

**ATTACHMENT C**

EIE Public Review Period Notices and Advertisements



**June 20, 2017**

**Special Notice**

1. State Conservation and Development Policies: The Plan for Connecticut, 2018-2023 (State C & D Plan) - Revised Draft Available

**Scoping Notices**

1. Derby Downtown Redevelopment Project, Derby
2. Tylerville Water Main Extension, Haddam
3. Bunker Hill Water Main and Sewer Extension, Watertown

**Post-Scoping Notices: Environmental Impact Evaluation (EIE) Not Required**

No Post-Scoping Notice has been submitted for publication in this edition.

**Environmental Impact Evaluations**

1. Commuter Railroad Station, Orange
2. **NEW!** Seaside State Park Master Plan

**State Land Transfers**

1. Exchange of Easements, Snyder Rd., Haddam

**The next edition of the Environmental Monitor will be published on July 11, 2017.**

**[Subscribe to e-alerts](#) to receive an e-mail when the Environmental Monitor is published.**

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*Notices in the Environmental Monitor are written by the sponsoring agencies and are published unedited. Questions about the content of any notice should be directed to the sponsoring agency.*

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## EIE Notices

After Scoping, an agency that wishes to undertake an action that could significantly affect the environment must produce, for public review and comment, a detailed written evaluation of the expected environmental impacts. This is called an Environmental Impact Evaluation (EIE).

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**The Following EIE Notices have been submitted for publication in this edition.**

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### 2. Notice of EIE for Seaside State Park Master Plan

**Project Title:** Seaside State Park Master Plan

**Municipality where project is proposed:** Waterford

**Address of Project Location:** 36 Shore Road

**Project Description:** The Proposed Action is the implementation of a development concept from the Seaside State Park Master Plan. The Master Plan depicts four potential concepts for the 32-acre site located at 36 Shore Road in Waterford. A summary of the four alternatives follows:

- **Destination Park-** This concept emphasizes passive and active recreation along with a lodging experience. Existing historic buildings would be restored for lodging and auxiliary uses and the ground and waterfront would be modified and enhanced to support passive and active recreational uses.
- **Ecological Park-** This concept emphasizes maintenance and enhancement of ecological features of the site, both in the terrestrial and waterfront environments. Under this concepts, the historic buildings would be demolished.
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- **Hybrid Park-** This concept is an amalgam of the other alternatives. The historic buildings would be converted to lodging, the grounds would be enhanced, and the ecological habitats would be created or enhanced along the waterfront.

**Project Documents:**

[Seaside State Park Location Map](#)

[Aerial Photo of Existing Site](#)

[Seaside Master Plan EIE](#)

[Appendix A: Public Scoping Notice, Presentation and Comments](#)

[Appendix B: Economic Impact Analysis](#)

[Appendix C: Traffic Study](#)

[Appendix D: Coastal Process Study](#)

[Appendix E: Phase 1A and Phase 1B Archeological Surveys](#)

[Appendix F: List of Preparers](#)

[Appendix G: Distribution List](#)

[Appendix H: Disclosure Statement](#)

**Comments on this EIE will be accepted until the close of business on: **August 11, 2017****

**Beginning on June 20, 2017, the public can view a copy of this EIE at:**

Waterford Town Hall, Town Clerk's Office, 15 Rope Ferry Road, Waterford CT 06385

Town of Waterford Library, 49 Rope Ferry Road, Waterford CT 06385

Department of Energy and Environmental Protection (by appointment only), 79 Elm Street, 6th floor Bureau of Outdoor Recreation, Hartford CT 06106

Additional information about this project, including the Master Plan, can be viewed online at [www.ct.gov/deep/seaside](http://www.ct.gov/deep/seaside).

**There is a public hearing scheduled for this EIE on:**

**DATE: **Monday, July 31, 2017****

**TIME:** 7:00 PM, doors will open at 6:30 PM

**PLACE:** Waterford Town Hall Auditorium, 15 Rope Ferry Road

**NOTES:** The Connecticut Department of Energy and Environmental Protection is an Affirmative Action/ Equal Opportunity Employer that is committed to complying with the requirements of the Americans with Disabilities Act. Please contact us at (860) 418-5910 or [deep.accomodations@ct.gov](mailto:deep.accomodations@ct.gov) if you: have a disability and need a communication aid or service; have limited proficiency in English and may need information in another language; or if you wish to file an ADA or Title VI discrimination complaint. Any person needing a hearing accommodation may call the State of Connecticut relay number- 711. Requests for accommodations must be made at least two weeks prior to any hearing, program, or event.

**Additional information about this project can be found online**  
at: [www.ct.gov/deep/seaside](http://www.ct.gov/deep/seaside)

**Send your comments about this EIE to:**

**Name:** Michael Lambert, Bureau Chief, Outdoor  
Recreation  
**Agency:** CT Department of Energy and Environmental  
Protection  
**Address:** 79 Elm Street, Hartford CT 06106  
**E-Mail:** [DEEP.seasideEIE@ct.gov](mailto:DEEP.seasideEIE@ct.gov)

**If you have questions about the public hearing, or where you can review this EIE,  
or similar matters, please contact:**

**Name:** Michael Lambert, Bureau Chief, Outdoor  
Recreation  
**Agency:** CT Department of Energy and Environmental  
Protection  
**Address:** 79 Elm Street, Hartford CT 06106  
**E-Mail:** [DEEP.seasideEIE@ct.gov](mailto:DEEP.seasideEIE@ct.gov)  
**Phone:** 860-424-3030

## Environmental Monitor Archives



**July 11, 2017**

### **Special Notice**

1. State Conservation and Development Policies: The Plan for Connecticut, 2018-2023 (State C & D Plan) - Revised Draft Available

### **Scoping Notices**

1. **NEW!** Replacement Bridge #04067, Cedar Hill Rd., Stamford

### **Post-Scoping Notices: Environmental Impact Evaluation (EIE) Not Required**

1. **NEW!** Briar Cliff Booster and Long Meadow Water Main Extension, Bethel

### **Environmental Impact Evaluations**

1. **REVISED! - ERRATA ADDED WITH NEW COMMENT DEADLINE** Seaside State Park Master Plan, Waterford
2. **NEW!** Franklin Sewer and Water Main Extension, Franklin

### **State Land Transfers**

No Proposed Land Transfer has been submitted for publication in this edition.

**The next edition of the Environmental Monitor will be published on July 25, 2017.**

**[Subscribe to e-alerts](#) to receive an e-mail when the Environmental Monitor is published.**

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**The Following EIE Notices have been submitted for publication in this edition.**

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**Project Title:** Seaside State Park Master Plan

**Municipality where project is proposed:** Waterford

**Address of Project Location:** 36 Shore Road

**Project Description:** The Proposed Action is the implementation of a development concept from the Seaside State Park Master Plan. The Master Plan depicts four potential concepts for the 32-acre site located at 36 Shore Road in Waterford. A summary of the four alternatives follows:

- **Destination Park-** This concept emphasizes passive and active recreation along with a lodging experience. Existing historic buildings would be restored for lodging and auxiliary uses and the ground and waterfront would be modified and enhanced to support passive and active recreational uses.
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[Aerial Photo of Existing Site](#)

[Seaside Master Plan EIE](#)

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[Appendix B: Economic Impact Analysis](#)

[Appendix C: Traffic Study](#)

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[Appendix E: Phase 1A and Phase 1B Archeological Surveys](#)

[Appendix F: List of Preparers](#)

[Appendix G: Distribution List](#)

[Appendix H: Disclosure Statement](#)

[Errata - New \(7/11/17\)](#)

**Comments on this EIE will be accepted until the close of business on: **August 25, 2017****

**Beginning on June 20, 2017, the public can view a copy of this EIE at:**

Waterford Town Hall, Town Clerk's Office, 15 Rope Ferry Road, Waterford CT 06385

Town of Waterford Library, 49 Rope Ferry Road, Waterford CT 06385

Department of Energy and Environmental Protection (by appointment only), 79 Elm Street, 6th floor Bureau of Outdoor Recreation, Hartford CT 06106

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**There is a public hearing scheduled for this EIE on:**

**DATE: **Monday, July 31, 2017****

**TIME: 7:00 PM, doors will open at 6:30 PM**

**PLACE: Waterford Town Hall Auditorium, 15 Rope Ferry Road**

**NOTES:** The Connecticut Department of Energy and Environmental Protection is an Affirmative Action/ Equal Opportunity Employer that is committed to complying with the requirements of the Americans with Disabilities Act. Please contact us at (860) 418-5910 or [deep.accomodations@ct.gov](mailto:deep.accomodations@ct.gov) if you: have a disability and need a communication aid or service; have limited proficiency in English and may need information in another language; or if you wish to file an ADA or Title VI discrimination complaint. Any person needing a hearing accommodation may call the State of Connecticut relay number- 711. Requests for accommodations must be made at least two weeks prior to any hearing, program, or event.

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**Send your comments about this EIE to:**

**Name:** Michael Lambert, Bureau Chief, Outdoor Recreation  
**Agency:** CT Department of Energy and Environmental Protection  
**Address:** 79 Elm Street, Hartford CT 06106  
**E-Mail:** [DEEP.seasideEIE@ct.gov](mailto:DEEP.seasideEIE@ct.gov)

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**Name:** Michael Lambert, Bureau Chief, Outdoor Recreation  
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**E-Mail:** [DEEP.seasideEIE@ct.gov](mailto:DEEP.seasideEIE@ct.gov)  
**Phone:** 860-424-3030

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PUBLISHER'S CERTIFICATE

State of Connecticut  
County of New London, ss. New London

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2017 JUL 12 P 1:36

Personally appeared before the undersigned, a Notary Public within and for said County and State, Sharon Foret, Legal Advertising Clerk, of The Day Publishing Company Classifieds dept, a newspaper published at New London, County of New London, state of Connecticut who being duly sworn, states on oath, that the Order of Notice in the case of

23843 State of Connecticut Department of Energy and Enviro

A true copy of which is hereunto annexed, was published in said newspaper in its issue(s) of

06/20/2017, 06/28/2017, 07/06/2017

Cust: CT Dept. of Administrative Services  
Ad #: d00727498

2017 JUL 14 AM 11:13

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DAS/BUSINESS OFFICE

Sharon C Foret

Subscribed and sworn to before me

This Friday, July 07, 2017

Maryelle Jolinsky  
Notary Public  
My commission expires 5/31/19

Notice is hereby given, in accordance with the Connecticut Environmental Policy Act, that an EIE has been prepared for the Seaside State Park Master Plan ("Master Plan"). The Proposed Action is the implementation of a development concept from the Master Plan. The Master Plan depicts four potential concepts for the 32-acre site located at 36 Shore Road in Waterford. A summary of the four alternatives follows:

**Destination Park** - This concept emphasizes passive and active recreation along with a lodging experience. Existing historic buildings would be restored for lodging and auxiliary uses and the grounds and waterfront would be modified and enhanced to support passive and active recreational uses.

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Beginning on June 20, 2017, a copy of the EIE will be available for public inspection at each of the following locations: online at [www.ct.gov/deep/seaside](http://www.ct.gov/deep/seaside); Waterford Public Library (49 Rope Ferry Road, Waterford, CT); Waterford Town Clerk's Office (15 Rope Ferry Rd, Waterford, CT); and DEEP (79 Elm Street, 6th floor Bureau of Outdoor Recreation, Hartford, CT).

A public hearing on the EIE is scheduled for 7:00 PM on July 31, 2017, at the Waterford Town Hall Auditorium, located at 15 Rope Ferry Road in Waterford, CT, to solicit public comments on the EIE. Doors open at 6:30 PM.

Written comments on this document and any other pertinent information must be sent or postmarked by August 11, 2017. Comments must be sent to:

Michael Lambert, Bureau Chief, Outdoor Recreation  
CT Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106  
Fax: 860-424-4070  
Email: DEEP.seasideEIE@ct.gov

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107 JUL 14 AM 11:13

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County of New London, ss. New London

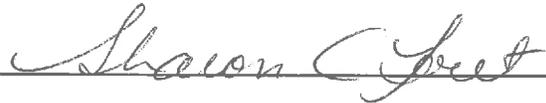
Personally appeared before the undersigned, a Notary Public within and for said County and State, Sharon Foret, Legal Advertising Clerk, of The Day Publishing Company Classifieds dept, a newspaper published at New London, County of New London, state of Connecticut who being duly sworn, states on oath, that the Order of Notice in the case of

24011 State of Connecticut Department of Energy and Enviro

A true copy of which is hereunto annexed, was published in said newspaper in its issue(s) of

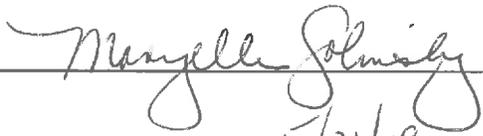
07/15/2017

Cust: CT Dept. of Administrative Services  
Ad #: d00731314

  
\_\_\_\_\_

Subscribed and sworn to before me

This Monday, July 17, 2017

  
\_\_\_\_\_  
Notary Public  
My commission expires 5/31/19

24011

State of Connecticut  
Department of Energy and Environmental Protection (DEEP)  
Public Comment Period Extended on Seaside State Park Master Plan  
Environmental Impact Evaluation (EIE)

Written comments on the Seaside State Park Master Plan EIE will now be accepted up to and on August 25, 2017. Written comments on this document and any other pertinent information must be sent or postmarked by August 25, 2017. Comments must be sent to:

Michael Lambert, Bureau Chief, Outdoor Recreation  
CT Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106  
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**ATTACHMENT D**  
EIE Comment Letters and Public Hearing Transcripts



Comment Letters on Seaside State Park Master Plan EIE

Last Name	First Name	Date(s)	Agency/Organization	Written Comment	Oral Comments at Hearing
Abraham	Bruce	7/31/2017			X
Allen	Daniel	8/18/2017	CTA Architects P.C.	X	
Award	Dana	7/31/2017			X
Bastedo Vietor	Julia	8/20/2017		X	
Betts	Mary Beth	8/24/2017		X	
Bisacky	Patricia	8/25/2017	CT DPH	X	
Cahill	Mary	7/31/2017			X
Chase	Jon	7/25/2017, 7/29/2017, 7/31/2017	Attorney for K. Jacques	X	X
Christen	Barbara	8/24/2017	Letter from group of citizens	X	
Clancy Dougherty	Susan	7/31/2017			X
Colonis	Peter	8/4/2017		X	
Darling	Anne	7/31/2017			X
Evarts	Win	8/24/2017	The Arc of Connecticut, Inc.	X	
Farley	William	7/12/2017		X	
Fenske	Gail	8/25/2017		X	
Freeman	Carl	7/20/2017		X	
Green	Deborah	8/25/2017		X	
Green	Debby and Dale	7/31/2017			X
Greif	Maddy	7/31/2017			X
Griffin	Dr.	7/31/2017			X
Grywacz	Robert	8/20/2017		X	
Jacques	Allan	8/25/2017		X	
Jacques	Kathleen	7/7/17, 7/25/17, 7/31/17, 8/24/17		X	X
James	Nancy	8/4/2017		X	
Kemper, Jr.	John	7/12/2017	Kemper Associates Architects, LLC	X	
Lamoureux	Edward	7/31/2017			X
Larder	Cheryl	7/31/2017			X
Long	Vincent	7/31/2017			X
Lundborg	James	7/31/2017			X
Macesker	Ingrid	7/31/2017			X
McCarthy	Kathleen	8/24/2017	State Representative, 38th District	X	X
McGuire	Susan	7/31/2017			X
Micalizzi	Hillary	8/24/2017	Keeler Tavern Museum and History Center	X	
Montana	Jim and Deb	7/31/2017			X
Nye	Ann	8/25/2017		X	
Nye	Robert	8/24/2017	Waterford Municipal Historian	X	
Pankeneier	Charles	8/19/2017		X	
Pearson	Marjorie	8/25/2017		X	
Peterson	Stephanie	8/25/2017		X	
Pisacich	B.J.	7/31/2017			X
Post	Chuck	8/25/2017		X	
Post Curry	Helen	8/22/2017		X	
Radway	Timothy	7/31/2017, 8/21/2017		X	X
Russo	Guy	7/31/2017			X
Ryan	Robin	8/12/2017		X	
Schenk	Ann	8/1/2017		X	
Sheehan	Bill	7/31/2017			X
Simoes	Leslie	7/25/2017	Autism Services and Resources of Connecticut	X	
Sims	Yvonne	7/31/2017			X
Skinner	Colette & Alan	8/24/2017		X	
Skinner	Alan	7/31/2017			X
Smith	Robert	7/7/2017		X	
Smith	Galina	7/31/2017			X
Stark	Nancy	8/24/2017		X	
Steiner	Mark	8/10/2017		X	
Steward	Daniel	7/10/2017	First Selectman, Town of Waterford	X	
Stocker	Joel	8/25/2017		X	
Sullivan	Diana	7/31/2017, 8/1/2017		X	X
Tombari	Robert	7/31/2017, 8/16/2017		X	X
Velleu	Jean	8/14/2017		X	
Wigren	Christopher	7/31/2017, 8/25/2017	CT Trust for Historic Preservation	X	X
Ziobron	Melissa	7/6/2017	State Representative, 34th District	X	

# STATE OF CONNECTICUT

## DEPARTMENT OF PUBLIC HEALTH



Raul Pino, M.D., M.P.H.  
Commissioner

Dannel P. Malloy  
Governor  
Nancy Wyman  
Lt. Governor

### Drinking Water Section

August 25, 2017

Mr. Michael Lambert  
Bureau Chief, Outdoor Recreation  
Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, CT 06106

Re: Notice of Environmental Impact Evaluation for Seaside State Park Master Plan

Dear Mr. Lambert:

The Department of Public Health Drinking Water Section's Source Assessment and Protection Unit has reviewed the above Notice of EIE. Please refer to the attached report for our comments.

If you have any questions regarding these comments, please call Pat Bisacky of this office at (860) 509-7333.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric McPhee".

