



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-3020



August 11, 2010

Mr. Scott Hesketh
F.A. Hesketh and Associates, Inc.
6 Creamery Brook
East Granby, CT 06026

Dear Mr. Hesketh:

Subject: Town of Hebron
Hebron Village Green District (Phase 1)
Certificate No. 1734

This is to advise you that a one-year reinstatement for Certificate No. 1734 has been approved. The approval shall not become effective until this letter has been recorded on the municipal land records, in accordance with the enclosed procedure, and this office has received evidence as such (i.e., copy of the recorded letter). The extended expiration date is August 16, 2011.

If the conditions and requirements will not be met within that time, a request for an extension should be sent to this office 60 days prior to the expiration date. Also, these requests for extensions will be considered in light of current conditions and may require the submission of updated traffic data.

Very truly yours,

David A. Sawicki
Executive Director
State Traffic Commission

cc: Ms. Bonnie L. Therrien
Mr. Joseph J. Summers
Mr. Jim Celio

The document to which this certificate is affixed is a full, true and correct copy of the original on file and of record in my office.

Dated August 16, 2010

TOWN CLERK, TOLLAND COUNTY, HEBRON, CT

Received For Record In
Town of Hebron On
Aug 16, 2010 at 01:45P
Volume 463 Page 655

By
Town Clerk/Assistant



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-3020

August 20, 2009

Mr. Jim Celio
Horton Brothers, LLC
27 Main Street
c/o Connecticut Realty Associates
Hebron, CT 06248

Dear Mr. Celio:

Subject: Town of Hebron
Hebron Village Green District (Phase 1)
Certificate 1734

Enclosed is a copy of Traffic Investigation Report No. 066-0907-01, approved at the August 18, 2009 meeting of the State Traffic Commission, detailing the revised conditions of Certificate No. 1734.

The approval shall not become effective until the Traffic Investigation Report has been recorded on the municipal land records in accordance with Condition No. 10 and this office has been provided with evidence of recording (i.e., copy of recorded report).

Very truly yours,

David A. Sawicki
Acting Executive Director
State Traffic Commission

Enclosures

cc: Mr. Andrew Tierney
Mr. Joseph J. Summers - Please note Condition No. 8
Planning & Zoning
Mr. Scott F. Hesketh
Mr. Lyle Wray
Ms. Sara Tarca

TRA - 10 REV 1/08

Report by: KAL Date: 8/09	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION TRAFFIC INVESTIGATION REPORT TO THE STATE TRAFFIC COMMISSION	STC No: 066-0907-01
Checked by: DMF Date: 8/09		Loc No.
Recommended by: <i>Lucy L. Argente</i>		Approved by STC
See Previous Traffic Investigation Report No: 066-0902-01		Date: AUG 18 2009
Requested by: Scott F. Hesketh, P.E.	Location: Town of Hebron Hebron Village Green District Route 66 (Main Street)	
How Requested: Letter		
Date: July 17, 2009		<i>David A. Sawicki</i> ACTING EXECUTIVE DIRECTOR

Recommendation:

In accordance with Section 14-311 of the Connecticut General Statutes, as revised, it is recommended that the conditions of State Traffic Commission (STC) Certificate No. 1734 be revised as indicated below.

The revised conditions are based on and referenced to the following plans entitled:

- A. "Master Concept Plan, Revised Phasing Schedule, Hebron Village Green District, Hebron, Conn.," dated August 6, 2009, prepared by Megson & Heagle Civil Engineers & Land Surveyors, LLC.
- B. "Hebron Health & Aquatic Center, LLC, Concept Pavement Marking Plan, Route 66 at Village Green Driveway, Hebron Village Green - STC Partial Opening," Sheet No. PRE-001, dated March 2009, prepared by Fuss & O'Neill.
1. That the overall site development be revised to 9,000 square feet of retail, 9,000 square feet of general office, 15,000 square feet of medical office, a 35,000 square foot health club and 66,000 square feet (44 units) of residential with 447 parking spaces.
2. Rescind Condition Nos. 1, 2, 3, 4, 6, 7, 8, 10, 12, 14, 15, 18, 21 and 22 of Traffic Investigation Report No. 066-0504-01.
3. That the location, geometry, and operation of the existing site driveway to the Hebron Village Green District on Route 66 remain as shown on the referenced plans.
4. That 555 feet of intersection sight distance to the east and west be maintained from the existing site driveway along Route 66 measured at a point 15 feet back from the existing edge of roadway.
5. That signs and pavement markings on Route 66 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

I hereby Certify & Attest this
is a True Copy.

David A. Sawicki Date: 8.21.09
David A. Sawicki
Acting Executive Director

Traffic Investigation Report No. 066-0907-01
Town of Hebron
Hebron Village Green District
Page 2

6. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on the Hebron Village Green driveway located on the south side of Route 66 opposite the IGA Plaza driveway prior to the issuance of an encroachment permit. Right-Of-Way File No. 066-000-52.
7. That all other conditions of Traffic Investigation Report No. 066-0504-01 remain in effect.
8. That prior to the issuance of any building or foundation permits, a bond be posted and maintained in the amount of \$150,000.00 to cover the costs of satisfying the conditions of this report. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
9. That the \$1,800,000 bond referenced in Condition No. 17 of Traffic Investigation Report No. 066-0504-01 not be released until Condition No. 8 of this report has been satisfied.
10. That these revisions shall not become effective until a copy of this report has been recorded on the municipal land records in accordance with the attached procedure.
11. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

Mr. Scott Hesketh, P.E., the applicant's authorized representative, concurred with the above recommendations on August 14, 2009, with the exception of Condition No. 11. Mr. Hesketh routinely does not concur with this condition.

