

RECEIVED BY EMAIL

RECEIVED
VERNON TOWN CLERK

23 FEB 15 AM 11:11

Town of Vernon
Vernon Traffic Authority
Thursday, February 9, 2023, 6:00 p.m.
In Person

DRAFT MINUTES

Chief John Kelley called the meeting to order at 6:02 p.m. Committee members in attendance were Daniel Wasilewski, David Smith, Jon-Paul Roden, Dwight Ryniewicz and Robert O’Gara. Absent was Mason Thrall.

1. Approval of minutes from August 11, 2022 meeting.

Daniel Wasilewski *MOVED* to approve the minutes from August 11, 2022. Robert O’Gara seconded. Motion carried unanimously.

- 2a. New Business – Expansion of Park at Hockanum Crossing

The first item discussed was that Expansion of the Park at Hockanum Crossing located at 0 Gerber Blvd. Timothy Coon of JR Russo and Associates discussed the plan for two, 14,000 sq. ft. buildings consisting of 8 units/tenants. The units would be for general office use, which would require 112 parking spaces.

Daniel Wasilewski MOVED to approve the plans. Robert O’Gara seconded. Motion carried unanimously.

- 3a. Open Discussion

Discussion took place with regard to the Park at Hockanum Crossing, Robert O’Gara questioned the noise, and response was that the houses are still very far away from the buildings. Dan Wasilewski stated that there were no fire access issues.

- 2b. New Business – 985 Hartford Turnpike

The second item discussed was a retail car dealership business to sell used and vintage cars, located at 985 Hartford Turnpike. Edward Johanson of Seck Enterprises, LLC discussed that they would be cleaning and using the existing site. The development will use the existing curb cuts.

Robert O’Gara MOVED to approve the plans. Jon-Paul Roden seconded. Motion carried unanimously.

- 3b. Open Discussion

Discussion took place with regard to access to 985 Hartford Turnpike and Daniel Wasilewski stated that the current curb cuts are adequate and accommodate emergency vehicles.

- 2c. New Business – 234 Talcottville Road

The third item discussed was the addition of a Hybrid cannabis dispensary and retailer by Prime Wellness of Connecticut, LLC at 234 Talcottville Road. Attorney Gregory McCracken introduced the item, and Eric Peterson of Gardner & Peterson Associates LLC went on to discuss the plans. He stated the plan to move the curb cut away from the existing driveway so that it is further from Talcottville Road and provides entrance only access. The exit will be a right only onto Talcottville Road. Appropriate signage will be added, including one-way, no left turn, and stop signs. They will also prioritize handicap spots.

Benjamin Tinsley of Prime Wellness of Connecticut, LLC spoke about the process once in the building. They plan on moving customers in and out within 12 minutes, with a maximum time of 20 minutes. The hours of operation will be from 9:00 am to 8:00 pm, with an average of 350 transactions per day with weekends being busier. The cannabis products cannot be displayed and orders can also be placed online. Security will be aiding in traffic safety of the parking lot. There will be 37 parking spaces with no curbside service.

Dean Marino, the head of security, stated that the security team is identifiable. They would be inside and outside of the building and able to assist with traffic flow in the parking lot.

Charles Baker of VHB spoke of the traffic study. He indicated that there would be about 126 trips per hour, with about 168 trips per hour on Saturday. Dobson and Trail Run intersections operate with acceptable levels and traffic will not be impacted. He also stated that the exit of Courtyard Condos, 242 Talcottville Road currently operates at LOS F, hence the proposal of the right only curb cut onto Talcottville Road. But since this is a State Road, further input would not be provided until approved by the Town.

Robert O'Gara MOVED to approve the plans. Jon-Paul Roden seconded. Motion carried unanimously.


3c. Open Discussion

Discussion took place with regard to 234 Talcottville Road, David Smith questioned if there would be an issue with North Bound Traffic turning around. There was also a question as to the width of the driveways. Eric Peterson responded in saying they were 15 feet, however Dan Wasilewski informed him that the fire code was 20 feet. Dan Wasilewski also stated that the turning radius for the firetrucks could be accommodated in the handicap area.

4. Adjournment

Daniel Wasilewski moved to adjourn at 6:50 pm. Dwight Ryniewicz seconded. Motion carried unanimously.

Respectfully Submitted,


Linda Lachance
Recording Secretary