



March 5, 2011

Senator Andrew M. Maynard  
Representative Tony Guerrero  
Members of the Transportation Committee  
Legislative Office Building  
Room 3000  
Hartford, CT 06106-1591

Dear Senator Andrew Maynard, Representative Tony Guerrero, and Members of the Transportation Committee:

I am writing today to request support of Bills SB824 and SB825. I am the owner/developer of a 45 lot cluster subdivision located in Unionville, CT. I would like to walk this committee through the typical STC permit process.

Langdon's Quarters was approved on July 17, 2007 by the local land use boards. This property consists of 26.3 acres+/-, having a rectangular shape of 560 ft by 2,100 ft. The eastern side of the property abuts state roadway RT 177 near the center of Unionville, having a total of 225 ft of shared boundary. The development was designed to have all vehicular traffic exit from the western portion, having approximately ¾ mile driving distance to RT 177, and 1 ½ mile driving distance to RT 4. The eastern side was to remain wooded, having a gated emergency vehicle access only, and a wheelchair accessible sidewalk to give access to pedestrians to the RT 177 sidewalk system. The emergency access was to utilize the existing driveway accessing three abutting properties, which had a right of way over our property. In turn, the pedestrian access was the only change to the area near RT 177.

During the local approval process, JFC was required to submit a traffic report with respect to trips generated in peak morning and afternoon hours. This report found that the conservative range of 41 to 52 trips would be generated, using the Institute of Traffic Engineers or ITE rates, and concluded the traffic affect to be insignificant.

After the local approvals, on August 9, 2007, our Traffic Engineering firm submitted for STC permit, because this development had frontage on the state R.O.W., approx. 130,000 sq. ft. of gross area, and 90 parking spaces. In working with the STC office, they had required we add



J.F.C. ENDEAVORS, INC. - A DIVISION OF BY CARRIER, INC.  
68A SOUTH CANAL STREET · PLAINVILLE, CT 06062  
(860) 793-6805 · FAX: (860) 793-4920  
WWW.BYCARRIER.COM

drainage for the sidewalk consisting of four dry wells, with a cost of \$20,000.00. It was in our expert opinion that the dry wells were not needed, but we were anxious to begin construction. Remember, building permits cannot be issued until STC permits are fulfilled. Furthermore, the STC staff wanted to have the three abutting property owners, who use the right of way, to be part of the application. This requirement put JFC in the position of obtaining signatures for our STC permit application from the same neighbors that were outspoken during the local public hearings. We were able to get one neighbor to cooperate, but the others were not interested. To satisfy the STC, we had to show certified letters and receipts with good faith effort.

On October 17, 2007 we received STC approval with conditions. We were to obtain an encroachment permit, bonding with the District IV DOT office, and file the STC Traffic Investigation on the Town Land Records. We received final approval at the end of May 2008, nearly 10 months after the local land approvals. Unlike many towns, we were able to begin construction at that point, because the STC drainage changes in the approved plan were handled at a Town Staff level, and JFC was not required to return to the local planning board for a site plan modification. In other towns, an STC change requires a return trip to local boards to approve the STC modifications.

In conclusion, our development had insignificant traffic impact, but it was delayed 10 months, and cost \$40,000 in professional fees, improvements, clerical and labor. Although this may seem small in comparison to some other instances, for a small business consisting of 15 employees, this is the difference between working and not working. Please address STC's burdensome permitting processes and start by approving SB 824 and SB 825. Thank you.

Sincerely,

(S)

Johnny Carrier, P.E.  
Vice President  
J.F.C. Endeavors, Inc.