

SUBJECT: Jenkins Special Permit – 1572 Boston Turnpike

At its meeting of May 26, 2022 the Coventry Economic Development Commission unanimously approved a motion to endorse the Special Permit of Jenkins to construct a professional medical office at 1572 Boston Turnpike. Commission members Jobbagy, Liptrap, Pollansky abstained from voting.

## Eric Trott

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**To:** Todd Penney; Scott Hesketh; Phil Doyle  
**Subject:** RE: [EXTERNAL] FW: 1572 Boston Turnpike - Traffic Study Review

Ok, thank you Todd. I am fine with the record reflecting your questions, Scott's responses and your final acceptance.

*Eric M. Trott*

Coventry Director of Planning and Development  
(860) 742-4062

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**From:** Todd Penney <[tpenney@coventryct.org](mailto:tpenney@coventryct.org)>  
**Sent:** Wednesday, June 8, 2022 1:09 PM  
**To:** Eric Trott <[etrott@coventryct.org](mailto:etrott@coventryct.org)>; Scott Hesketh <[shesketh@fahesketh.com](mailto:shesketh@fahesketh.com)>; Phil Doyle <[ladapc@snet.net](mailto:ladapc@snet.net)>  
**Subject:** FW: [EXTERNAL] FW: 1572 Boston Turnpike - Traffic Study Review

Eric,

I have nothing further. I believe the responses address my comments.

I will leave it to you whether you want Scott to formalize in his Traffic Study.

Todd M. Penney, P.E.  
Town Engineer/Wetlands Agent  
Town of Coventry  
860-742-4078

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**From:** Scott Hesketh <[shesketh@fahesketh.com](mailto:shesketh@fahesketh.com)>  
**Sent:** Wednesday, June 8, 2022 12:52 PM  
**To:** Todd Penney <[tpenney@coventryct.org](mailto:tpenney@coventryct.org)>  
**Subject:** [EXTERNAL] FW: 1572 Boston Turnpike - Traffic Study Review

**CAUTION: This email originated from outside of the Town of Coventry email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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**From:** Scott Hesketh  
**Sent:** Wednesday, June 8, 2022 12:49 PM  
**To:** [tpenney@coventryct.org](mailto:tpenney@coventryct.org); Eric Trott <[etrott@coventryct.org](mailto:etrott@coventryct.org)>  
**Cc:** Robin Pearson <[rpearson@alterpearson.com](mailto:rpearson@alterpearson.com)>; LADA, P.C. <[ladapc@snet.net](mailto:ladapc@snet.net)>  
**Subject:** FW: 1572 Boston Turnpike - Traffic Study Review

Todd,

## Eric Trott

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**From:** Scott Hesketh <shesketh@fahesketh.com>  
**Sent:** Wednesday, June 8, 2022 12:49 PM  
**To:** tpenney@coventryct.org; Eric Trott  
**Cc:** Robin Pearson; LADA, P.C.  
**Subject:** [EXTERNAL] FW: 1572 Boston Turnpike - Traffic Study Review  
**Attachments:** RE: Proposed Dentist Office - 1572 Boston Tpk (Rt 31) Coventry - Prelim Review; 20220607144350.pdf

**CAUTION: This email originated from outside of the Town of Coventry email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Todd,

Phil Doyle from LADA forwarded your review comments to me this afternoon. Below is a response to each of the comments.

- Based on the topographic survey submitted with the application, Route 44 in this area has 33 feet of pavement with two 16 ½ ft half sections. There are no by-pass capabilities at the Key Bank or the Walgreen's Driveways. There may be a bypass at the CVS Driveway. The roadway is 18 feet wide at the critical point, which has been acceptable to ConnDOT over the years. But the roadway does not look like it was widened for the CVS, it does not look like a typical DOT bypass area. Perhaps the width just worked out, barely.

I have prepared a turning movement diagram for the background, site generated and combined traffic volumes for the site. The site generated traffic was distributed to using 60% to both the east and west, thereby overstating the trip generation by 20%, but accounting for fluctuations in the distribution. I note that the anticipated peak hour volume of left turns is 10. Attached are some LOS calculations indicating that the Route 44 approaches will operate at A LOS A with minimal delays during the peak hours.

I prepared a left turn lane warrant analysis using the ConnDOT Highway Design Manual Criteria. Based on the numbers, it is my opinion that a left turn lane is not warranted at this location. It is ConnDOTS typical practice not to require a by-pass when the anticipated volume of left turns is less than 25 trips during the peak hour. Based on this and the fact we have excellent Levels of Service, it is my opinion that improvements to provide a bypass are not required.

An application for an encroachment permit will be made to ConnDOT. Since Route 44 is a State Highway, any required improvements would be the State jurisdiction. Based on the numbers outlined above, I do not believe that they will require any improvements.

- The accident data provided covered 2019, 2020 and 2021. The printout of the data is included in the appendix of the report.
- One accident was located at the westerly site driveway, the one shared with Key Bank. A westbound driver attempted a left turn into the driveway and was struck by an eastbound vehicle. The second accident occurred at the easterly driveway. This was a rear end accident involving two westbound vehicles. Two accidents do not make a trend and therefore it is difficult to extrapolate to the proposed site access driveway.

Anytime a driveway is introduced, or new traffic is added to a roadway, there is the potential for additional accidents. However, the site driveway is an existing driveway and the volume of additional traffic is in the range of 1% to 2% of the background traffic volumes. In addition, customers to this location would likely frequent the dentist in another location, so it is likely that we will not be adding much additional traffic to the roadway network. Based on the number of accidents reported in the appendix, (21 from Main Street to the Cemetery entrance) a 1% to 2% increase in accidents would result in an additional .42 accidents over a three year period. This does not represent a significant number of accidents.

We have already provided ConnDOT with a sightline profile and they have indicated that the available ISD is acceptable. They requested we submit two sets of plans for a formal review.

If you require a response on letterhead, let me know and I can provide it.

Feel free to call me to discuss any remaining issues.

Scott Hesketh

(860) 653-8000

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**From:** LADA, P.C. <ladapc@snet.net>  
**Sent:** Tuesday, June 7, 2022 12:48 PM  
**To:** Scott Hesketh <shesketh@fahesketh.com>  
**Cc:** 'Robin Pearson' <rpearson@alterpearson.com>  
**Subject:** FW: 1572 Boston Turnpike - Traffic Study Review  
**Importance:** High

Scott, have you seen this from Todd Penney of Coventry? I believe Todd's few questions can be answered by you. Please let me know when you have responded to the Todd's comments.

Phil

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**From:** Todd Penney <tpenney@coventryct.org>  
**Sent:** Tuesday, June 07, 2022 12:26 PM  
**To:** Eric Trott <etrott@coventryct.org>; Phil Doyle <ladapc@snet.net>; Steve Hesketh <shesketh@fahesketh.com>  
**Subject:** 1572 Boston Turnpike - Traffic Study Review  
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All,  
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Traffic Study Review

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