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**Town of Vernon**  
**Vernon Traffic Authority**  
Thursday, June 8, 2023, 6:00 p.m.  
In Person

**DRAFT MINUTES**

Chief John Kelley called the meeting to order at 6:00 p.m. Committee members in attendance were Jon-Paul Roden, David Smith, and Robert O’Gara. Absent were Mason Thrall, Daniel Wasilewski, and Dwight Ryniewicz.

1. Approval of minutes from April 13, 2023 meeting.  
David Smith *MOVED* to approve the minutes from April 13, 2023. Robert O’Gara seconded.  
Motion carried unanimously.

- 2a. New Business – Proposed variety store at 38 and 42 East Main Street

The first item discussed was a proposed variety store at 38 and 42 East Main Street. Jim Cassidy was present from the engineering firm representing Cleo Developing Group. He stated that the property sits on .83 acres of land and is the former site of a bank and pharmacy. They plan to remove the existing structure and build a new, one-story building with 34 parking spaces. They will be shifting the existing curb cut on Court Street, and the one-way driveway on the West side would remain the same. The third curb cut on Brooklyn Street would be closed.

Solli Engineering provided the traffic study. During peak hours, there were 58 trips per day, week and weekends were the same. There was only one traffic accident in a three-year period. Therefore, the conclusion is that there will be no impact on the network system.

David Smith *MOVED* to approve the plans. Jon-Paul Roden seconded. Motion carried unanimously.

- 3a. Open Discussion  
Robert O’Gara questioned the type of store and what the business hours would be. He also questioned what would be done with the extra property. Mr. Cassidy stated that it would be some type of dollar store, with business hours from 8:00 a.m. to 9:00 p.m., and that the additional property would be landscaped.

- 2b. New Business – The Learning Experience/Proposed Restaurant at 420 Talcottville Road

The second item discussed was the addition of a daycare and restaurant at 420 Talcottville Road, between the Dollar General and Tractor Supply. Tim Coon of J.R. Russo and Associates represented that the daycare would be a 10,000 sq. ft. building with a 4,000 sq. ft. playground, and 46 parking spaces. The restaurant would be a 6,000 sq. ft. retail facility with 25 parking spaces. There is currently access and an easement through the Dollar General parking lot, and they are proposing a connection to the tractor supply parking lot as well, as there are already easements in place.

Scott Hesketh, of F.A. Hesketh & Associates presented the traffic study, using information from a Dollar General traffic study from 2017. For the daycare, he stated that they estimate 189 trips in the morning and 222 in the afternoon, with 57 trips on Saturday. It is estimated that 45% of the traffic will exit through Tractor Supply where the traffic signal is. There will be minor impacts to traffic, as all intersections will operate the same due to traffic signals. This study will go to OSTA for review.

David Smith *MOVED to approve the plans. Robert O’Gara seconded. Motion carried unanimously.*

3b. Open Discussion

Discussion took place with regard to the when the easement to Tractor Supply was established, it was done so in 2013. It was questioned whether there would be signage to the connecting lots and the appropriate amount of handicapped spaces, which there will be. It was also indicated that if there was a fire emergency, there would be no street access to the back of the building, however they could gain access through Tractor Supply lot. Chief Kelley questioned if OSTA could deny the permit, however Mr. Hesketh said he does not see an issue with the project moving forward. Robert O’Gara questioned the sidewalk, and it was said that there would be one along the frontage of the building. It was agreed that the current design has a much better traffic pattern than the original proposal.

4. Adjournment

Jon-Paul Roden moved to adjourn at 6:19 pm. David Smith seconded. Motion carried unanimously.

Respectfully Submitted,

  
Linda Lachance  
Recording Secretary