Eric McPhee  
Supervising Environmental Analyst  
Drinking Water Section

Cc: Peter M. Green, Chairman, Waterford PCA  
Neftali Soto, Chief Engineer, Waterford PCA  
Joseph M. Lanzafame, Public Utilities Director, New London Public Utilities  
Stephen Mansfield, Director of Health, Ledge Light Health District



Phone: (860) 509-7333 • Fax: (860) 509-7359  
410 Capitol Avenue, MS#12DWS, P.O. Box 340308  
Hartford, Connecticut 06134-0308  
[www.ct.gov/dph](http://www.ct.gov/dph)

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# STATE OF CONNECTICUT

## DEPARTMENT OF PUBLIC HEALTH

Raul Pino, M.D., M.P.H.  
Commissioner



Dannel P. Malloy  
Governor  
Nancy Wyman  
Lt. Governor

### Drinking Water Section

TO: Eric McPhee, Supervising Environmental Analyst, Drinking Water Section  
FROM: Patricia Bisacky, Environmental Analyst 3, Drinking Water Section *PB*  
DATE: August 25, 2017  
SUBJECT: Notice of Environmental Impact Evaluation for Seaside State Park Master Plan

The Source Assessment and Protection Unit of the Department of Public Health (DPH) Drinking Water Section (DWS) has reviewed the Notice of EIE for Seaside State Park Master Plan. The Master Plan depicts four potential concepts for the 32-acre site located at 36 Shore Road in Waterford. A summary of the four alternatives follows:

- **Destination Park-** This concept emphasizes passive and active recreation along with a lodging experience. Existing historic buildings would be restored for lodging and auxiliary uses and the ground and waterfront would be modified and enhanced to support passive and active recreational uses.
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- **Hybrid Park-** This concept is an amalgam of the other alternatives. The historic buildings would be converted to lodging, the grounds would be enhanced, and the ecological habitats would be created or enhanced along the waterfront.

Seaside State Park is not located in a public drinking water source water area, therefore the DWS has no source protection comments to offer. All of the concepts evaluated for the proposed park require public water infrastructure connected to the Waterford Public Utilities Commission's existing infrastructure and will be supplied with public drinking water from the City of New London Public Utilities. Infrastructure will include a fire suppression system. The EIE notes an historical seawater intake and distribution system. Measures must be included that will protect the public drinking water supply from cross contamination with the fire suppression system and any other non-potable uses. Specifically, reduced pressure principle backflow preventers approved in locations indicated by the public water supplier must be installed to protect against a cross connection with the public water supply and tested annually by a

DPH-1



Phone: (860) 509-7333 • Fax: (860) 509-7359  
410 Capitol Avenue, MS#12DWS, P.O. Box 340308  
Hartford, Connecticut 06134-0308  
[www.ct.gov/dph](http://www.ct.gov/dph)

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person who meets the requirements of Section 25-32-11(c) of the RCSA. Copies of such inspections must be sent to the public water supplier and local health department.

DPH-1

The EIE includes a discussion of the public drinking water supply available from the City of New London. The margin of safety (average daily demand divided by the safe yield of the sources of supply) projected for the year 2050 in the most recent approved water supply plan is 0.90, which is less than the recommended 1.15. However, this number does not account for the system improvements that have been made since 2009. The City of New London has been working over a period of years to improve the margin of safety of its public drinking water system through both supply augmentation and demand management. The City of New London is currently preparing an update of its water supply plan for submission to the DWS that will include more recent data than that used for calculating the system margin of safety in the water supply plan update approved in 2009. It is anticipated that the margin of safety will be reflective of the system improvements that have been made.

DPH-2

Regardless of the development concept selected, the DWS recommends that the proposed development implements measures that conserve the use of public drinking water. The Environmental Protection Agency's Water Sense program and numerous voluntary green building standard model codes are available as references to assist designers in achieving sustainable developments. Links to these programs and more can be found on the DWS's webpage dedicated to [water conservation](#).

DPH-3

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 4:21 PM  
**To:** 'Kathleen.McCarty@housegov.ct.gov'  
**Cc:** Stephen Lecco  
**Subject:** FW: Seaside - EIE  
**Attachments:** Rep McCarty Seaside EIE 082417.pdf

Dear Representative McCarty,

Thank you for your e-mail and letter. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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---

**From:** zRepresentative Kathleen McCarty [mailto:Kathleen.McCarty@housegov.ct.gov]  
**Sent:** Thursday, August 24, 2017 12:46 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Seaside - EIE

Hello Mr. Lambert,

Attached is my letter for the record on the EIE for Seaside. Thank you.

Best regards,

Kathleen

Kathleen M. McCarty  
State Representative, 38th District  
*Waterford, Montville*



## State of Connecticut

### HOUSE OF REPRESENTATIVES STATE CAPITOL

**REPRESENTATIVE KATHLEEN M. McCARTY**  
THIRTY-EIGHTH ASSEMBLY DISTRICT

226 GREAT NECK ROAD  
WATERFORD, CT 06385

HOME: (860) 442-2903  
CAPITOL: (800) 842-1423  
Kathleen.McCarty@housegop.ct.gov

**HOUSE CHAIRMAN**  
INTERNSHIP COMMITTEE

**MEMBER**  
APPROPRIATIONS COMMITTEE  
EDUCATION COMMITTEE  
PUBLIC HEALTH COMMITTEE

August 24, 2017

Mr. Michael Lambert, Bureau Chief, Outdoor Recreation  
Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, CT 06106

#### **RE: Seaside State Park - Environmental Impact Evaluation**

Dear Mr. Lambert,

I am writing to you in connection with the Seaside State Park Master Plan concepts that have been put forward regarding the property located at 36 Shore Road in Waterford. First, I would like to thank both the Department of Administrative Services and the Department of Energy and Environmental Protection for providing numerous informational forums, and for holding public meetings that included a venue for public comments on the possible adaptive reuse of this exceptional seaside property and most recently the EIE. Please know that I have attended all of your presentations, the scoping meeting, EIE public meeting, and all of the previous town meetings over many years regarding the Seaside property.

As the State Representative to Waterford, I am very committed to working with you, and the town of Waterford, to find the best use of this Waterford treasure that has been neglected by the State for far too long.

The state of Connecticut is facing a major financial crisis with a projected deficit of over three billion dollars in the next biennium. Currently the state is operating under the Governor's Executive Order and it is already in deficit.

In light of this dismal fiscal situation, many of Connecticut's State parks are struggling to sustain themselves and to make the necessary repairs to their existing buildings in order to accommodate the public. I question, therefore the ability and the viability of the state to create the concepts proposed in DEEP's Master Plan for Seaside. Furthermore, I question whether any of the proposed concepts are in the best interests of Waterford's residents or the state of Connecticut taxpayers. It would seem more

KMM-1

prudent to allow the development of the 35 acres at Seaside to a private developer who would adhere to the Town's Zoning Regulations regarding the reuse of the buildings and the use of the property. In the event that the state does not follow this recommended course of action, I will offer the following comments related to the Seaside Master Plan.

KMM-1

In my opinion it is extremely important not to overdevelop this unique piece of property on Long Island Sound. The adverse impact of overdevelopment to the surrounding neighborhood would be irreversible. Please keep in mind that the neighborhood is a residential not commercial area thus any development must be compatible and sensitive to the neighborhood.

KMM-2

Additionally, every effort should be made to preserve the historic buildings on the site. Preservation of the buildings is advocated by the National Trust for Historic Preservation and it is in keeping with the Town of Waterford's Zoning and Plan of Conservation and Development. In order to preserve the historic buildings, provide public access to Long Island Sound, and maintain a new state park, a public/private partnership must be part of the plan. Given the current fiscal environment and limited dollars to address all of the needs that exist within our State Parks system a partnering entity is required.

KMM-3

I continue to look forward to receiving additional information and updates on possible next steps with these concepts.

Best Regards,



Kathleen M. McCarty  
State Representative, 38th District  
*Waterford, Montville*



State of Connecticut

HOUSE OF REPRESENTATIVES  
STATE CAPITOL

REPRESENTATIVE MELISSA ZIOBRON  
THIRTY-FOURTH ASSEMBLY DISTRICT

RANKING MEMBER  
APPROPRIATIONS COMMITTEE

LEGISLATIVE OFFICE BUILDING, ROOM 4200  
300 CAPITOL AVENUE  
HARTFORD, CT 06106-1591

MEMBER  
ENVIRONMENT COMMITTEE  
GENERAL LAW COMMITTEE

TOLL FREE: (800) 842-1423  
CAPITOL: (860) 240-8700  
Melissa.Ziobron@housegop.ct.gov

July 6, 2017

Michael Lambert, Bureau Chief, Outdoor Recreation  
CT Department of Energy and Environmental Protection  
79 Elm Street  
Hartford CT 06106

Dear Mr. Lambert:

I would like to express my opposition to the establishment of Seaside State Park. While I recognize the good intentions behind this plan and proposal, as a strong advocate for our state park system, I do not believe that this is the time to take on a property which would have had public access had the state not interfered with the development plan.

I believe Seaside should be returned to the private developer and litigation against the company and state discontinued. To this end, what have state taxpayers paid to fight this battle in court? What other improvements have been made here, while other parks have significant needs go unmet?

Our state parks are currently struggling under our fiscal crisis and I have to question whether this should be a priority given the current deficit. Buildings at other parks are being demolished due to neglect, are falling into disrepair and dedicated staff members are already struggling to ensure our parks meet the basic benchmark standards. Adding yet this property, with its extensive investment needs and building issues, to our state park system would not be in the best interest of our state or overall well-being of our existing state parks.

MZ-1

I would like to thank you for listening to my concerns regarding Seaside State Park and I hope that DEEP will seriously consider the ramifications of taking on this project. I am very adamantly opposed to this and would be more than happy to answer any questions you may have regarding my position on Seaside State Park.

Sincerely,

Melissa Ziobron,  
State Representative  
34<sup>th</sup> District

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 6:05 PM  
**To:** 'CWigren@cttrust.org'  
**Cc:** 'Senator@blumenthal.senate.gov'; 'alexa.combelic@mail.house.gov'; 'Matthew.reutter@mail.house.gov'; 'Paul.Formica@cga.ct.gov'; 'kimberly.king@cga.ct.gov'; Labadia, Catherine; 'Kathleen.McCarty@housegop.ct.gov'; Governor.Malloy; 'brittany.kane@murphy.senate.gov'; Newman-Scott, Kristina; 'annrnye@yahoo.com'; 'dsteward@waterfordct.org'; Stephen Lecco  
**Subject:** FW: Seaside EIE comments  
**Attachments:** Seaside\_EIE\_CTHP\_comments\_2017\_0825.pdf

Dear Mr. Wigren,

Thank you for your e-mail and letter. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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---

**From:** Christopher Wigren [mailto:CWigren@cttrust.org]  
**Sent:** Friday, August 25, 2017 4:00 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Cc:** Senator@blumenthal.senate.gov; alexa.combelic@mail.house.gov; Matthew.reutter@mail.house.gov; Paul.Formica@cga.ct.gov; kimberly.king@cga.ct.gov; Labadia, Catherine <Catherine.Labadia@ct.gov>; Kathleen.McCarty@housegop.ct.gov; Governor.Malloy <Governor.Malloy@ct.gov>; brittany.kane@murphy.senate.gov; Newman-Scott, Kristina <Kristina.NewmanScott@ct.gov>; annrnye@yahoo.com; dsteward@waterfordct.org  
**Subject:** Seaside EIE comments

Dear Mr Lambert:

Attached please find comments on the Seaside Environmental Impact Evaluation from the Connecticut Trust for Historic Preservation. Please add them to the record to be included in the Record of Decision.

Very truly yours,

Christopher Wigren

Christopher Wigren  
Deputy Director  
Connecticut Trust for Historic Preservation  
940 Whitney Avenue  
Hamden, Connecticut 06517  
203.562.6312  
[www.cttrust.org](http://www.cttrust.org)



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Jane Montanaro  
*Interim Executive Director*

25 August 2017

Michael Lambert, Bureau Chief, Outdoor Recreation  
Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106  
via email: DEEP.seasideEIE@ct.gov

#### Subject: Seaside State Park, Environmental Impact Evaluation

Dear Mr Lambert:

For more than twenty years, the Connecticut Trust for Historic Preservation has followed the planning process for Seaside with great interest. This site is of outstanding historical importance. It was the first purpose-built institution for the heliotropic treatment of tuberculosis in children in the United States and represented a significant step forward in treatment of a devastating disease, a notable achievement by the State and people of Connecticut. In addition to its place in medical history, Seaside is important in social and political history as a reflection of the expanding role of government in the 1930s in ensuring the welfare of its citizens. And, it is architecturally significant as the work of a nationally-recognized master, Cass Gilbert. Here, Gilbert, a prominent traditionalist, was given the task of inventing a new building type. His balancing of functional innovation with traditional forms and motifs offers fascinating and rare insights into the interrelationship of modernism and traditionalism in the early 20th century. For all these reasons, Seaside is truly unique. There is nothing like it, anywhere.

It is the stated policy of the State of Connecticut to maintain and preserve historic sites like Seaside. For many years, the State pursued options for private redevelopment of the site that also guaranteed public access to the waterfront. However, in 2014 Governor Dannel Malloy decided to retain state control over the property and open it as a state park.

Since 2014, consultants working for the Department of Energy and Environmental Protection (DEEP) produced three development alternatives for Seaside, the "Destination Park," with historic buildings reused as a hotel operated by a private licensee and grounds partly redesigned; the "Ecological Park," with the historic buildings demolished and ground extensively redesigned to reflect patterns of shorefront ecology; and "Passive Recreation Park," with the historic buildings demolished and grounds left essentially as they are today. From these three options, DEEP and its consultants created a fourth alternative, the "Hybrid Park." Under this option, the historic buildings would be developed as a hotel with additional new space constructed, and the grounds would combine elements of the Ecological and Passive Recreation options. Feasibility

studies conclude that while the buildings are deteriorated, reusing them would be physically feasible and economically viable.

The task of the Environmental Impact Evaluation (EIE) is to analyze the potential effects of these options on natural and cultural resources. **Unfortunately, the EIE begins with a serious error.** The Executive Summary concludes, "The proposed development of any of the Master Plan alternatives would not result in significant adverse environmental impacts, regardless of which alternative, or combination of alternatives, is selected" (page xviii). This is incorrect; the Connecticut Environmental Policy Act specifically includes cultural resources in the environmental review and evaluation process. The demolition of all but one of the existing historic buildings, as envisioned by two of the Master Plan alternatives, would in fact be a significant adverse environmental impact. Other sections of the EIE recognize this adverse impact, but the location of this misstatement in the Executive Summary is most unfortunate, since this is as far as many people are likely to read. This error should be corrected immediately, forcefully, and prominently.

CTHP-1

The body of the EIE contains detailed evaluation of the potential environmental effects of each of the development alternatives, along with a no-action alternative. In terms of historic resources, the EIE gets the basic facts right: Seaside is listed on the National Register of Historic Places. The document rightly recognizes that reuse of historic buildings and sites is a goal of statewide, regional, and local planning. All this is accurate, as far as it goes.

However, the EIE's analysis passes too quickly over a key element of National Register designation: level of significance. Sites are listed as possessing local significance, statewide significance, or national significance. According to the National Register documentation, Seaside is designated as possessing *national* significance. The EIE mentions level of significance once, briefly (page 3-38), but does not address it in evaluating the impacts of the various alternatives.

The level of significance adds a degree of nuance to the evaluation of potential impacts that the EIE misses. **Seaside is considered nationally significant.** Reuse and preservation of the site and its historic resources would be not merely a beneficial impact, but a beneficial impact *at a national level*, and should be recognized as such in the EIE. Conversely, destruction of the site would be an adverse impact *at a national level*, and should be recognized as such in the EIE. This understanding is absolutely crucial to evaluating the potential impacts of the alternatives for Seaside and must be central to deciding which alternative to pursue in developing the park.

Finally, while the Connecticut Trust is hesitant even to contemplate the possibility of destroying this important site, discussion of mitigation for the loss of the Seaside buildings is an important element of the EIE. On page 7-3, the document recommends that, if the buildings are demolished, mitigation should consist of "Coordination with SHPO on documentation and recordation of any demolished historic buildings in accordance with SHPO guidelines." While documentation would be valuable, by itself it would not be adequate. **Mitigation should be proportionate to the loss incurred.** For a nationally significant historic resource like Seaside, the EIE should recommend a much higher level of mitigation. Example of proportionate mitigation efforts might include:

- Programming about children's health or the history of healthcare for children. Although the resources available to redevelop a state park cannot fund an ongoing medical treatment program, some more targeted awareness campaign or historical programming would be an appropriate way to honor the medical legacy of Seaside.
- Reusing elements of the buildings, preferably on the site. For instance, it might be possible to leave some walls standing to enclose gardens or a picnic pavilion, or to reuse salvaged brick or stone in park features. The cupola of the hospital building might become a folly or be re-mounted on a park structure. Additionally, in the interests of

CTHP-2

- sustainability, any removal of buildings should be by deconstruction and salvage of any usable buildings materials, not just decorative elements.
- Redirecting the money that might have been used to restore the exteriors of the buildings for conversion to a hotel (as envisioned in the Destination and Hybrid alternatives) and using it instead to stabilize and preserve other neglected historic buildings on State property.

CTHP-2

The Connecticut Trust strongly supports development of Seaside as a state park that provides public access to the Long Island shore *and* preserves the irreplaceable historic character of the Seaside sanatorium. While its analysis could be improved in some places, the Environmental Impact Evaluation makes clear that the beneficial impacts of preserving the sanatorium buildings and site would be significant, while the destroying them would be highly adverse, a serious loss for the people of Connecticut and the nation. We believe that the benefits of preserving and reusing the historic buildings and campus of Seaside are clear and overwhelming.

