

REPORT OF TRAFFIC AUTHORITY

Pursuant to its authority under Section 1 (a) of that the Motor Vehicle and Traffic Ordinance of the Beacon Falls Town, the Board of Selectmen, acting in its capacity as Traffic Authority submits this report, adopted at its meeting held on September 13, 2021, duly noticed, to the Planning & Zoning Commission concerning the application submitted by Hopp Brook Developers, LLC, PZC 062521-1-ZC.

1. **Access from North.** The applicant proposes to construct 109-single family homes, as a set aside development pursuant to Conn. Gen. Stat. §8-30g, *et seq.* on approximately 40 acres. The proposed development is accessed from the north through Oakwood Drive, and from the south through a private driveway constructed on an adjoining parcel to the south of the development parcel, which parcel is shown to connect to a public right of way illustrated as the proposed extension of Miller Road from the Bethany-Beacon Falls town line to the southwesterly property line of the parcel south of the development site.

The location of the development site provides limited access to it and raises emergency access and public safety concerns. The only proposed access to the development site from within the town is from Oakwood Drive. Oakwood Drive is a cul de sac that connects to Blackberry Hill Road. These local roads provide the only public way to gain access to the development site from the north. In the event of an emergency, emergency response may be delayed as a result of this limited access. Additional viable access points to the development site should be required to limit the risk to the public's health, safety and welfare.

2. **Access from South.** Access from the south is proposed to originate from the existing part of Miller Road in the Town of Bethany. The applicant proposes to extend Miller Road in the Town of Beacon Falls beginning at the town line between the towns of Bethany and Beacon Falls and extending northerly through three parcels:

- a. 013-001-001, owned by Birmingham Utilities, Inc.,
- b. 013-001-0011, owned by Randy & Patricia Bruce and
- c. 013-001-0012, owned by 013-001-012, owned by The Revocable Trust of Shirley Lautz.

The proposed extension of Miller Road terminates at the southwesterly property line of parcel 013-001-0013, an approximate 80-acre parcel that is owned by or under the control of the applicant, and is being held for future development.

Beginning at the southwesterly property line of parcel 013-001-0013, the applicant proposes to access the development site by way of a private driveway, twenty-four (24) feet in width and about 1,200 feet in length.

The Traffic Authority has concerns about the viability of the proposed access from the south. The Traffic Authority was not provided with any information from the Town of Bethany establishing that Miller Road is a developed public road of way that can connect a newly constructed road in Beacon Falls. Information should be obtained from the Town of Bethany to support the viability of the proposed southern access.

The proposed extension of Miller Road terminates at the southwesterly portion of the parcel south of the development site. As a result, the proposed southern access to the development site does not front on a public right of way. The Traffic Authority believes that Miller Road should be extended northerly through parcel 013-001-0013 to meet the southern property line of the development site.

Miller Road should be constructed to meet street classification and design standards and provide a minimum right of way of 50 feet, pavement width of 32 feet, with a graded shoulder width on each side of 2 feet. Regardless of where it terminates, the proposed extended Miller Road should terminate at its northern point with a cul de sac that meets town standards, to provide for sufficient room for snow plowing and the turnaround of emergency vehicles and school buses.

The Traffic Authority has concerns about how the proposed extension of Miller Road will be accessed by the Town for purposes of maintenance, including snow plowing.

3. **Additional Emergency Access.** The applicant indicated to the Inland Wetland & Watercourse Commission that in an emergency, residents of the development would be able to access/egress the site through the adjacent landfill site. See Wetland Commission approval, December 11, 2019, page 5, Condition 35. The Traffic Authority notes that the applicant depicts a gravel emergency vehicle access with a new gate on its site plan to connects proposed interior road # 5 to the adjoining property owned by Beacon Heights, Inc. (012-002-0023).

No information has been provided to the Traffic Authority establishing that Beacon Heights, Inc. granted permission to allow its property to be utilized for this purpose. The Traffic Authority has not been provided with any information detailing where the proposed emergency access road would be located on Beacon Height's property, how it would constructed, or how it would be maintained. ~~The Traffic Authority lacks sufficient information to evaluate this proposed emergency access.~~

4. **Non-resident use of private road network.** The Traffic Authority recognizes and appreciates that the interior road network will be exclusively private

property. The Traffic Authority is concerned that existing residents living to the north of the development site will utilize the private road network to save travel time. Measures should be taken to discourage motorists from using the development site as a cut-through, such as an access gate or similar barrier.

5. **Road width.** The width of all onsite roads and driveways and the radii of all on-site driveways and street intersections should be adequate to permit normal turning by the largest anticipated vehicle without encroachment on an opposing directional lane or without resorting to wide turns or hazardous maneuvers.

6. **Sidewalks.** The dense nature of the proposed development raises concern for pedestrian traffic. In accordance with Section 2, subsection 2.10 of the Motor Vehicle and Traffic Ordinance, sidewalks should be required on both sides of all streets throughout the proposed development.

7. **Public Transportation.** The proposed development is brought pursuant to Conn. Gen. Stat. §8-30g. The Traffic Authority is concerned that the residents of the development will not be adequately supported by public transportation.

Respectfully submitted,
Traffic Authority

By: 