Mr. Michael O'Leary, the representative for the Local Traffic Authority for the Town of Hebron, concurred with the above recommendations on August 14, 2009.

**Report of Findings
Town of Hebron
Hebron Village Green District
Traffic Investigation Report No. 066-0907-01**

Description:

The Hebron Village Green District was initially approved on February 16, 2006 (Traffic Investigation Report No. 066-0504-01). The development was proposed for 356,500 square feet of mixed-use development consisting of a supermarket, restaurant, retail, office, fitness center, light industrial and 123 residential units with 1,244 parking spaces. The development is to be located on the south side of Route 66. A bond has been posted with the Department's District 2 Office and Certificate No. 1734 was issued to the developer on March 21, 2007.

On April 21, 2009, Traffic Investigation Report No. 066-0902-01 was approved to allow the operation of a 30,430 square foot health and aquatic center with 138 parking spaces in the Hebron Village Green District development without full compliance with the conditions of STC Certificate No. 1734. The installation of a traffic control signal and revision to the pavement markings to provide opposing left-turn lanes on Route 66 at the intersection of the Village Green access drive and IGA Plaza driveway were required to accommodate the opening of the health and aquatic center.

The applicant has indicated that the master plan for the development has been revised to reflect a five year build out of the development. This reduced scope of development does not trigger the need for off-site improvements other than those already required in the partial opening approved report. The new development will consist of 9,000 square feet of retail space, 9,000 square feet of general office space, 15,000 square feet of medical office space, a 35,000 square foot health club, and 66,000 square feet (44 units) of residential space with 447 parking spaces. Access to the development will be via the new signalized drive on Route 66 opposite the driveway to IGA Plaza.

Site Generated Traffic:

The proposed new development is expected to generate 161 trips during the a.m. peak hour (85 in, 76 out), 333 trips during the p.m. peak hour (165 in, 168 out), and 349 trips during the Saturday peak hour (178 in, 171 out). The expected directional distribution is shown on the attached Figure 4R. These volumes have been reviewed and approved by the Bureau of Policy and Planning.

Department of Transportation Review Comments:

Analyses indicate that the reduced size development can operate without the construction of an additional through lane on eastbound and westbound Route 66 which was required under the original certificate (Traffic Investigation Report No. 066-0504-01). Although the queues on Route 66 will increase slightly with the addition of the new site traffic, no back-ups to adjacent intersections are anticipated and sightline restrictions to the back of the projected queues are not anticipated. Therefore, all conditions pertaining to the widening of Route 66 have been rescinded. Also, the site driveway on Route 85 proposed under the original development is no longer part of the new downsized development. Therefore, all the conditions pertaining to improvements on Route 85 have been rescinded as well.

Report of Findings
Traffic Investigation Report No. 066-0907-01
Town of Hebron
Hebron Village Green District
Page 2

Conclusion:

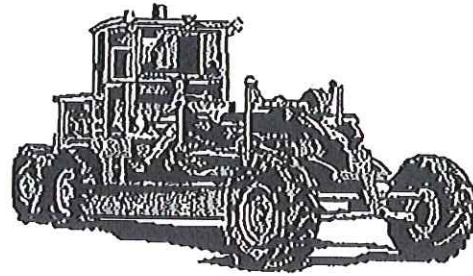
The revised development is acceptable to the Town of Hebron and the Department of Transportation. A bond in the amount of \$150,000 is required to cover the cost for the installation of a traffic control signal and pavement marking revisions on Route 66 at the Village Green access drive and IGA Plaza driveway.

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Record In

Received For

Town of Hebron On
Sep 09, 2009 at 01:47P
Volume 452 Page 566

By Ann E. Hughes
Town Clerk/Assistant Auto



DEPARTMENT OF TRANSPORTATION
DISTRICT 2 MAINTENANCE
171 SALEM TURNPIKE
NORWICH, CT 06360
PHONE: (860) 823-3230
FAX: (860) 823-3115

FAX COVER SHEET

DATE: 8-24-09.

TO: Jim Celio.

FROM: GAIL.

FAX NUMBER: 860-228-1196.

RE: _____

NUMBER OF PAGES INCLUDING COVER SHEET 2

HAVE A nice week.

PLATTE RIVER INSURANCE COMPANY
116 Glastonbury Boulevard, Suite 5 Glastonbury, CT 06033-4401

CHANGE RIDER

Bond No. 41091563
Date: August 21, 2009

Obligee: STATE OF CONNECTICUT DEPT OF TRANS. BUREAU OF ENGINEERING & HWY OPERATIONS
DISTRICT #2 171 SALEM TURNPIKE
NORWICH, CT 06360-1007

Principal: Horton Brothers, LLC
31 Brockett Road
Niantic, CT 06357

Nothing herein contained shall be held to vary, waive, alter or extend any of the terms, conditions, agreements or warranties of the above captioned bond, other than as stated below.

This Rider is effective 08/19/2009 and is to be attached to and form a part of the above captioned bond. This Rider is issued on behalf of Horton Brothers, LLC as Principal, in favor of the Obligor stated above.

In consideration of the premium charged, it is understood and agreed, on or after the effective date as set forth herein, the Surety consents to:

Decreased bond amount
From: \$1,800,000.00
To: \$150,000.00

Said change is applicable only to acts or omissions on or after the effective date as set forth herein.

Provided, however, that the liability of the Surety under the attached bond as changed by this Rider shall in no event be cumulative.

Signed, sealed and dated on August 21, 2009.

PLATTE RIVER INSURANCE COMPANY

By: Elaine K. Vale

Elaine K. Vale, Attorney-In-Fact

" OBLIGEE COPY "

ACCEPTED:
State of Connecticut, Dept. of Transportation
Bureau of Engineering & Highway Operations
District #2

BY: Peter E. Palocz TSDSA