**On behalf of the staff and board of the Connecticut Trust for Historic Preservation, we strongly urge the Department to pursue a development alternative that will allow future generations of Connecticut citizens to continue to enjoy, appreciate, and learn from Seaside.**

Very truly yours,



Garry S. Leonard  
Chairman



Jane Montanaro  
Interim Executive Director  
jmontanaro@cttrust.org



Christopher Wigren  
Deputy Director  
cwigren@cttrust.org

cc:

Hon. Richard Blumenthal, U.S. Senate  
Hon. Joe Courtney, U. S. House of Representatives  
Hon. Paul Formica, Connecticut State Senate  
Catherine Labadia, Deputy State Historic Preservation Officer  
Hon. Kathleen McCarty, Connecticut House of Representatives  
Hon. Dannel Malloy, Governor of Connecticut  
Hon. Christopher Murphy, U. S. Senate  
Kristina Newman-Scott, State Historic Preservation Officer  
Robert Nye, Municipal Historian, Town of Waterford  
Hon. Daniel Steward, First Selectman, Town of Waterford

**From:** [Lambert, Michael](#) on behalf of [SeasideEIE, DEEP](#)  
**To:** "[annrnye@yahoo.com](mailto:annrnye@yahoo.com)"  
**Cc:** [Stephen Lecco](#)  
**Subject:** FW: Seaside State Park EIE  
**Date:** Friday, August 25, 2017 5:09:57 PM

---

Dear Mr. Nye,

Thank you for your e-mail. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030(F: 860.242.4070 (E: [Michael.lambert@ct.gov](mailto:Michael.lambert@ct.gov))

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-----Original Message-----

From: Ann Nye [<mailto:annrnye@yahoo.com>]  
Sent: Thursday, August 24, 2017 9:57 PM  
To: SeasideEIE, DEEP <[DEEP.SeasideEIE@ct.gov](mailto:DEEP.SeasideEIE@ct.gov)>  
Subject: Seaside State Park EIE

To: Michael Lambert, Bureau Chief,  
Outdoor Recreation, CT DEEP

Dear Mr. Lambert,

I am in favor of the Seaside proposal for Option1/ Destination Park. The Cass Gilbert buildings as well as the Superintendent's Cottage and the Duplex must be preserved.

The architectural/historical significance of the site has been well documented by a number of Gilbert scholars, most notably Barbara Christen, PhD, as well as by other architects, historians and

RMN-1

preservationists nationwide.

I must add that the Hybrid 4 Park Option would be a disaster, not only to Gilbert's open campus design, but for the abutting neighbors as well.

RMN-1

Thank you for your consideration.

Sincerely,

Robert M. Nye  
Waterford Municipal Historian

Sent from my iPhone

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 5:15 PM  
**To:** 'hmic57@aol.com'  
**Cc:** Stephen Lecco  
**Subject:** FW: Seaside State Park Opinion Letter  
**Attachments:** Scan0048.pdf

Dear Ms. Micalizzi,

Thank you for your e-mail and letter. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** hmic57@aol.com [mailto:hmic57@aol.com]  
**Sent:** Thursday, August 24, 2017 9:57 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Seaside State Park Opinion Letter

Dear Mr. Lambert:

Attached please find a letter of support for Option One/Destination Park for the future of Seaside State Park in Waterford.

Respectfully,

Hilary Micalizzi  
President, Board of Directors  
The Keeler Tavern Museum and History Center

# Keeler Tavern



# Museum and History Center

August 21, 2017

Michael Lambert  
Bureau Chief, Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106

Dear Mr. Lambert:

On behalf of the Board of Directors of the Keeler Tavern Museum and History Center, I am writing to add our collective voice to the discussion about the future of Seaside State Park in Waterford, CT.

After having reviewed all of your options for future site use, we emphatically believe that **Option One** is the best use of the historic property designed and built by Cass Gilbert in the early 1930's. Option One's considerate repurposing of the architecturally significant buildings and the reclamation of the shoreline and boardwalk area, for the benefit of the public, are clearly the most effective and responsible use of this important property.

You may ask why a not-for-profit museum from the opposite side of the state cares about the outcome of this decision. Our museum was the summer home of distinguished architect Cass Gilbert from 1907 until his death. Gilbert's years as a Connecticut resident were the most productive quarter century of his career. Seaside Sanatorium is amongst Gilbert's most notable Connecticut designs including civic and community buildings in New Haven, Waterbury and Lakeville. Cass Gilbert's legacy is very important to us as is the preservation of any building on the Historic Register.

It is our opinion that any option to destroy, significantly modify or to leave this property to further decay would be a colossal mistake.

KTM-1

Thank you for giving the public beyond the Waterford area the opportunity to voice our opinions in this important matter.

Respectfully,

A handwritten signature in black ink that reads "Hilary E. Micalizzi". The signature is written in a cursive, flowing style.

Hilary Micalizzi  
President of the Board of Directors  
The Keeler Tavern Museum and History Center  
132 Main Street  
Ridgefield, CT 06877

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 3:33 PM  
**To:** 'win.evarts@gmail.com'  
**Cc:** Stephen Lecco  
**Subject:** FW: Comments on Seaside following July 31, 2017 Public Meeting  
**Attachments:** Arc SeasideDEEP public comment.pdf; ATT00001.htm

Dear Mr. Evarts,

Thank you for your e-mail and letter. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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---

**From:** Win 1 [mailto:win.evarts@gmail.com]  
**Sent:** Thursday, August 24, 2017 9:42 AM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Comments on Seaside following July 31, 2017 Public Meeting

Mr. Lambert,

Please find attached below comments concerning Seaside following the Public Meeting on July 31, 2017. Thank you for the opportunity to submit them.

Win Evarts  
[win.evarts@gmail.com](mailto:win.evarts@gmail.com)  
M: 203-984-7543



Michael Lambert, Bureau Chief, Outdoor Recreation  
Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106  
Fax: 860-424-4070  
Email: [DEEP.seasideEIE@ct.gov](mailto:DEEP.seasideEIE@ct.gov)

August 24, 2017

Dear Mr. Lambert,

I am the Executive Director of the Arc of Connecticut, as well as the parent of a 27 year-old with intellectual and developmental disabilities (I/DD). As you may be aware, the Arc is the premier advocacy organization committed to protecting the rights of people with I/DD and to promoting opportunities for their full inclusion in the life of their communities.

I attended the most recent public meeting in Waterford on July 31 and am taking this opportunity to supply my comments in connection with that meeting. Thank you for this opportunity.

The Arc has been an interested observer in the fate of Seaside for over 15 years because of our mission, as encapsulated in the first paragraph above, and also the standing legislative mandate to use any financial proceeds from the sale, lease or transfer of Seaside to create community-based residential alternatives for Connecticut citizens with I/DD as put forth in statute in 2001's Public Act 01-154, 2010's State budget, and 2011's Section 17a-451d.

TAC-1

Re-use of public surplus land pursuant to both State law and procedures and local zoning regulations is a long and expensive process. It gets especially long and expensive when there is a lack of clarity about what is actually being proposed. The Preferred Plan Report dated June 2016 recommends a hybrid concept meshing the Destination Park and the Ecological Park. The only wording describing the financial structure of the hybrid development on page 20 is,

"A public-private partnership will be sought to support the adaptive reuse and restoration of the historic buildings as a State Park Lodge. The lodge is a recommended size of 100 rooms with associated services including upscale and casual dining, conference space, pool, spa and parking."

TAC-2

Realizing that this was written in 2016, when the State's current budget crisis was just a distant light coming down the train tracks, is this still the financing concept today? If so, how is the financial portion of the development plan going to be structured? Where is the start-up capital coming from? Who is going to own the revenue-generating asset inside the park? If the State owns the revenue-generating asset, what incentive is there for a developer to perform and why should they bear the execution risk of the project?

The simplest way to create accountability for a successful execution of any of the concepts is for the responsibility for monitoring and compliance to the development plan be shouldered based on both economic and local interest. For that reason, if the recommended hybrid plan or the Destination Park is the final outcome, a developer should own the revenue-generating asset, if not the whole property, and execute the plan in compliance with local zoning laws and appropriate environmental regulations. For the Ecological Park or Passive Park options, the Town of Waterford should purchase the property from the State.

TAC-2  
cont.

Since many of the development options entail private use of the property, which is subject to approval by the Finance, Revenue and Bonding and Government Administration and Elections Committees of the State Legislature, the State should be diligent in receiving fair value, ensuring public access to the waterfront, and using any financial proceeds to create community-based residential alternatives for Connecticut residents with I/DD which will save the State money over current State-operated settings for people with I/DD. These criteria have been repeatedly recognized by both Committees as being requirements for granting approval for private use.

TAC-1  
cont.

Thank you for your consideration.

Sincerely,

Win Evarts  
Executive Director, The Arc of Connecticut, Inc.

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Tuesday, July 25, 2017 2:06 PM  
**To:** Stephen Lecco  
**Cc:** Whalen, Susan; Bolton, Jeffrey; Tyler, Tom  
**Subject:** FW: Sale of Seaside Property Letter  
**Attachments:** Letter to Mr. Lambert.docx

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

EIE comment letter.

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** Lambert, Michael  
**Sent:** Tuesday, July 25, 2017 1:56 PM  
**To:** 'leslie@ct-asrc.org' <leslie@ct-asrc.org>  
**Cc:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** FW: Sale of Seaside Property Letter

Ms. Simoes,

I wanted to acknowledge receipt of your e-mail and letter. Thank you for your comments.

Sincerely,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation

Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: [Michael.lambert@ct.gov](mailto:Michael.lambert@ct.gov)



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**From:** Leslie Simoes [<mailto:leslie@ct-asrc.org>]  
**Sent:** Tuesday, July 25, 2017 1:30 PM  
**To:** Lambert, Michael <[Michael.Lambert@ct.gov](mailto:Michael.Lambert@ct.gov)>  
**Subject:** Fwd: Sale of Seaside Property Letter

Unfortunately the [DEEPseasideEIE@ct.gov](mailto:DEEPseasideEIE@ct.gov) email bounced back so I hope this email reaches you.

Leslie M. Simoes  
Co-Director  
Autism Services & Resources Connecticut/ASRC  
101 No. Plains Industrial Rd  
Wallingford, CT 06492  
[203-265-7717](tel:203-265-7717)  
[www.ct-asrc.org](http://www.ct-asrc.org)

----- Forwarded message -----

**From:** **Leslie Simoes** <[leslie@ct-asrc.org](mailto:leslie@ct-asrc.org)>  
**Date:** Tue, Jul 25, 2017 at 1:22 PM  
**Subject:** Sale of Seaside Property Letter  
**To:** [DEEPseasideEIE@ct.gov](mailto:DEEPseasideEIE@ct.gov)  
**Cc:** [dsteward@waterfordct.org](mailto:dsteward@waterfordct.org), [pmform2010@aol.com](mailto:pmform2010@aol.com), Tom Fiorentino <[tomfiorentino1953@gmail.com](mailto:tomfiorentino1953@gmail.com)>, Win Evarts <[win.evarts@gmail.com](mailto:win.evarts@gmail.com)>, [KStauffer@thearcnlc.org](mailto:KStauffer@thearcnlc.org)

Dear Mr. Lambert, attached is a letter I wrote regarding the sale of the property known as "Seaside" in Waterford CT.

Please let me know if you have any questions or would like to discuss this.

Sincerely,

Leslie M. Simoes  
Co-Director

Autism Services & Resources Connecticut/ASRC  
101 No. Plains Industrial Rd  
Wallingford, CT 06492  
[203-265-7717](tel:203-265-7717)  
[www.ct-asrc.org](http://www.ct-asrc.org)

July 25, 2017

Mr. Michael Lambert  
Bureau Chief, Outdoor Recreation  
DEEP  
79 Elm Street  
Hartford, CT 06106.  
[DEEPseasideEIE@ct.gov](mailto:DEEPseasideEIE@ct.gov)

Dear Mr. Lambert,

I am the Co-Director for Autism Services and Resources Connecticut and until about 6 months ago I was the Executive Director of The Arc Connecticut. For 9 years prior to that I served in various executive capacities with The Arc. As you may know, The Arc is the premier advocacy organization for individuals with intellectual and developmental disabilities (ID/DD) and their families in Connecticut.

For over 15 years The Arc intently followed the fate of the Seaside property. The reason we were so interested is that the proceeds from the sale of Seaside are mandated to be used by the state Department of Developmental Disabilities (DDS) for creating community based residential alternatives for individuals with ID/DD.

I am still very interested in the fate of Seaside and it is my understanding that DEEP is currently contemplating leasing some of the Seaside property to a private developer who will develop the property as a hotel. It is also my understanding the feasibility of this plan is dependent on DEEP receiving lease or other payments to offset the cost of operating the park at Seaside and other expenditures associated with this transaction.

I am not a lawyer however I am a public policy advocacte and legislative intent should take precedent in this case. In 2001 Public Act 01-154 became law. The 2010 state budget contained explicit provisions that Seaside be sold. In 2011 Section 17a-451d of the Connecticut General Statutes was enacted. In all cases the intent of the legislative action was that Seaside would be sold, and all proceeds would go back to DDS. Leasing wasn't even contemplated. But even if the intent of the Legislature could be stretched to include leasing, any funds received are mandated to go to provide residential alternatives to individuals with ID/DD.

ASRC-1

Any agreement that would allow for the private use of Seaside is subject to approval by the Finance Revenue and Bonding (FRB) and the Government Administration and Elections (GAE) Committees of the state Legislature. In the past, both of these Committees granted approval for private use of Seaside subject to the following conditions:

1. Fair compensation to the state. As I recall, they relied on an appraisal that valued the property at \$8.0 million.
2. Public Access to the waterfront. DEEP felt that the real opportunity was to create a park that would be attractive to individuals with disabilities, and older people. The Committees thought this was a good idea, given that Connecticut currently has no such recreational opportunities.
3. Use of the funds. Both committees were well aware of the mandate that funds from the sale of Seaside would be used to create residential alternatives for individuals with ID/DD.

After following this case for years I believe DEEP's proposal is not consistent with the conditions for use of the property set by the FRB and GAE Committees of the Legislature and is not consistent with state statute regarding the use of proceeds from the property. Therefore, it should not be considered a viable alternative for this property.

By statute, Seaside is currently deemed to be surplus property, and under the care control and custody of the Department of Administrative Services. Section 4(b)21 of the CGS, in part, states that before DAS may transfer any property to any agency of the state government, the receiving agency must prepare a plan, timeline and budget for use of the property. Those documents must be submitted to the Office of Policy and Management (OPM) for approval. To my knowledge, no such plan, timetable or budget exists, and thus no approval could have been granted by OPM.

Therefore, there is no basis for DEEP to operate a park at Seaside, and that activity should cease, and the property should be secured.

Very Truly Yours,

Leslie Simoes

CC: Tom Fioentino  
Edwin Evarts  
Kathleen Stauffer

ASRC-1

Sen. Paul Formica  
Daniel Steward

## Jennifer Burke

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**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Tuesday, July 11, 2017 9:03 AM  
**To:** Stephen Lecco  
**Cc:** Whalen, Susan; Bolton, Jeffrey; Tyler, Tom; Ganzer, Sara  
**Subject:** FW: Seaside State Park EIE

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** Lambert, Michael **On Behalf Of** SeasideEIE, DEEP  
**Sent:** Monday, July 10, 2017 3:40 PM  
**To:** 'Kathy Jacques' <kathyjacques@sbcglobal.net>; SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Cc:** Lambert, Michael <Michael.Lambert@ct.gov>  
**Subject:** RE: Seaside State Park EIE

Dear Ms. Jacques,

After I received your e-mail on Friday, I reviewed the comments included in the Environmental Impact Evaluation (EIE) and confirmed that your letter dated August 31, 2016 was indeed not published in the EIE. Your e-mail transmitting the letter and three of the attachments to that e-mail were included in the EIE. I reached out to Stephen Lecco, Senior Environmental Planner at GZA on Friday and asked that he check his files for your letter. Mr. Lecco confirmed your letter was received and reviewed by GZA but was inadvertently omitted from the EIE.

GZA Environmental, Inc. will issue an errata document indicating your letter was received and reviewed as part of the public scoping process. Your letter will then become part of the EIE in an errata document that will be published in the July 11, 2017 Environmental Monitor. In order to ensure the public has adequate time to review your letter, the public comment period will be extended through August 25, 2017.

Sincerely,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: [Michael.lambert@ct.gov](mailto:Michael.lambert@ct.gov)



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**From:** Kathy Jacques [<mailto:kathyjacques@sbcglobal.net>]  
**Sent:** Friday, July 7, 2017 3:34 PM  
**To:** SeasideEIE, DEEP <[DEEP.SeasideEIE@ct.gov](mailto:DEEP.SeasideEIE@ct.gov)>; Kalafa, David <[David.Kalafa@ct.gov](mailto:David.Kalafa@ct.gov)>  
**Subject:** Seaside State Park EIE

July 7, 2017

To whom it may concern:

These are the attachments that I sent in response to the EIE scoping, and receipt was confirmed. However, I have just reviewed the published EIE document, and while I found the attachments were included, I could not locate the actual letter that included my comments: SeasideScopingMeeting2016Revise3.pdf, anywhere in the published EIE document. It may be an oversight on my part, it is many pages!

Could you please help me locate the page that this letter can be found in the EIE? They should be included in the public record.

I would appreciate a prompt response as there is a public hearing on this document July 31, 2017.

KJ-1

Yours truly,  
Kathy Jacques

---

**From:** Kathy Jacques [<mailto:kathyjacques@sbcglobal.net>]  
**Sent:** Wednesday, August 31, 2016 1:44 PM  
**To:** 'DEEP.seasideEIE@ct.gov'  
**Cc:** 'Kathy Jacques'  
**Subject:** FW: Comments on Environmental Impact Evaluation Scoping Meeting and Notice for Seaside State Park, Waterford, Connecticut

Dear Mr. Kalafa:

Please find attached:

Letter from Kathleen Jacques re: the above subject.  
3 Attachments.

Contact info:

860.444.0038

860.460.5940

Please confirm receipt.

Thank you,  
Kathleen Jacques

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 3:19 PM  
**To:** 'kathyjacques@sbcglobal.net'  
**Cc:** Stephen Lecco  
**Subject:** FW: Seaside State Park EIE Comments  
**Attachments:** EIEAug25submission.docx; Invoice3Aug25.pdf; Invoice2Aug25.pdf; Inv1Aug251.pdf; OPED EIE July2017 rev.docx

Dear Ms. Jacques,

Thank you for your e-mail and attachments. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** Kathy Jacques [mailto:kathyjacques@sbcglobal.net]  
**Sent:** Thursday, August 24, 2017 11:34 AM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Cc:** Kathy Jacques <kathyjacques@sbcglobal.net>  
**Subject:** Seaside State Park EIE Comments

Michael Lambert, Bureau Chief, Outdoor Recreation  
CT Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, CT 06106

Please find attached comments pertaining to the Seaside State Park Plan EIE report, due August 25, 2017.  
This email contains FIVE attachments.

Thank you,  
Kathleen F Jacques  
10 Magonk Point Rd  
Waterford, CT

August 23, 2017  
Kathleen F Jacques  
10 Magonk Point Rd  
Waterford, CT 06385  
[kathyjacques@sbcglobal.net](mailto:kathyjacques@sbcglobal.net)

Michael Lambert, Bureau Chief, Outdoor Recreation  
CT Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, CT 06106

### POST-SCOPING COMMENTS: EIE Seaside State Park June 2017

The Environmental Impact Evaluation for the Seaside State Park Master Plan fails to address many questions and concerns that were submitted during the Scoping process in sufficient detail. Although the appendices contain standard environmental reports, the comprehensive evaluation is lacking in specifics regarding the extraordinary plan to conduct a commercial resort inside a State Park, particularly in light of the significant land use change in the residential neighborhood in which the parcel is located. For the record, it should also be noted that the Office of Policy and Management has historically been focused on goals of historic preservation and economic returns during the period of years when it was engaged in the sale of the parcel to a private developer. The preferred Hybrid Plan put forth by DEEP has a comparable commercial land use component as that proposed by the previous preferred developer in a Town of Waterford zoning regulation application. The similarity of policy goals between DEEP's Hybrid Alternative Park Plan and OPM's original conditions of sale for the property raises doubts about either agency's ability to objectively conclude, via a Record of Decision or a Determination of Adequacy, that is necessary to more fully explore the environmental impact of constructing and operating a Hotel in a small State Park that is located in a rural residential community.

### GENERAL OVERVIEW

Following is a general overview of the EIE report; with italicized items representing several ongoing or new areas of concern that were identified in various parts of the evaluation.

[In the following comments, the term "Park" will refer to the Passive or Ecological Plans, and the term "Hotel" will refer to the Destination and Hybrid Park Plans.

**A dictionary definition of the word "park":** an area maintained in its natural state as a public property.

**A definition of the term resort:** a self-contained commercial establishment that provides food, drink, lodging, sports, entertainment, of which a "hotel" is frequently a central feature.

The differences between a Park and a Hotel are so distinct that it is clear what sort of activity is being described when these respective terms are used. (The cost estimates range from 2.7 to 44.7 million dollars.)]

While the EIE and its attachments include more than 859 pages, there is only a one-page summary entitled "Comparison of Potential Impacts by Alternatives (pg. 2-12) that purports to evaluate the

KJ-2

“level” of impact of pertinent environmental factors. *The most obvious indication of the inadequacy of this table is freely admitted in section 2.9, which plainly states that “visitation estimates do not include the employees or visitors to the lodging facilities under the Hotel alternatives.”*

Potential Impacts on the local human population listed on this chart include:

- Traffic, Parking, Circulation
- Air Quality
- Noise
- Land Use/ Neighborhoods.

KJ-2

*However, there is no adequate explanation for omitting the impact that the employees and visitors will have on the location and the neighboring area, when it is specifically the commercial operation of a 24/7 hotel/resort and its ancillary services that are going to exert the most significant environmental consequences. Also, there is no discussion or justification that explores why some environmental factors are given more weight: i.e., economic return vs change of land use.*

The lengthy EIE report is detailed, repetitive, and illustrated with maps and tables, *but is missing quantitative data* about a hotel operation and its demands for energy, its perpetual light pollution and machine noise, and the addition of large volumes of guests and activities that will bring traffic, sound, and alcohol use to the park 24 hours a day.

KJ-3

The EIE arbitrarily marginalizes this impact in a sweeping conclusion on page 5-2 which states:

#### “5.2.4 Land Use/Neighborhoods

Every alternative would increase the use intensity of the Site over current conditions by creating parking and amenities which would attract more users. The Destination and Hybrid alternatives would be the most intensive uses of the Site and would result in a change in land use/intensity within the neighborhood. Lodging would represent a new land use within the neighborhood which is currently residential and open space. The increase in use intensity under the Destination and Hybrid alternatives could be perceived as an adverse impact by some people. It is assumed the perceived impacts are associated with such topics as noise and traffic, for example. These “associated” impacts are individually discussed in Section 3. Based on the analysis and identified mitigation measures within other parts of the EIE, it is anticipated there would be no adverse impacts to land use/neighborhoods. “

*Describing the increase in use intensity under the Destination and Hybrid alternatives as merely “perceived” is inappropriate and is a subjective opinion of the preparer. It does not justify the omission of a more substantial examination of these impacts, and inadequately addresses the Scoping comments that I submitted (and will be attached to this submission as well), which include an extensive list of questions and concerns about a commercial hotel operation, that remain unanswered.*

KJ-4

*Also omitted from this report is any empirical data that demonstrates by audio recording the sound emanating from a comparable hotel operation, or visual photography that illustrates the light pollution emanating from the premises. As the current site is extremely dark and quiet, to claim that a hotel*

operation has no significant impact without presenting the evidence that was used to conclude this, is a specious assertion.

KJ-4

While it is a desirable goal to preserve the buildings and there is some public support for this effort, the hard fact is that no feasible and prudent alternatives have been found for the buildings since 1993. The challenges associated with historic preservation of these buildings have prevented:

- The sale of the property to the Town of Waterford,
- An affordable adaptive reuse for State services or a nonprofit purpose,
- An age-restricted low impact residential development,
- The establishment of a Passive or Ecological low cost, low impact State Park.

A Hotel plan that is driven by the goal of historic preservation will be too expensive, too risky, and will have too much impact on the quality of life in the area.

As there is an Alternative Plan that develops a public resource for all; has minimal financial outlay; enhances the land/use of the neighborhood; and unburdens the state of abandoned, functionally obsolete buildings; the logical decision is to create a Park. Unfortunately (and clearly expressed during the post-scoping public hearing) the Park planning meetings did not accommodate or encourage interactive public discussion about how the Hybrid Plan was selected as “preferred,” nor an explanation of the ongoing process by which a final plan will ultimately be selected, or what opportunities the general public will have to participate in the selection process.

KJ-5

### **Unavoidable Adverse Environmental Impacts**

Mitigation requirements specifically identified in the EIE as Unavoidable Adverse Environmental Impacts that will be minimized or avoided by implementing a Park plan vs. a Hotel plan (as defined above) include:

- Noise, traffic, and lighting of hotel alternatives would be avoided.
- The need for more extensive impervious surface parking areas for hotel patrons/employees would be avoided.
- Aesthetics/View sheds would not be impaired by new or existing buildings, or the plant visual buffers that may be erected or built in order to block hotel operations. Demolition of buildings would improve view sheds.
- Change in Land Use/ Neighborhoods would be minimized: Park alternatives estimate 148 visitors a day vs. Hotel park estimate of 1040 visitors a day.

### **Traffic Study**

The traffic study is deficient in its examination of the impact of traffic on the local human population. It only contains technical data that pertains to impervious surface capability and traffic patterns; information that is more pertinent for an implementation plan. The terms “capacity” and “level of service” are used to describe the ability of the road way to handle its traffic assignment. *What level of*

KJ-6

*service would constitute a significant impact to the area being evaluated? A graph of the four levels of service needs to be provided that illustrates how the anticipated levels of service measure up to levels that would be considered significant.*

Other questions pertaining to the traffic study report:

- What are the upper limits that determine impact?
- How close are the hotel traffic estimates to the upper limit?
- Can graphs be provided that illustrate seasonal traffic impacts?
- How much will projected hydro-carbon emissions for hotel traffic affect the existing air quality?
- Were off-site parking, pedestrian safety, increased sightseeing traffic, and congestion on feeder roads evaluated?
- What is the nature of the 1040 Hotel Plan vehicle trips? Were food and beverage trucks, linen delivery trucks, garbage trucks, grounds keeping crews, utility service vehicles, etc., considered? How often, and what times of day?
- What seasonal adjustments were considered for summer traffic in the local area to Ocean Breach, Harness, Seaside, and Pleasure Beach?
- Was any examination made of the impact of increased boat traffic?

KJ-6

*As the technical definition of “impact” for the purpose of a traffic study is basically confined to the “impervious surfaces,” and not to the noise, pollution and pedestrian safety of an addition 50,000 annually, then how are the environmental impacts of the increased traffic on the human population and ecology in the surrounding area proposed to be mitigated?*

### **Economic Feasibility Study**

The economic impact analysis specifically states that “it is not intended to reflect the market or financial feasibility of developing the property.” If that is the case, then a risk/benefit analysis of the proposed Hotel project needs to be completed. Historically, the cost of preservation of the historic buildings has determined the project size; and the reuse becomes a means to an end. The hotel plan recommended by Sasaki as a result of their feasibility study was driven by economic necessity, not park needs, taxpayer’s risks, or critical need. (Again, it should be noted how the desire to preserve historic properties by OPM proceeded down a similar path; where the cost of preservation drove the size of the proposed project: the end justifying the means.)

- *Were the cost estimates for hotel construction based on Historic Properties preservation Guidelines?*
- *What is the mechanism/scheme proposed for funding the Hybrid Park, specifically hotel construction?*
- *Does DEEP/DAS currently have any agreements in place that are comparable with the type of private /public partnership proposed for the Hotel?*
- *Which agency will administer the public/private partnership agreement?*

KJ-7

- *What mechanism will prevent an expansion of the hotel/resort project if the costs of construction escalate?*
- *What is the entire amount of the State contribution to the Hotel alternatives that are not going to be returned by hotel operations lease fees, (in addition to the 10 million dollars for remediation of the building exteriors)?*
- *How much has been spent to date on environmental clean-up?*
  - *Has the money spent for ongoing remediation performed over the previous two years (see attached invoice details from FOIA requests) been included in the Study as part of the cost estimates?*
  - *Are these additional expenditures? And what is the total amount that has been spent or committed for remediation that is not included in the Economic Study?*
  - *Why doesn't the completion of remediation and abatement open up opportunities for the many previously disregarded adaptive reuses that have been proposed?*

KJ-7

### ARCHAEOLOGICAL STUDY AND COASTAL SURVEY

The Scoping comments contained pertinent and informed questions and concerns about the impact of various aspects of the Park and Hotel plans on the shoreline. As a lay person, it was apparent to me that there was scientific disagreement about the impact of the different proposals. *Please respond to these disagreements.* There were also neighboring property owners that disputed some of the findings and what seemed to be the integration of private property into the Park plans. *How will this contradiction be addressed and mitigated?*

KJ-8

### SELECTION PROCESS

While the hotel feasibility study (Sasaki, 2016) may have identified a shortage of amenities- multi-use trails, scuba diving, car-top boating, fishing, waterfront activities, wildlife observation- a critical need for hotel operations was not established. The need for simple lodging facilities may have been introduced in the Destination plan as a desirable Park feature, but the Hotel model becomes feasible only as an economic development project for a large commercial resort. At this point in the EIE, the impact on the human population is arbitrarily marginalized in respect to potential financial returns. However, no financial risk/benefit analysis of the experimental model of a Resort Hotel surrounded by a State Park is included.

KJ-9

The Park and Hotel missions are not compatible; an issue I raised in my scoping comments. The Passive Park and Hybrid Hotel alternatives are at opposite ends of the impact spectrum reviewed in the EIE. In fact, a proper examination of a Park is precluded by the numerous impacts of the Hotel operation. The juxtaposition of such fundamentally different models omits a complete examination of how the environmental impact of a "simple" Park on the surrounding community will be mitigated. This is a critical weakness of the EIE.

## CONCLUSION

The establishment of any public park is the ultimate philanthropic action by which a government creates an opportunity for all citizens to enjoy environmental resources. To establish a resort Hotel that will limit a guest's experience by their ability to pay is anathema to the basic mission of a Park. To operate a resort Hotel in a small, residentially-zoned Park property in order to maximize revenue would be a paradigm shift in the State Park objectives and should not be undertaken without an extensive policy discussion of the potential environmental impact to all Parks and all people in the State.

The comments expressed herein focus primarily on aspects of the EIE that are omitted, deficient, or only superficially examined in relation to the Hotel plans. The EIE report is profoundly deficient in its extemporaneous conclusion that a Hotel would result in "no adverse impacts." It does not establish that the implementation of a Hotel Plan is either feasible(practicable), or prudent (showing good judgment in avoiding risks and uncertainties).

As the EIE report is very narrow in scope, it becomes merely an exercise in a required governmental process, and not a substitute for the honest discussion that the public desires in the determination of the fate of the new Seaside State Park.

## ADDENDUM AND ATTACHMENTS

- A. August 29 Scoping Comments Resubmitted: Italicized to Emphasize subject matter that was not address in EIE
  - B. OPED, The Day July 23
  - C. 3 Attachments with FOIA material: Abatement and Remediation Invoices; not verified to be a complete list.
- *NOTE: A transcript of the 2014 Town of Waterford Planning and Zoning Hearings and meetings (pertinent to Seaside Preservation district regulations), was not provided in time to be submitted for the record with my submission, but I contend that the letter/comments submitted by Selectman Dan Steward has effectively introduced the Planning and Zoning Decision into the EIE response record.*

A.

August 29, 2016

David A. Kalafa, Policy Development Coordinator  
Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106  
860-424-4070  
DEEP.seasideEIE@ct.gov

RE: EIE Scoping Meeting for Seaside State Park, Waterford, CT

Dear Mr. Kalafa:

I would like to submit these comments for the record.

It is challenging to submit comments for an environmental impact evaluation of a project that is mostly conceptual in nature, and includes the multiple options outlined in the scoping notice – three different park models (one of which includes a more detailed development plan), or an option to do nothing at all. Since, in my opinion, a resort hotel will have the most significant adverse impact, and requires the highest level of evaluation; most of my comments are directed to that option.

The Connecticut General Statutes Section 22a-1b specifically requires that the evaluation shall include: (c) (6), an analysis of the short term and long term economic, social and environmental costs and benefits of the proposed action, and (c) (7): the effect of the proposed action on the use and conservation of energy resources. For (c) (6), I recommend that the EIE consultant prepare a matrix of environmental and economic impacts of the alternative concepts; this will provide a better tool for a comprehensive comparison of the positive and adverse impacts of the various park models. In the case of (c)(7), particularly pertaining to the reuse use of the existing historic and existing buildings, and any new construction that may be proposed, a “lifecycle net energy analysis” (cradle to grave) will be the only way to comprehensively examine the impact of the “preferred alternative” project.

#### ENVIRONMENTAL LOCATION

It is also my assertion that the significant impacts on three different physical environments need to be individually examined. A complete EIE will consider the impacts on:

1.) The 32 parcel it;

2.) The residential neighborhood in which the parcel is located, including information regarding future plans for the four acre DDS parcel that is attached to the site and borders residential property. It is reasonable to assume that this group home may be closed and its attachment to the park may create a future adverse impact; historically, the State has recognized the necessity to mitigate the impact of any development at Seaside on the character of the surrounding residential neighborhood, which is rural in nature. A recent zoning decision eliminated the consideration of commercial activities on the site. However, the costly challenge of preservation of the historic buildings seems once again to be overriding these considerations;

And, since the expansion of lodging is being introduced as a revenue vehicle for the State park budget,

3.) The State Park system-at-large in the State of Connecticut. It has been reported that DEEP considers this hotel to be an expansion of present lodging activity managed by DEEP. If the proposed Master Plan for Seaside is an economic prototype, any and all State Parks could be identified as properties where resort hotels could be constructed and operated. In this scenario, the scoping process should include long range ecological and energy impacts of such development(s).

#### INFORMATION FROM SPONSORING AGENCIES

The CEPA manual has several detailed lists of issues that need to be examined during an EIE. Since the construction and operation of a waterfront hotel/resort is unexplored territory for DEEP, any related direct or indirect significant consequential impacts need to be more thoroughly surveyed by the consultant and added to this list. Other questions and comments I have regarding the information provided by the sponsoring agencies include:

A. The actions proposed in the scoping notice are very broad. Specifically, what does “do nothing” mean in this case? Continue the current level of activity – lawn mowing, minimum security, portable toilets--or abandonment of the property? What is the definition of a “Destination Park?” The concept as outlined in the feasibility study or any other alternatives or expansions of this concept? What is the risk that property would once more be considered surplus and sold? Any EIE that supports a commercial activity in conflict with local zoning regulations could have unintended adverse consequences on future uses of the property and neighboring properties as well.

*B. Since the primary subject site of this project is already known, what are the criteria for creating a resort hotel inside any State Park? The example cited in the feasibility study has over five thousand acres. Why is the Seaside parcel considered to be an appropriate place for a private resort hotel of this magnitude? Why does the desire to adapt the buildings override the need to “least impact the neighborhood?” What will mitigate proximity issues where there is an absence of reasonable buffers between the parcels and several abutting properties? What about the local zoning regulations? Even if the State is statutorily exempt from local zoning rules, does*

*that mean the Agencies should disregard the determination by the local zoning board that commercial activity is not desirable for this property? What is the justification to define a private resort hotel as something other than a commercial establishment?*

4. Are there other potential sites for the proposed action? If a private resort hotel inside a park is a new model for the State Park Program, then a list of potential sites could be any and all State Parks.

5. What are the current regulations that govern a hotel managed by a private agency on a State Park property? What new or modified regulations are being proposed? What legislative action(s) governing the plans will be subject to public participation? To ensure transparency of the Park planning process, the public needs to have the opportunity to be engaged in any related regulatory and legislative processes that might affect any new or existing State Parks or any agreements to lease land or engage private management companies.

#### SPECIAL CONCERNS

In addition to the comprehensive lists outlined in CEPA, there are special concerns in regard to development on this particular site, any combination of which will significantly impact the site and its immediate environs, which include, but are not limited to:

The amount of greenhouse gases created by construction, hotel operations, and vehicle traffic;

Safety issues and noise caused by above;

Runoff of pesticides and fertilizer in the low basin/stream on the property causing nitrogen loading in Long Island Sound;

Loss of mature trees currently on the parcel;

Loss of vistas due to new construction;

Vermin/pests relocating to surrounding residences during construction;

The water and utility demands for the proposed hotel;

The impact of mooring boats and launching personal watercraft on the waterfront;

Creation of light pollution;

Loss or limitations of access by neighbors and park patrons;

Increased traffic and trespass onto neighboring roads and properties;

Security of neighborhood;

Construction noise and dirt;

Mechanical noise after construction (Landscaping, HVAC, compressors, air conditioners, etc.);

Lack of buffers on boundary lines;

The number and location of parking facilities for hotel guests and park patrons;

Accommodations for commercial trucking;

Location of garbage dumpsters;

Security of public access areas;

Security and parking on neighboring streets;

Water safety issues for boaters, swimmers, fishermen;

Loss of quiet enjoyment of abutters;

Loss of property values to surrounding properties;

Expansion of proposed lodging model facilities, indoors and out;

Disruption caused by event activities.

*How will these impacts be mitigated? What is the baseline standard that will be established for evaluating such impacts?* (Impact studies should not be based on data from when the institution was in operation; that is no longer relevant to the character of the neighborhood.)

#### MASTER PLAN FEASIBILITY STUDY

That operation of a destination resort hotel in a residential community will have a profound and significant impact in the location in which it is proposed, is clear in the Master Plan Feasibility Study itself. The EIE should avoid a comparison of proposed activity from a past time when Seaside was an operating agency. Essentially, this has been an abandoned site, and more recently, a State Park. Any discussion of more intense use requires a mitigation plan for any more intensive use than is currently in existence.

In fact, there has been little justification for considering the resort plan as “preferred” when it clearly is incompatible with the surrounding environment. I have cited some additional information contained in the feasibility study supporting this conclusion that need to be addressed in the EIE:

*1. Section iii-1 claims that “Due to the proposed hotel’s location proximate to residential homes and a quiet local neighborhood, the hotel design and operation will be sensitive to the needs of these residents.” But there is no discussion of how this will be accomplished or what needs have been identified, or how they will be mitigated.*

2. The study estimates the costs to prepare the buildings for the resort, but does not explicitly identify the party responsible to develop the Park grounds, parking and waterfront, beach, seawall restoration. Construction, maintenance and management costs of both activities – resort and park need to be enumerated and justified.

*3. Further observation of the site's location in the study provides evidence that a Park and Hotel combination are not compatible in this geographic location:*

*"As the subject buildings are located on a state park, we have researched several park lodges in the Northeast and Western United States. The majority of these park lodges are located on either State or National Parks of substantial acreage, much greater than the 32 acres of the subject site. These parks generate their own overnight visitation due to their vast acreage, which often lends itself to a variety of activities including skiing, hiking, biking, camping, boating, rock climbing, ice fishing, etc. While we believe Seaside State Park to be an important feature of the subject site, we do not expect this park to be the primary reason of visitation. Thus, we do not recommend a park lodge product, but instead recommend that the hotel integrate the park and its available activities into its operation.*

The conclusion is that, essentially, the hotel and park accommodations will be competing for parking, admission, and guest services. Much more information needs to be provided about the impact of a private, profit-making operation to a waterfront State Park. If a private/public option is determined to be the best solution for the goals outlined in the EIE document, why are alternative options, such as schools, business parks, non-profit operations, research facilities, etc., not being considered? I have attached a letter that was provided in response to the Master Plan meeting that very astutely describes alternative and enhanced utilization of the park grounds. What other alternatives have been submitted or considered?

It is clear that the Destination Park model as proposed will become a subordinate activity to a private hotel operation and an elite clientele. I strongly urge the sponsoring agencies to preserve the primary mission of providing recreational enjoyment that is accessible to all the people of Connecticut. While I prefer the ecological model, I also think a passive model is a good choice for Seaside Park.

I anticipate that other informed and interested agencies and community members will be submitting comments and questions about the long range impact of these proposed activities on this sensitive Long Island Sound waterfront parcel designated as Seaside State Park. Other parties have shared copies of correspondence that was sent in reply to Master Park Planning sessions. Many of these formal letters and emails suggest alternative recommendations and should be explored in the EIE.

Efforts that direct attention away from recreation, conservation, environmental research, conservation, and energy alternatives are an opportunity cost that the State of Connecticut simply cannot afford, and funds should not be spent for a speculative resort venture that is based on potential economic returns. The Seaside park property is too valuable a resource to squander due to short-term economic pressure.

Thank you for your consideration of these matters. I look forward to reviewing the Environment Impact Evaluation study when it becomes available.

July 18, 2017

Kathleen Jacques  
10 Magonk Point Rd  
Waterford, CT 06385  
860.444.0038,860.460.5940  
[kathyjacques@sbcglobal.net](mailto:kathyjacques@sbcglobal.net)

On July 31, 7pm, in Waterford Town Hall, there will be another round in the Seaside State Park Master Plan Shell Game. Although the Day article (July 4) reports that State officials are still accepting public comments on multiple possibilities for the park design, it would be a mistake to believe that the planning process is still in the Selection Phase. It is not.

When Governor Malloy designated Seaside Regional Center as a State Park in September 2014, he was credited with rescuing the property from an ambitious development plan, and a collective sigh of relief was heard from neighbors and conservationists. Following that, the Connecticut Department of Energy and Environmental Protection (DEEP) held Seaside State Park Planning meetings, complete with slide shows, concept drawings, and group discussions. At two of the meetings, surveys were distributed. One of three plan designs included a “rustic lodge”; which was worrisome to neighbors, but well received by historic building fans.

In April 2016, DEEP unveiled a feasibility study specific to the Destination concept, and the Park Master Plan then morphed into an economic development plan in which the rustic lodge became a deluxe 100-room hotel/ resort and event facility. Despite the fact that the word “hotel” had never been included in any survey question; the public’s opinion of this Destination Park model was not canvassed; and only 35% of previous respondents felt that a “small inn or bed and breakfast” was an appropriate activity in the park, the Destination concept was declared to be the model that best met the Master Plan goals. Thus ended the Public Planning Meeting Phase of Seaside Park and the Implementation Phase began.

The Connecticut Environmental Policy Act (CEPA) requires DEEP to perform an Environmental Impact Evaluation (EIE) disclosure because its park project will affect the environment. It began with a public Scoping hearing to collect concerns and comments about the proposed actions, which the audience understood to be three plans, one of which had been “upgraded.” In the EIE report, there are suddenly four park proposals—Passive, Ecological, the Destination Park Plan from the feasibility study and the public meeting of May 2016, and a new model referred to as the Preferred Hybrid Alternative Park Plan. Clearly, the Preferred Hybrid Alternative is being promoted for implementation, and the alternate plans are included for comparison purposes, as required.

While DEEP officials are experts at navigating their way through the red-tape of an environmental action, the average citizen has very little understanding of how to participate in a meaningful way. At this point, DEEP has had nearly three years to compile expert testimony to endorse their vision for the Preferred Hybrid Park, while the public gets one public hearing and a few weeks of comment period to rebut the erroneous claim “that there would be no adverse impacts to land use/neighborhoods by the creation of a Destination or Hybrid Park.”

The public bears the burden of proof to argue that the EIE is not satisfactory. Some deficiencies in the EIE include:

The course change from three models to four was confusing and undermined the public’s responses to the Scoping process,

The comparison of alternative impacts “does not include the employees or visitors to the lodging facilities...,”

The report contains no empirical data describing the intensity of use of a commercial activity such as a hotel/resort or its impacts when located in a residential neighborhood,

The economic data has no examination of the opportunity cost of speculating with tax payers' funds for a capital project for which there is no critical need.

As such the Office of Policy and Management should determine the EIE to be incomplete.

Waterford residents and avid park goers need to voice their concerns at the July 31 meeting and during the comment period that ends August 25. If the public is lulled into complacency due to the complexity of the Implementation Process, or belief that a 45-million-dollar Hybrid Park Plan is too big to succeed, Seaside State Park could soon become the site of a luxury hotel resort and spa, and a "public park" in name only.

November 30, 2016

Kathleen F. Jacques  
10 Magonk Point Rd  
Waterford, CT 06385

DEPARTMENT OF ADMINISTRATIVE SERVICES  
DIVISION OF CONSTRUCTION SERVICES  
State of Connecticut  
450 Columbus Boulevard  
Hartford, CT, 06103

Dear Commissioner Currey:

I am seeking information regarding the ongoing environmental abatement activity that is taking place at the Seaside State Park location in Waterford. I had made a request to DEEP for the scope, cost and purpose of the activity, and Tom Tyler directed me to this department, but did not provide contact information.

This activity is occurring in a residential neighborhood, and I believe the public has an interest in the purpose, scope, and cost of this project.

Under the **Connecticut Freedom of Information Act § 1-200 et seq.**, I respectfully request a copy of written and electronic correspondences, communications and memorials and contracts with any entity, public or private, including but not limited to: e-mails, letters, minutes of meetings, and memoranda, engineering and other communication that relates to the activity noted above and any other activities being conducted or planned for the Seaside Regional Center property, also known as Seaside State Park by the Department of Administrative Services, and or the Division of Construction Services.

Electronic copies are satisfactory. However if there are fees for searching, copying or transmitting these records, please inform me if the cost will exceed \$50; I am also willing to provide payment in advance. This information is not being sought for commercial purposes.

The Connecticut Freedom of Information Act requires a response within four business days. If access to the requested records will take longer, please contact me with information about when I might expect copies or the ability to inspect the requested records.

If you deny any part of or the entire request, please cite the specific reason(s) justifying such denial.

I am also providing electronic and written copies of this request to:

Honorable Governor Dannel Malloy  
State Capitol  
210 Capitol Avenue  
Hartford, Connecticut 06106  
<http://portal.ct.gov/governor/>

Susan Whalen, Deputy Commissioner - Environmental Conservation Connecticut Department of Energy  
and Environmental Protection  
79 Elm Street  
Hartford, CT 06106-5127  
(860) 424-3005  
[susan.whalen@ct.gov](mailto:susan.whalen@ct.gov)

Thank you for your attention to this matter.

Sincerely,

Kathleen Jacques  
860.444.0038  
[kathyjacques@sbcglobal.net](mailto:kathyjacques@sbcglobal.net)

2/15/17 #5150

\$ 2.00

DEPARTMENT OF ADMINISTRATIVE SERVICES

165 Capitol Avenue, Hartford, CT 06106-1658



x December 2, 2016

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Cinay Rusczyk  
1  
call 2/1/16  
\$2.00

Kathleen F. Jacques  
10 Magonk Point Road  
Waterford, CT 06385

RE: Freedom of Information Request

Dear Ms. Jacques,

Thank you for your recent request for public records under the Freedom of Information Act. At this time, your request is being reviewed for records that are responsive to the abatement activity at the Seaside State Park location in Waterford.

Please note that it is our policy to charge twenty-five cents per page for all paper copies provided under the Freedom of Information Act, and this charge must be paid prior to the release of information if the cost exceeds ten dollars. However, if information is available electronically the records will be provided at no charge.

This Communications Office will contact you as soon as information is available.

Thank you.

Department of Administrative Services  
Communications Office  
450 Columbus Boulevard – Suite 1501  
Hartford, CT 06103

AGBY



**DEPARTMENT OF  
ADMINISTRATIVE SERVICES**

165 Capitol Avenue, Hartford, CT 06106-1658

860 713 5100  
Cindy Busych

June 5, 2017

Kathleen F. Jacques  
10 Magonk Point Road  
Waterford, CT 06385

RE: Freedom of Information Request

Dear Ms. Jacques,

Thank you for your recent request for public records under the Freedom of Information Act. At this time, your request is being reviewed for records that are responsive to the abatement activity at the Seaside State Park location in Waterford, subsequent to the dates included in the previous material already provided to you.

Please note that it is our policy to charge twenty-five cents per page for all paper copies provided under the Freedom of Information Act, and this charge must be paid prior to the release of information if the cost exceeds ten dollars. However, if information is available electronically the records will be provided at no charge.

This Communications Office will contact you as soon as information is available.

Thank you.

Department of Administrative Services  
Communications Office  
450 Columbus Boulevard – Suite 1501  
Hartford, CT 06103

November 16, 2016

Mr. Mike Sanders  
 State of Connecticut  
 Department of Administrative Services  
 Division of Construction Services  
 165 Capitol Avenue, Room 483  
 Hartford, CT 06106

Re: Asbestos, Lead and Air Quality Consulting Services  
 DAS Contract Number 13PSX017  
 CTDCS Seaside Main Hospital Building  
 Building 64704  
 Project U-16-01  
 Task 3 Monitoring  
 ATC Project No. 2257316015, ATC Inv. 1985527

Dear Mr. Sanders:

ATC has provided asbestos related services on the project(s) listed below. These services were performed by ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task includes monitoring at CTDCS Seaside Main Hospital Building. This invoice covers a period ending 11/4/16.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64704	U-16-01	Environmental Technical Assistant	\$51.41	2.00	\$102.82
		Project Monitor	\$58.20	109.00	\$6,343.80
		Asbestos Inspector	\$61.12	0.00	\$0.00
		Senior Registered Engineer	\$121.25	36.00	\$4,365.00
		Planner/Designer Services	\$94.58	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	20.00	\$1,746.00
		PLM Bulk Samples	\$15.62	0.00	\$0.00
		AWP	\$200.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$12,557.62</b>

Sincerely,  
 ATC

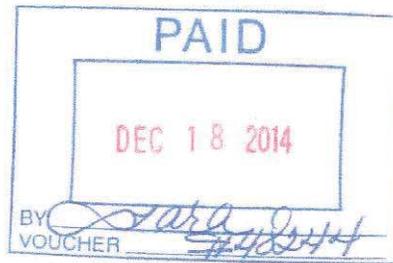


Edward P. Fennell Jr., P.E.  
 Building Sciences Division Manager



December 17, 2014

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106



Cardno ATC

290 Roberts Street  
Suite 301  
East Hartford, CT 06108

Phone +1 860 282 9924  
Fax +1 860 282 9826  
www.cardno.com

www.cardnoatc.com

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX0017  
Superintendent's Residence, Seaside  
Building 64656  
Project MH-14-22  
Task 1, Inspection  
ATC Project No. 61.22573.0020, Task 20070, ATC Inv. 1851833

12/18/14  
12/12/14  
R# 20807

Dear Mr. Sanders:

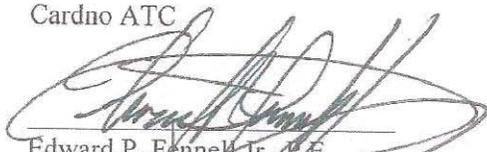
Cardno ATC has provided asbestos related services on the project(s) listed below. These services were performed by Cardno ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task included an inspection of the Superintendent's Residence at Seaside. This invoice covers a period ending 12/12/14.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64656	MH-14-22	Environmental Technical Assistant	\$51.41	1.00	\$51.41
		Project Monitor	\$58.20	0.00	\$0.00
		Asbestos Inspector	\$61.12	62.00	\$3,789.44
		Senior Registered Engineer	\$121.25	8.00	\$970.00
		Planner/Designer Services	\$94.58	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk	\$15.62	136.00	\$2,124.32
		AWP	\$200.00	0.00	\$0.00
		<b>TOTAL</b>			

Sincerely,

Cardno ATC



Edward P. Fennell Jr., A.E.  
Building Sciences Division Manager

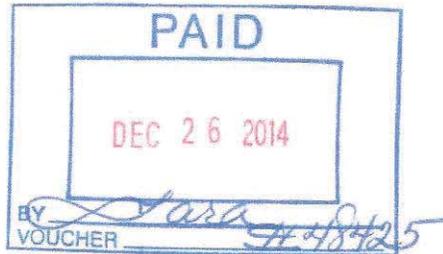


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December 17, 2014

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106



Cardno ATC  
290 Roberts Street  
Suite 301  
East Hartford, CT 06108  
Phone +1 860 282 9924  
Fax +1 860 282 9826  
www.cardno.com  
www.cardnoatc.com

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX0017  
Nurses Building, Seaside  
Building 64688  
Project MH-14-21  
Task 1, Inspection  
ATC Project No. 61.22573.0020, Task 20069, ATC Inv. 1851718

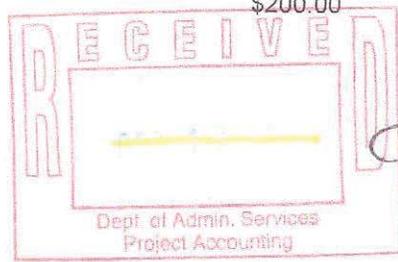
Dear Mr. Sanders:

Cardno ATC has provided asbestos related services on the project(s) listed below. These services were performed by Cardno ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task included an inspection of the Nurses Building at Seaside. This invoice covers a period ending 12/12/14.

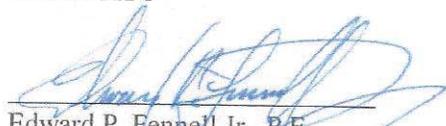
DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64688	MH-14-21	Environmental Technical Assistant	\$51.41	2.00	\$102.82
		Project Monitor	\$58.20	0.00	\$0.00
		Asbestos Inspector	\$61.12	100.00	\$6,112.00
		Senior Registered Engineer	\$121.25	16.00	\$1,940.00
		Planner/Designer Services	\$94.58	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk	\$15.62	208.00	\$3,248.96
		AWP	\$200.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$11,403.78</b>

R# 20948  
12/18/14  
12/12/14



Sincerely,

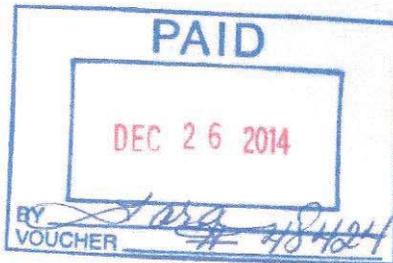
Cardno ATC

  
Edward P. Fennell Jr., P.E.  
Building Sciences Division Manager

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December 17, 2014

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106



Cardno ATC

290 Roberts Street  
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East Hartford, CT 06108

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Fax +1 860 282 9826  
www.cardno.com

www.cardnoatc.com

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX0017  
Main Building, Seaside  
Building 64704  
Project MH-14-20  
Task 1, Inspection  
ATC Project No. 61.22573.0020, Task 20068, ATC Inv. 1851716

Dear Mr. Sanders:

Cardno ATC has provided asbestos related services on the project(s) listed below. These services were performed by Cardno ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task included an inspection of the Main Building at Seaside. This invoice covers a period ending 12/12/14.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64704	MH-14-20	Environmental Technical Assistant	\$51.41	4.00	\$205.64
		Project Monitor	\$58.20	0.00	\$0.00
		Asbestos Inspector	\$61.12	180.00	\$11,001.60
		Senior Registered Engineer	\$121.25	16.00	\$1,940.00
		Planner/Designer Services	\$94.58	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk	\$15.62	297.00	\$4,639.14
		AWP	\$200.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$17,786.38</b>

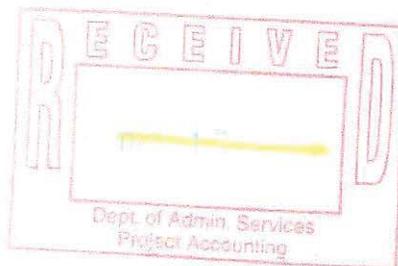
R# 20977  
12/18/14  
12/12/14

Sincerely,

Cardno ATC



Edward P. Pennell Jr., P.E.  
Building Sciences Division Manager

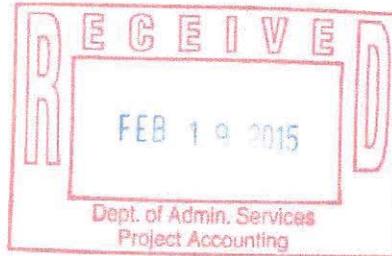


OK  
Mes

ENTERED  
Sara

January 16, 2015

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106



Cardno ATC  
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East Hartford, CT 06108  
Phone +1 860 282 9924  
Fax +1 860 282 9826  
www.cardno.com  
www.cardnoatc.com

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX0017  
Incinerator Building, Seaside  
Building 91376  
Project MH-14-28  
Task 1, Inspection  
ATC Project No. 61.22573.0020, Task 20076, ATC Inv. 1855201

Dear Mr. Sanders:

Cardno ATC has provided asbestos related services on the project(s) listed below. These services were performed by Cardno ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task included an inspection of the Incinerator at Seaside. This invoice covers a period ending 1/16/15.

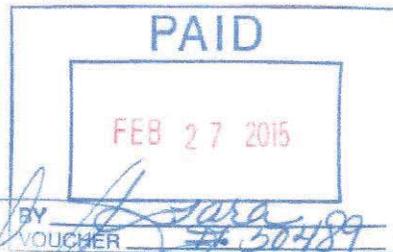
DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
91376	MH-14-28	Environmental Technical Assistant	\$51.41	3.00	\$154.23
		Project Monitor	\$58.20	0.00	\$0.00
		Asbestos Inspector	\$61.12	10.00	\$611.20
		Senior Registered Engineer	\$121.25	6.00	\$727.50
		Planner/Designer Services	\$72.75	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk	\$15.62	13.00	\$203.06
		AWP	\$200.00	0.00	\$0.00
		<b>TOTAL</b>			

Sincerely,

Cardno ATC

Edward P. Fennell Jr., P.E.  
Building Sciences Division Manager

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2/19/15

1/16/15

R# 22527

Od

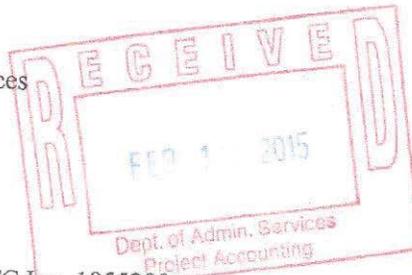
NOV

January 20, 2015

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106

Cardno ATC  
290 Roberts Street  
Suite 301  
East Hartford, CT 06108  
Phone +1 860 282 9924  
Fax +1 860 282 9826  
www.cardno.com  
www.cardnoatc.com

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX0017  
Pumphouse Building, Seaside  
Building 64560  
Project MH-14-27  
Task 1, Inspection  
ATC Project No. 61.22573.0020, Task 20075, ATC Inv. 1855200



Dear Mr. Sanders:

Cardno ATC has provided asbestos related services on the project(s) listed below. These services were performed by Cardno ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

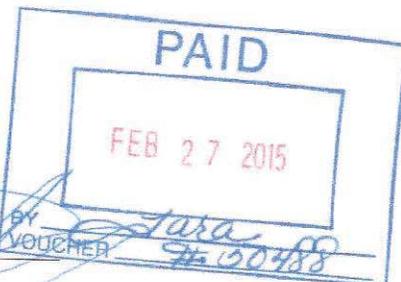
The scope of work performed in this task included an inspection of the Pumphouse Building at Seaside. This invoice covers a period ending 1/16/15.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64560	MH-14-27	Environmental Technical Assistant	\$51.41	3.00	\$154.23
		Project Monitor	\$58.20	0.00	\$0.00
		Asbestos Inspector	\$61.12	10.00	\$611.20
		Senior Registered Engineer	\$121.25	6.00	\$727.50
		Planner/Designer Services	\$72.75	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk	\$15.62	14.00	\$218.68
		AWP	\$200.00	0.00	\$0.00
		<b>TOTAL</b>			

Sincerely,

Cardno ATC

  
Edward P. Fennell, Jr., P.E.  
Building Sciences Division Manager



2/19/15  
1/16/15  
OK  
WJ  
R# 22524

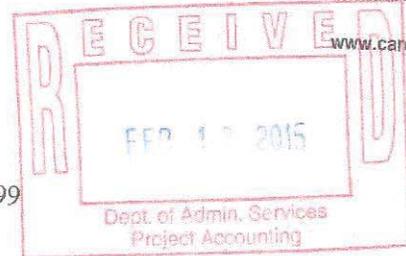
S:\BldgSci\Clients\CTDCS\61.22573.0020.oncall.services2014\Task20075SeasidePumphouse\Documents\121614Insp20075.doc

January 20, 2015

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106

Cardno ATC  
290 Roberts Street  
Suite 301  
East Hartford, CT  
Phone +1 860 281  
Fax +1 860 282  
www.cardno.com  
www.cardnoatc.com

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX0017  
Workshop Building, Seaside  
Building 64608  
Project MH-14-26  
Task 1, Inspection  
ATC Project No. 61.22573.0020, Task 20074, ATC Inv. 1855199



Dear Mr. Sanders:

Cardno ATC has provided asbestos related services on the project(s) listed below. These services were performed by Cardno ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

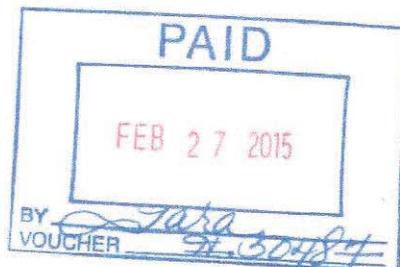
The scope of work performed in this task included an inspection of the Workshop Building at Seaside. This invoice covers a period ending 1/16/15

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64608	MH-14-26	Environmental Technical Assistant	\$51.41	3.00	\$154.23
		Project Monitor	\$58.20	0.00	\$0.00
		Asbestos Inspector	\$61.12	28.00	\$1,711.36
		Senior Registered Engineer	\$121.25	7.00	\$848.75
		Planner/Designer Services	\$72.75	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk	\$15.62	133.00	\$2,077.46
		AWP	\$200.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$4,791.80</b>

Sincerely,

Cardno ATC

  
Edward P. Fennell Jr., P.E.  
Building Sciences Division Manager



2/19/15  
1/16/15 Od  
R# 22525 ml

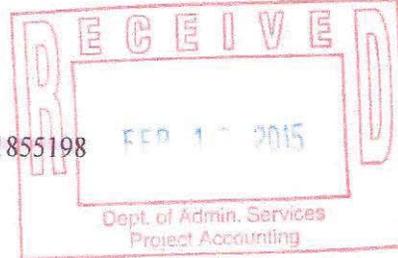
S:\BldgSci\Clients\CTDCS\61.22573.0020.oncall.services2014\Task20074SeasideWorkshop\121614Insp20074.doc

January 20, 2015

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106

Cardno ATC  
290 Roberts Street  
Suite 301  
East Hartford, CT 06108  
Phone +1 860 282 9924  
Fax +1 860 282 9826  
www.cardno.com  
www.cardnoatc.com

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX0017  
Maintenance Building, Seaside  
Building 64512  
Project MH-14-25  
Task 1, Inspection  
ATC Project No. 61.22573.0020, Task 20073, ATC Inv. 1855198



Dear Mr. Sanders:

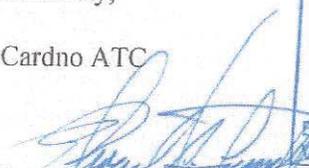
Cardno ATC has provided asbestos related services on the project(s) listed below. These services were performed by Cardno ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

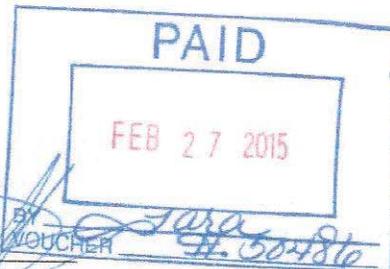
The scope of work performed in this task included an inspection of the Maintenance Building at Seaside. This invoice covers a period ending 1/16/15.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64512	MH-14-25	Environmental Technical Assistant	\$51.41	3.00	\$154.23
		Project Monitor	\$58.20	0.00	\$0.00
		Asbestos Inspector	\$61.12	30.00	\$1,833.60
		Senior Registered Engineer	\$121.25	6.00	\$727.50
		Planner/Designer Services	\$72.75	1.00	\$72.75
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk	\$15.62	23.00	\$359.26
		AWP	\$200.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$3,147.34</b>

Sincerely,

Cardno ATC

  
Edward P. Fennell Jr., P.E.  
Building Sciences Division Manager



2/19/15  
2/16/15  
R# 22524

*ORC*  
*Null*

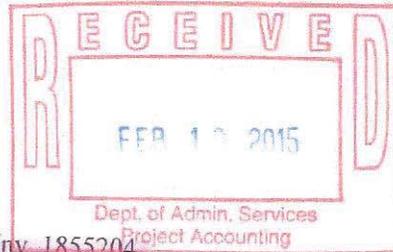
S:\BldgSci\Clients\CTDCS\61.22573.0020.oncall.services2014\Task20073SeasideMaintenanceBuilding\Documents\121614Insp20073.doc

January 20, 2015

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106

Cardno ATC  
290 Roberts Street  
Suite 301  
East Hartford, CT 06108  
Phone +1 860 282 9800  
Fax +1 860 282 9800  
www.cardno.com  
www.cardnoatc.com

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX0017  
Duplex Garage, Seaside  
Building 64624  
Project MH-14-24  
Task 1, Inspection  
ATC Project No. 61.22573.0020, Task 20072, ATC Inv. 1855204



Dear Mr. Sanders:

Cardno ATC has provided asbestos related services on the project(s) listed below. These services were performed by Cardno ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

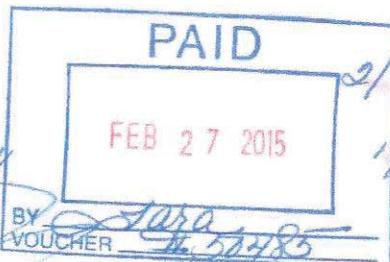
The scope of work performed in this task included an inspection of the Duplex Garage at Seaside. This invoice covers a period ending 1/16/15

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64624	MH-14-24	Environmental Technical Assistant	\$51.41	1.00	\$51.41
		Project Monitor	\$58.20	0.00	\$0.00
		Asbestos Inspector	\$61.12	18.00	\$1,100.16
		Senior Registered Engineer	\$121.25	5.00	\$606.25
		Planner/Designer Services	\$72.75	1.00	\$72.75
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk	\$15.62	10.00	\$156.20
		AWP	\$200.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$1,986.77</b>

Sincerely,

Cardno ATC

Edward P. Fennell Jr., P.E.  
Building Sciences Division Manager



2/19/15  
1/16/15  
R# 22523  
[Signature]

S:\BldgSci\Clients\CTDCS\61.22573.0020.oncall.services2014\Task20072SeasideDuplexGarage\Documents\012014Insp20072.doc

June 18, 2015

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106

Cardno ATC

290 Roberts Street  
Suite 301  
East Hartford, CT 06108

Phone +1 860 282 9924  
Fax +1 860 282 9826  
www.cardno.com

www.cardnoatc.com

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX017  
Maintenance Building, Seaside  
Project U-15-01  
Building 64512  
Task 3, Monitoring  
Cardno ATC Project No. 61.22573.0021, Task 21039, Cardno ATC Inv. 1881099

Dear Mr. Sanders:

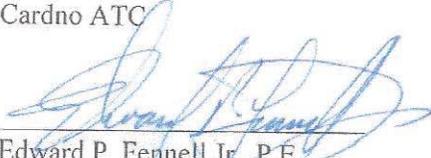
Cardno ATC has provided asbestos related services on the project(s) listed below. These services were performed by Cardno ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task included monitoring in the Maintenance Building at Seaside. This invoice covers a period ending 06/12/15.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64512	U-15-01	Environmental Technical Assistant	\$51.41	4.00	\$205.64
		Project Monitor	\$58.20	32.00	\$1,862.40
		Asbestos Inspector	\$61.12	0.00	\$0.00
		Senior Registered Engineer	\$121.25	4.00	\$485.00
		Planner/Designer Services	\$72.75	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk Samples	\$15.62	4.00	\$62.48
		AWP	\$200.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$2,615.52</b>

Sincerely,

Cardno ATC



Edward P. Fennell Jr., P.E.  
Building Sciences Division Manager



S:\BldgSci\Clients\CTDCS\61.22573.0021.oncall.services2015\Task21039SeasideMaintenanceBuilding\Invoices\061815Mon21039.doc

January 20, 2016

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX017  
Main Hospital Building, Seaside  
Building 64704  
Project U-15-03  
Task 2, Design  
Cardno ATC Project No. 61.22573.0021, Task 21048, Cardno ATC Inv. 1932070

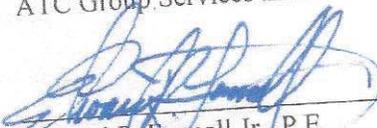
Dear Mr. Sanders:

ATC has provided asbestos related services on the project(s) listed below. These services were performed by ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task included an inspection in the Main Building at Seaside Hospital. This invoice covers a period ending 01/08/16.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64704	U-15-03	Environmental Technical Assistant	\$51.41	4.00	\$205.64
		Project Monitor	\$58.20	0.00	\$0.00
		Asbestos Inspector	\$61.12	34.00	\$2,078.08
		Senior Registered Engineer	\$121.25	32.00	\$3,880.00
		Planner/Designer Services	\$72.75	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk Samples	\$15.62	3.00	\$46.86
		AWP	\$200.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$6,210.58</b>

**TOTAL**  
Sincerely,  
ATC Group Services LLC

  
Edward P. Pennell Jr., P.E.  
Building Sciences Division Manager

*OK*  
*MCS*

290 Roberts Street, Suite 301  
East Hartford, CT 06108  
O: 860-282-9924  
F: 860-282-9826

S:\BldgSci\Clients\CTDCS\61.22573.0021.oncall.services2015\Task21048SeasideMainHospitalBuilding\Invoices\0



**ENVIRONMENTAL • GEOTECHNICAL  
BUILDING SCIENCES • MATERIALS TESTING**

290 Roberts Street, Suite 301  
East Hartford, CT 06108  
Telephone 860-282-9924  
Fax 860-282-9826  
www.atcgroupservices.com

April 26, 2016

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX017  
Main Hospital Building, Seaside  
Building 64704  
Project U-16-01  
Task 3, Monitoring  
Cardno ATC Project No. 2257316015, ATC Inv. 1948303

Dear Mr. Sanders:

ATC has provided asbestos related services on the project(s) listed below. These services were performed by ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task include monitoring in the Main Hospital Building at Seaside This invoice covers a period ending 04/22/16.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64704	U-16-01	Environmental Technical Assistant	\$51.41	6.00	\$308.46
		Project Monitor	\$58.20	220.00	\$12,804.00
		Asbestos Inspector	\$61.12	0.00	\$0.00
		Senior Registered Engineer	\$121.25	31.00	\$3,758.75
		Planner/Designer Services	\$94.58	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	10.00	\$873.00
		PLM Bulk Samples	\$15.62	0.00	\$0.00
		AWP	\$200.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$17,744.21</b>

Sincerely,  
ATC

  
Edward P. Fennell Jr., P.E.  
Building Sciences Division Manager

*OK*  
*ME*

October 16, 2015

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106

Cardno ATC

290 Roberts Street  
Suite 301  
East Hartford, CT 06108

Phone +1 860 282 9924  
Fax +1 860 282 9826  
www.cardno.com

www.cardnoatc.com

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX017  
Main Hospital Building, Seaside  
Building 64704  
Project U-15-03  
Task 1, Inspection  
Cardno ATC Project No. 61.22573.0021, Task 21048, Cardno ATC Inv. 1902743

Dear Mr. Sanders:

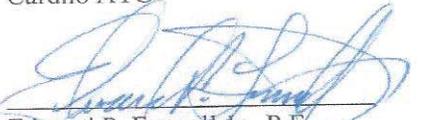
Cardno ATC has provided asbestos related services on the project(s) listed below. These services were performed by Cardno ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task included an inspection in the Main Building at Seaside Hospital. This invoice covers a period ending 10/09/15.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64704	U-15-03	Environmental Technical Assistant	\$51.41	4.00	\$205.64
		Project Monitor	\$58.20	0.00	\$0.00
		Asbestos Inspector	\$61.12	80.00	\$4,889.60
		Senior Registered Engineer	\$121.25	37.00	\$4,486.25
		Planner/Designer Services	\$72.75	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	1.00	\$87.30
		PLM Bulk Samples	\$15.62	0.00	\$0.00
		AWP	\$200.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$9,668.79</b>

Sincerely,

Cardno ATC



Edward P. Fennell Jr., P.E.  
Building Sciences Division Manager



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October 22, 2015

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
165 Capitol Avenue, Room 460  
Hartford, CT 06106

Cardno ATC

290 Roberts Street  
Suite 301  
East Hartford, CT 06108

Phone +1 860 282 9924  
Fax +1 860 282 9826  
www.cardno.com

www.cardnoatc.com

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX017  
Main Hospital Building, Seaside  
Building 64704  
Project U-15-03  
Task 2, Design  
Cardno ATC Project No. 61.22573.0021, Task 21048, Cardno ATC Inv. 1903043

Dear Mr. Sanders:

Cardno ATC has provided asbestos related services on the project(s) listed below. These services were performed by Cardno ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task included an inspection in the Main Building at Seaside Hospital. This invoice covers a period ending 10/16/15.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64704	U-15-03	Environmental Technical Assistant	\$51.41	2.00	\$102.82
		Project Monitor	\$58.20	0.00	\$0.00
		Asbestos Inspector	\$61.12	0.00	\$0.00
		Senior Registered Engineer	\$121.25	16.00	\$1,940.00
		Planner/Designer Services	\$72.75	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk Samples	\$15.62	0.00	\$0.00
		AWP	\$200.00	1.00	\$200.00
<b>TOTAL</b>					<b>\$2,242.82</b>

Sincerely,

Cardno ATC



Edward P. Fennell Jr., P.E.  
Building Sciences Division Manager



S:\BldgSci\Clients\CTDCS\61.22573.0021.oncall.services2015\Task21048SeasideMainHospitalBuilding\Invoices\102215Design21048.doc

BESTECH INC. OF CONNECTICUT  
25 PINNEY STREET  
ELLINGTON CT 06029

37431

**INVOICE**

(860) 896-1000 FAX: (860) 871-5982

Attn: MICHAEL SANDERS  
STATE OF CONNECTICUT DPW

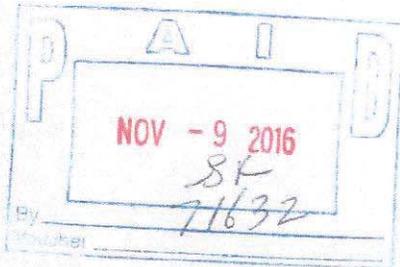
165 CAPITOL AVENUE, -ROOM 275  
HARTFORD CT 06103

Num: 007641	Date: 11/02/2016
Acct ID: STATEC	Job: 15H132
SEASIDE SANATORIUM	

Re: Abatement

LABOR, MATERIAL AND EQUIPMENT FOR ABATEMENT AT  
SEASIDE STATE PARK - 36 SHORE ROAD, WATERFORD -  
WORK PERFORMED 10-1-2016 THRU 10-28-16.

TOTAL INVOICE DUE: \$133,582.14



*OK [Signature]*

Total: \$ 133582.14

Payable upon receipt. 1.5% per mo. interest after  
30 days. "Affirmative Action/Equal Opportunity Employer"



37433

BESTECH INC. OF CONNECTICUT  
25 PINNEY STREET  
ELLINGTON CT 06029

**INVOICE**

(860) 896-1000 FAX: (860) 871-5982

Attn: MICHAEL SANDERS  
STATE OF CONNECTICUT DPW

165 CAPITOL AVENUE, -ROOM 275  
HARTFORD CT 06103

Re: GUANO

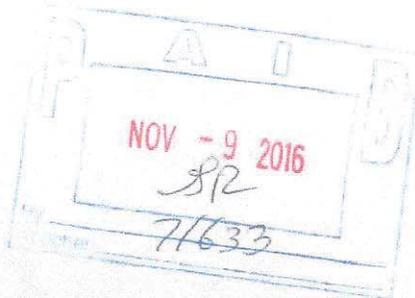
Num: 007613 Date: 10/05/2016

Acct ID: STATEC Job: 15H132

SEASIDE SANATORIUM

LABOR, MATERIAL AND EQUIPMENT TO SECURE SITE AND  
CLEAN GUANO - AT SEASIDE, WATERFORD, CT.  
WORK PERFORMED FROM 3/17/16 THRU 10/1/16.

TOTAL INVOICE DUE: \$34,199.09



*OK*  
*MS*

Total: \$ 34199.09

Payable upon receipt. 1.5% per mo. interest after  
30 days. "Affirmative Action/Equal Opportunity Employer"

CUSTOMERS COPY





32218

BESTECH INC. OF CONNECTICUT  
25 PINNEY STREET  
ELLINGTON CT 06029

INVOICE

(860) 896-1000 FAX: (860) 871-5982

Attn: MICHAEL SANDERS  
STATE OF CONNECTICUT DPW

165 CAPITOL AVENUE, -ROOM 275  
HARTFORD CT 06103

Re: ASBESTOS ABATEMENT

Num: 007461 Date: 03/31/2016

Acct ID: STATEC Job: 15H132

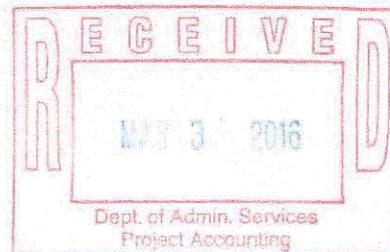
SEASIDE SANATORIUM

LABOR, MATERIAL AND EQUIPMENT FOR REMOVAL AND DISPOSAL  
OF ASBESTOS AT THE SEASIDE SANATORIUM IN WATERFORD -  
WORK PERFORMED AUGUST 31, THRU MARCH 16, 2016.

TOTAL INVOICE DUE: \$199,534.90

~~STARTER HALL FUNDS~~  
~~TODD LUCAS~~  
ASB FUNDS

APR - 2016



APR - 4 2016

SP  
64008

Total: \$ 199534.90

Payable upon receipt. 1.5% per mo. interest after  
30 days. "Affirmative Action/Equal Opportunity Employer"  
CUSTOMERS COPY

*Handwritten signature*

BESTECH INC. OF CONNECTICUT  
25 PINNEY STREET  
ELLINGTON CT 06029

**INVOICE**

(860) 896-1000 FAX: (860) 871-5982

Attn: MIKE SANDERS  
STATE OF CONNECTICUT DPW

165 CAPITOL AVENUE, -ROOM 275  
HARTFORD CT 06103

Re: ASBESTOS ABATEMENT

Num: 005804 Date: 05/11/2011

Acct ID: STATEC Job: 11D053

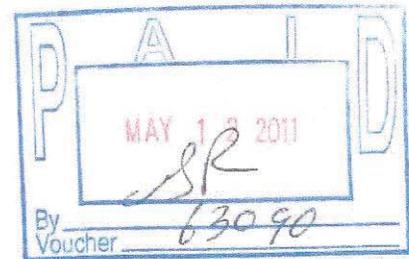
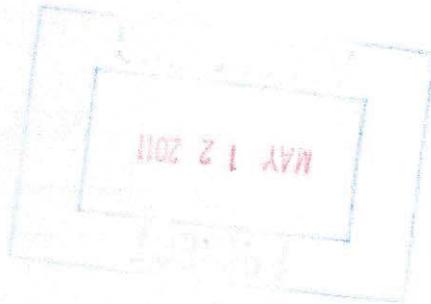
SEASIDE SANATORIUM

ASBESTOS ABATEMENT AT SEASIDE SANATORIUM PAPER  
SHREDDING FROM 4/20/2011 THRU 4/27/2011.  
(PER STATE CONTRACT 10PSX0238)

*BI-2B-830*

TOTAL DUE: \$24,372.27

*John Miller*



Total: \$ 24372.27

Payable upon receipt. 1.5% per mo. interest after  
30 days.

CUSTOMERS COPY



January 17, 2017

Mr. Mike Sanders  
 State of Connecticut  
 Department of Administrative Services  
 Division of Construction Services  
 450 Columbus Boulevard  
 Hartford, CT 06103

Re: Asbestos, Lead and Air Quality Consulting Services  
 DAS Contract Number 13PSX017  
 CTDCS Seaside Main Hospital Building  
 Building 64704  
 Project U-16-01  
 Task 3 Monitoring  
 ATC Project No. 2257316015, ATC Inv. 1996247

Dear Mr. Sanders:

ATC has provided asbestos related services on the project(s) listed below. These services were performed by ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task includes monitoring at CTDCS Seaside Main Hospital Building. This invoice covers a period ending 1/31/17.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64704	U-16-01	Environmental Technical Assistant	\$51.41	2.00	\$102.82
		Project Monitor	\$58.20	71.00	\$4,132.20
		Asbestos Inspector	\$61.12	0.00	\$0.00
		Senior Registered Engineer	\$121.25	24.00	\$2,910.00
		Planner/Designer Services	\$94.58	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	0.00	\$0.00
		PLM Bulk Samples	\$15.62	0.00	\$0.00
		PCB Samples	\$85.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$7,145.02</b>

Sincerely,  
 ATC



Edward P. Fennell Jr., P.E.  
 Building Sciences Division Manager



4/2/23

BESTECH INC. OF CONNECTICUT  
25 PINNEY STREET  
ELLINGTON CT 06029

**INVOICE**

(860) 896-1000 FAX: (860) 871-5982

Attn: MICHAEL SANDERS  
STATE OF CONNECTICUT DPW

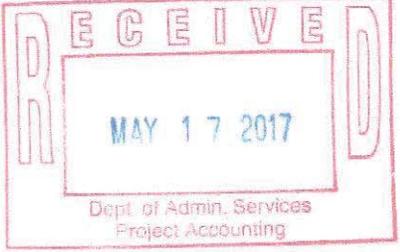
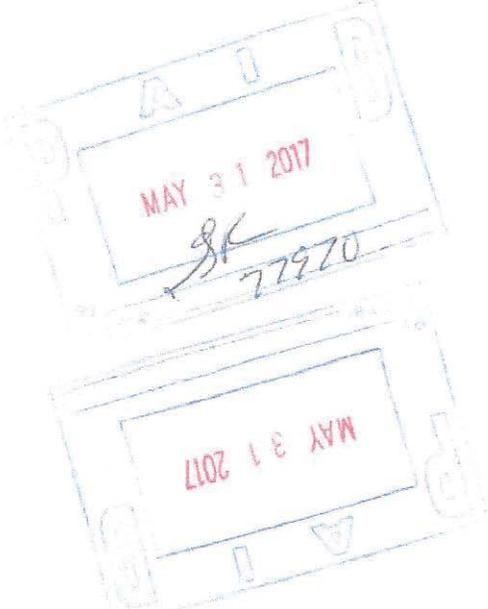
165 CAPITOL AVENUE, -ROOM 275  
HARTFORD CT 06103

Re: Abatement

Num: 007827	Date: 04/30/2017
Acct ID: STATEC	Job: 15H132
SEASIDE SANATORIUM	

LABOR, MATERIAL AND EQUIPMENT FOR ASBESTOS ABATEMENT  
ON GROUND FLOOR AND CONTAINMENT 16 & 17 - AT  
SEASIDE STATE PARK, 36 SHORE ROAD, WATERFORD, CT  
WORK PERFORMED ON APRIL 3RD THRU APRIL 28, 2017

TOTAL INVOICE DUE; \$310,512.80



*OK*  
*[Signature]*

Total: \$ 310512.80

Payable upon receipt. 1.5% per mo. interest after 30 days.  
"Affirmative Action/Equal Opportunity Employer"  
CUSTOMERS COPY

40280

BESTECH INC. OF CONNECTICUT  
25 PINNEY STREET  
ELLINGTON CT 06029

**INVOICE**

(860) 896-1000 FAX: (860) 871-5982

Attn: MICHAEL SANDERS  
STATE OF CONNECTICUT DPW

165 CAPITOL AVENUE, -ROOM 275  
HARTFORD CT 06103

Re: Abatement

Num: 007793	Date: 03/31/2017
Acct ID: STATEC	Job: 15H132
SEASIDE SANATORIUM	

LABOR, MATERIAL AND EQUIPMENT FOR ASBESTOS REMOVAL  
AND DISPOSAL - AT SEASIDE STATE PARK - CONTAINMENT  
14 AND 15 IN BASEMENT AND BEGIN GROUND FLOOR.

WORK WAS PERFORMED ON MARCH 1, THRU MARCH 31, 2017

TOTAL INVOICE DUE; \$420,745.45



*OK*  
*WJ*

Total: \$ 420745.45

Payable upon receipt. 1.5% per mo. interest after  
30 days. "Affirmative Action/Equal Opportunity Employer"  
CUSTOMERS COPY

Seaside Regional Center Invoices for Bestec

<b>Invoice #</b>	<b>Date</b>	<b>Amount</b>
005804	5/11/2011	\$ 24,372.27
007461	3/31/2016	\$ 199,534.90

32218

BESTECH INC. OF CONNECTICUT  
25 PINNEY STREET  
ELLINGTON CT 06029

INVOICE

(860) 896-1000 FAX: (860) 871-5982

Attn: MICHAEL SANDERS  
STATE OF CONNECTICUT DPW

165 CAPITOL AVENUE, -ROOM 275  
HARTFORD CT 06103

Re: ASBESTOS ABATEMENT

Num: 007461	Date: 03/31/2016
Acct ID: STATEC	Job: 15H132
SEASIDE SANATORIUM	

LABOR, MATERIAL AND EQUIPMENT FOR REMOVAL AND DISPOSAL  
OF ASBESTOS AT THE SEASIDE SANATORIUM IN WATERFORD -  
WORK PERFORMED AUGUST 31, THRU MARCH 16, 2016.

TOTAL INVOICE DUE: \$199,534.90

~~STATE HEALTH FUNDS~~  
~~TOSS LOCALS~~  
ASB FUNDS

APR - 2016

APR - 4 2016

JR  
64008

RECEIVED  
MAY 3 2016  
Dept. of Admin. Services  
Project Accounting

Total: \$ 199534.90

Payable upon receipt. 1.5% per mo. interest after  
30 days. "Affirmative Action/Equal Opportunity Employer"  
CUSTOMERS COPY

*Handwritten signature*

40505

BESTECH INC. OF CONNECTICUT  
25 PINNEY STREET  
ELLINGTON CT 06029

**INVOICE**

(860) 896-1000 FAX: (860) 871-5982

Attn: MICHAEL SANDERS  
STATE OF CONNECTICUT DPW

165 CAPITOL AVENUE, -ROOM 275  
HARTFORD CT 06103

Num: 007763	Date: 02/28/2017
Acct ID: STATEC	Job: 15H132
SEASIDE SANATORIUM	

Re: Abatement

LABOR, MATERIAL AND EQUIPMENT FOR ASBESTOS ABATEMENT  
AND DISPOSAL AT THE SEASIDE STATE PARK, 36 SHORE ROAD  
WATERFORD, CT  
WORK PERFORMED FROM FEBRUARY 4TH THRU FEBRUARY 28, 2017

TOTAL INVOICE DUE; \$212,438.55

*PAID*  
MAR 27 2017  
AP  
75837

RECEIVED  
2017  
Dept. of Admin. Services  
Project Accounting

~~RECEIVED  
2017  
Dept. of Admin. Services  
Project Accounting~~

*OK  
M/S*

	Total: \$ 212438.55
Payable upon receipt. 1.5% per mo. interest after 30 days. "Affirmative Action/Equal Opportunity Employer" CUSTOMERS COPY	







Dept of Administrative Svcs

State of Connecticut  
Purchase Order

CHANGE ORDER		Dispatch via Print	
Purchase Order	Date	Revision	Page
DASM1-0000012165	02/11/2016	1 - 03/31/2016	1
Payment Terms	Freight Terms	Ship Via	
Due Now	FOB Destination, Frt Prepaid	Common	
Buyer	Phone	Currency	
DAS-Stanchfield Lisa	860/713-5495	USD	

Vendor: 0000017507  
BESTECH INC  
25 PINNEY ST  
ELLINGTON CT 06029

Ship To: DAS 165CapAve 5thFirWBusOffice  
165 Capitol Ave  
5th Floor West  
Business Office  
Hartford CT 06106  
Attn:

Bill To: Accounts Payable  
5th Floor West  
165 Capitol Avenue  
Hartford CT 06106

Lin-Schd	Original Quantity	Change Quantity	Total Quantity	UOM	Original Price	Price Change	New Price	Extended Amount
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1- 1	1	0	1	EA	150,000.00	200,000.00	350,000.00	350,000.00
Vndr#		Mfg#		Description	BI-2B-830/ASBESTOS LEAD MOLD REMEDATION SERVICES @ VARIOUS SITES STATEWIDE			Due Date 02/11/2016

Contract ID: Version 1 Contract Line: 0 Category Line: 0 Release: 1

10PSX0238

Item Total 350,000.00

Total PO Amount 350,000.00

The Total Obligation 350,000.00

For time period 02/11/2016 to 06/30/2016

The State purchasing entity is issuing this purchase order pursuant and subject to a certain contract, between the vendor and the State of Connecticut, specifically for the goods, services or both itemized above. The contract is currently in effect, as it has not expired or been cancelled or terminated. To the extent that the contract has not already been accepted by the vendor, and without indicating or acknowledging a need to reaffirm such acceptance by means of this or any subsequent purchase order, any act of partial or full performance by the vendor after receipt of this purchase order shall be deemed to be, without more, an acceptance of this purchase order and an acceptance of all of the terms and conditions of the contract. This order is exempt from Federal Excise taxes under registration number 06-730435K, and from Connecticut Sales Tax. Send invoices to the State agency issuing this order.

The State Comptroller certifies that this order has been approved, recorded, and available funds have been reserved.

Final Approver: DAS-Knapsack Glenn

Dept of Administrative Svcs

State of Connecticut  
Purchase Order

CHANGE ORDER Dispatch via Print

Purchase Order	Date	Revision	Page
DASM1-0000009916	03/28/2014	18 - 10/25/2016	1
Payment Terms	Freight Terms	Ship Via	
Due Now	FOB Destination, Frt Prepaid	Common	
Buyer	Phone	Currency	
DAS-Stanchfield Lisa	860/713-5495	USD	

Vendor: 0000030943  
ATC GROUP SERVICES LLC  
DEPT 2630  
PO BOX 11407  
BIRMINGHAM AL 35246

Ship To: See Detail Below  
Attn:

Bill To: Accounts Payable  
5th Floor West  
165 Capitol Avenue  
Hartford CT 06106

Lin-Schd	Original Quantity	Change Quantity	Total Quantity	UOM	Original Price	Price Change	New Price	Extended Amount
1- 1	1	0	1	BL	1,444,289.89	50,000.00	1,494,289.89	1,494,289.89
				Description	ASBESTOS, LEAD, AND AIR QUALITY CONSULTING SERVICES - VARIOUS STATEWIDE LOCATIONS IN CONNECTICUT / PROJECT NO. BI-2B-831			Due Date 03/28/2014

Ship To: VARIOUS LOCATIONS  
HARTFORD CT  
Contract ID: 13PSX0017AA

Version 1 Contract Line: 0 Category Line: 0 Release: 1

DPWM1-0000010763  
DCSM1-0000000096  
DCSM1-0000000764  
DASM1-0000008945

- 6/10/2014 ~ CHANGE ORDER TO INCREASE PURCHASE ORDER PER REQUEST ..... \$100,000
- 7/17/2014 ~ CHANGE ORDER TO ADD DISTRIBUTION LINE AND INCREASE PURCHASE ORDER PER REQUEST ..... \$60,000
- 7/31/2014 ~ CHANGE ORDER TO INCREASE PURCHASE ORDER AND ADD (2) DISTRIBUTION LINES FOR FUNDING..... \$31,686.17
- 9/18/2014 ~ CHANGE ORDER TO INCREASE PURCHASE ORDER AND INCREASE DISTRIBUTION LINE # 2 ..... \$25,000
- 12/10/2014 ~ INCREASE PURCHASE ORDER PER REQUEST & ADD DISTRIBUTION LINE FOR CODING ..... \$200,000
- 12/23/2014 ~ INCREASE PURCHASE ORDER PER REQUEST ..... \$50,000
- 3/3/2015 ~ INCREASE PURCHASE ORDER PER REQUEST ..... \$100,000

- change order to add 200K to distribution line #9
- 8/18/16-ADD \$100,000.00 TO COVER INVOICES
- 9/9/16-ADD \$50,000.00 TO PO

Item Total 1,494,289.89

PLEASE REFERENCE PURCHASE ORDER ON ALL INVOICES AND CORRESPONDENCE.  
ASBESTOS, LEAD AND AIR QUALITY CONSULTING SERVICES - STAEWIDE LOCATIONS.

2/11/16-CHANGE ORDER TO COMMIT \$50,000.00

Total PO Amount 1,494,289.89

The Total Obligation 1,494,289.89  
For time period 01/17/2014 to 12/14/2016

The State purchasing entity is issuing this purchase order pursuant and subject to a certain contract, between the vendor and the State of Connecticut, specifically for the goods, services or both itemized above. The contract is currently in effect, as it has not expired or been cancelled or terminated. To the extent that the contract has not already been accepted by the vendor, and without indicating or acknowledging a need to reaffirm such acceptance by means of this or any subsequent purchase order, any act of partial or full performance by the vendor after receipt of this purchase order shall be deemed to be, without more, an acceptance of this purchase order and an acceptance of all of the terms and conditions of the contract. This order is exempt from Federal Excise taxes

The State Comptroller certifies that this order has been approved, recorded, and available funds have been reserved.

Final Approver: OSC-Thomas Lavern

Dept of Administrative Svcs

State of Connecticut  
Purchase Order

<b>CHANGE ORDER</b>		Dispatch via Print	
Purchase Order	Date	Revision	Page
DASM1-0000008908	08/02/2013 7 - 04/02/2015	1	1
Payment Terms	Freight Terms	Ship Via	
Due Now	FOB Destination, Frt Prepaid	Common	
Buyer	Phone	Currency	
DCF-Talbert Tara	860/713-5495	USD	

Vendor: 0000017507  
BESTECH INC  
25 PINNEY ST  
ELLINGTON CT 06029

Ship To: See Detail Below  
Attr:

Bill To: Accounts Payable  
5th Floor West  
165 Capitol Avenue  
Hartford CT 06106

Tax Exempt? Y	Tax Exempt ID: 066000798DAS		Replenishment Option: Standard					
Lin-Schd	Original Quantity	Change Quantity	Total Quantity	UOM	Original Price	Price Change	New Price	Extended Amount
1- 1	1	0	1	JA	2,100,000.00	1,200,000.00	3,300,000.00	3,300,000.00
Vndr#	Mfg#		Description			ASBESTOS, LEAD AND MOLD REMEDIATION	Due Date	03/31/2016
						SERVICES - VARIOUS LOCATIONS / STATEWIDE PROGRAM / PROJECT NO. BI-2B-830		

Ship To: VARIOUS STATEWIDE LOCATIONS  
HARTFORD CT

Contract ID: 10PSX0238AB

Version 1 Contract Line: 0 Category Line: 0 Release: 16

- DPWM1-0000002806
- DPWM1-0000004412
- DPWM1-0000006812
- DPWM1-0000007614
- DPWM1-0000010744
- DCSM1-0000000944

- 6/10/2014 ~ CHANGE ORDER TO INCREASE PURCHASE ORDER PER REQUEST ..... \$300,000
- 6/19/2014 ~ CHANGE ORDER TO INCREASE PURCHASE ORDER PER REQUEST..... \$175,000
- 12/9/2014 ~ INCREASE PURCHASE ORDER PER REQUEST ..... \$600,000

Item Total 3,300,000.00

PLEASE REFERENCE PURCHASE ORDER ON ALL INVOICES AND CORRESPONDENCE.  
ENVIRONMENTAL SERVICES - STATEWIDE LOCATIONS / CHANGE ORDER TO INCREASE PO AND ADD DIST LINE# 2.  
3/19/2014-TARA

Total PO Amount 3,300,000.00

The Total Obligation 3,300,000.00  
For time period 02/01/2011 to 03/31/2016

The State purchasing entity is issuing this purchase order pursuant and subject to a certain contract, between the vendor and the State of Connecticut, specifically for the goods, services or both itemized above. The contract is currently in effect, as it has not expired or been cancelled or terminated. To the extent that the contract has not already been accepted by the vendor, and without indicating or acknowledging a need to reaffirm such acceptance by means of this or any subsequent purchase order, any act of partial or full performance by the vendor after receipt of this purchase order shall be deemed to be, without more, an acceptance of this purchase order and an acceptance of all of the terms and conditions of the contract. This order is exempt from Federal Excise taxes under registration number 06-730435K, and from Connecticut Sales Tax. Send invoices to the State agency issuing this order.

The State Comptroller certifies that this order has been approved, recorded, and available funds have been reserved.

Final Approver: OSC-Clahar Marcia A

BESTECH INC. OF CONNECTICUT  
25 PINNEY STREET  
ELLINGTON CT 06029

**INVOICE**

(860) 896-1000 FAX: (860) 871-5982

Attn: MICHAEL SANDERS  
STATE OF CONNECTICUT DPW

165 CAPITOL AVENUE, -ROOM 275  
HARTFORD CT 06103

Re: Abatement

Num: 007874	Date: 06/30/2017
Acct ID: STATEC	Job: 15H132
SEASIDE SANATORIUM	

LABOR, MATERIAL AND EQUIPMENT TO FINAL CLEAN MAIN  
LEVEL, AIR CLEARANCE AND DEMOBILIZE FROM SITE - AT  
SEASIDE SANTORIUM.

TOTAL INVOICE DUE; \$95,505.74

Total: \$ 95505.74

Payable upon receipt. 1.5% per mo. interest after  
30 days. "Affirmative Action/Equal Opportunity Employer"  
CUSTOMERS COPY



**State Contract 10PSX0238 Exhibit B-1 - Price Description of Commodity and/or Services**

JOB

Bestech

7/11/2017

ITEM	ITEM DESCRIPTION	QTY	UNIT	Cost	TOTAL
<b>ASBESTOS REMOVAL</b>					
AR-001	CLEAN-UP OF ACM DEBRIS BY HEPA VACUUMING	25000	SF	\$ 0.20	\$ 5,000.00
AR-002	REMOVAL OF PIPE INSULATION INCLUDING FITTINGS (FULL CONTAINMENT - < 6" DIA)	257	LF	\$ 1.70	\$ 436.90
AR-003	REMOVAL OF PIPE INSULATION INCLUDING FITTINGS(FULL CONTAINMENT - 6" - 12" DIA)		LF	\$ 2.60	\$ -
AR-004	REMOVAL OF PIPE INSULATION INCLUDING FITTINGS(FULL CONTAINMENT - >12" DIA)		LF	\$ 3.50	\$ -
AR-005	GLOVE BAG REMOVAL OF PIPE OR FITTING INSULATION (MINI-CONTAINMENT - FIRST 25)		EA	\$ 27.00	\$ -
AR-006	GLOVE BAG REMOVAL OF PIPE OR FITTING INSULATION (MINI-CONTAINMENT - QUANTITY BETWEEN 25-50)		EA	\$ 21.00	\$ -
AR-007	GLOVE BAG REMOVAL OF PIPE OR FITTING INSULATION (MINI-CONTAINMENT - QUANTITY IN EXCESS OF 50)		EA	\$ 18.50	\$ -
AR-009	REMOVAL OF EQUIPMENT INSULATION	350	SF	\$ 3.75	\$ 1,312.50
AR-010	REMOVAL OF HVAC DUCT INSULATION		SF	\$ 3.75	\$ -
AR-016	REMOVAL OF HVAC DUCT SYSTEM FLEXIBLE CONNECTOR		SF	\$ 2.75	\$ -
AR-011	REMOVAL OF RESILIENT FLOORING INCLUDING MASTIC	11000	SF	\$ 1.00	\$ 11,000.00
AR-012	REMOVAL OF RESILIENT FLOORING (NO MASTIC)		SF	\$ 0.57	\$ -
AR-013	REMOVAL OF SPRAYED ON FIREPROOFING		SF	\$ 2.25	\$ -
AR-014	REMOVAL OF PLASTER CEILING SYSTEM (INCLUDING BLACK IRON AND METAL LATH)	2300	SF	\$ 2.60	\$ 5,720.00
AR-015	REMOVAL OF ACOUSTIC OR METAL PAN CEILING SYSTEM (INCLUDING GRID )		SF	\$ 1.80	\$ -
AR-016	REMOVAL OF ACOUSTIC CEILING PANELS (CLEAN GRID FOR REUSE)		SF	\$ 1.45	\$ -
AR-017	REMOVAL OF ACOUSTIC PLASTER FINISH MATERIAL (SCRAPE)	19875	SF	\$ 2.40	\$ 47,700.00
AR-018	PATCH AND/OR SEAL DAMAGED INSULATION		SF	\$ 1.00	\$ -
AR-019	REMOVAL OF CONTAMINATED SOIL (2" DEPTH)		SF	\$ 1.50	\$ -
AR-020	REMOVAL OF TRANSITE MATERIAL		SF	\$ 0.90	\$ -
AR-021	REMOVAL OF ROOFING OR ROOF FLASHING MATERIAL		SF	\$ 1.30	\$ -
AR-022	REMOVAL OF UNDERGROUND PIPE OR PIPE INSULATION (INCLUDING HAND EXCAVATION)		LF	\$ 30.00	\$ -
AR-023	REMOVAL OF CARPET OVER RESILIENT FLOORING		SF	\$ 0.90	\$ -
AR-024	REMOVAL OF WALL BASE AND MASTIC		LF	\$ 0.90	\$ -
AR-025	REMOVAL OF DRYWALL PARTITION (INCLUDING WALL FRAMING)		SF	\$ 1.00	\$ -
AR-026	REMOVAL OF CMU WALL		SF	\$ 1.80	\$ -
AR-027	PREP WORK AREA		SF	\$ 0.97	\$ -
AR-028	SOLID BARRIERS OR ACCESS TUNNELS (2"x4"@16", 1/2" PLYWOOD)		SFSA	\$ 1.20	\$ -
AR-029	SELECTIVE DEMOLITION TO ACCESS CONCEALED ACM		SF	\$ 1.10	\$ -
AR-030	REMOVAL OF FLOOR LEVELING MATERIAL	450	SF	\$ 0.75	\$ 337.50
<b>MISCELLANEOUS ITEMS</b>					
MI-001	MOBILIZATION (1 PER WORK AREA)	2	EA	\$ 250.00	\$ 500.00
MI-002	WORKER DECON (1 PER WORK AREA)	2	EA	\$ 250.00	\$ 500.00
MI-005	TEMP ELECTRICAL CONNECTION (LICENSED ELECTRICIAN)	3	EA	\$ 750.00	\$ 2,250.00
MI-006	TEMP ELECTRICAL GENERATOR		DY	\$ 640.00	\$ -
MI-007	DISPOSAL OF ACM WASTE (INCLUDES TRANSPORTATION)	100	CY	\$ 60.00	\$ 6,000.00
MI-008	DISPOSAL OF HAZARDOUS WASTE MATERIAL (INCLUDES TRANSPORTATION)		CY	\$ 300.00	\$ -
MI-009	DISPOSAL OF CONSTRUCTION DEBRIS (INCLUDES TRANSPORTATION)	120	CY	\$ 30.00	\$ 3,600.00
MI-010	STAND-BY ABATEMENT PERSONNEL (EACH LICENSED WORKER)	110	HR	\$ 72.00	\$ 7,920.00
MI-013	FIXED SCAFFOLDING		SF	\$ 7.50	\$ -
MI-014	EXCAVATION TO EXPOSE UNDERGROUND PIPE		CY	\$ 15.00	\$ -
MI-015	PROJECT NOTIFICATION AND FEES	1	EA		\$ -
MI-016	PROJECT BOND (3% OF CONTRACT)	1	EA		\$ -
<b>REWORK ITEMS</b>					
RW-001	REINSULATE PIPE 1" THICK FIBERGLAS ASJ		SF	\$ 2.50	\$ -
RW-002	REINSULATE PIPE 1 1/2" THICK FIBERGLAS ASJ		SF	\$ 3.30	\$ -
RW-003	REINSULATE PIPE 2" THICK FIBERGLAS ASJ		SF	\$ 4.15	\$ -
RW-004	REINSULATE PIPE FITTING 1" THICK FIBERGLAS ASJ		EA	\$ 4.00	\$ -
RW-005	REINSULATE PIPE FITTING 1 1/2" THICK FIBERGLAS ASJ		EA	\$ 5.00	\$ -
RW-006	REINSULATE PIPE FITTING 2" THICK FIBERGLAS ASJ		EA	\$ 6.00	\$ -
RW-007	REINSULATE MECHANICAL EQUIPMENT 3 PCF, 2" THICK		SF	\$ 3.00	\$ -
RW-008	REINSULATE HVAC DUCT SYSTEM (FLEXIBLE DUCT WRAP) 0.75 PCF, 1 1/2" THICK		SF	\$ 1.40	\$ -
RW-009	REINSULATE HVAC DUCT SYSTEM (RIGID BOARD) 3 PCF, 1 1/2" THICK		SF	\$ 2.70	\$ -
RW-010	REPLACE HVAC DUCT SYSTEM FLEXIBLE CONNECTOR		SF	\$ 8.75	\$ -
<b>ESCALATION FACTORS</b>					
EF-1	WORK SURFACES 10-20' HIGH	1.15		\$	\$ -
EF-2	WORK SURFACES OVER 20' HIGH	1.30		\$	\$ -
EF-3	NON-REGULAR WORK HOURS AND OVERTIME (6:00 PM. TO 6:00 A.M. DAILY, AND WEEKEND WORK)	1.30		\$	\$ -
EF-4	EMERGENCY RESPONSE (<24 HOUR)	1.30		\$	\$ -
EF-5	CONFINED SPACE WORK	1.15		\$	\$ -
EF-6	REMOVAL OF MULTIPLE LAYERS OF RESILIENT FLOORING (EACH ADDITIONAL LAYER)	1.50		\$	\$ -
EF-7	REMOVAL ON LIVE STEAM SYSTEM	1.25		\$	\$ -
EF-8	EXTERIOR WORK	1.30		\$	\$ -
<b>MISCELLANEOUS ITEMS</b>					
	Eyeboards	27		\$ 2,935.31	\$ 3,228.84
<b>TOTAL</b>				<b>\$</b>	<b>95,505.74</b>

BESTECH INC. OF CONNECTICUT  
25 PINNEY STREET  
ELLINGTON CT 06029

**INVOICE**

(860) 896-1000 FAX: (860) 871-5982

Attn: MICHAEL SANDERS  
STATE OF CONNECTICUT DPW

165 CAPITOL AVENUE, -ROOM 275  
HARTFORD CT 06103

Re: Abatement

Num: 007847	Date: 05/31/2017
Acct ID: STATEC	Job: 15H132
SEASIDE SANATORIUM	

LABOR, MATERIAL AND EQUIPMENT TO FINISH BASEMENT  
AND CONTINUE WORK ON GROUND FLOOR AT SEASIDE STATE ✓  
PARK - 36 SHORE ROAD, WATERFORD, CT  
WORK PERFORMED FROM MAY 1, 2017 THRU MAY 31, 2017

TOTAL INVOICE DUE; \$276,268.00



Total: \$ 276268.00

Payable upon receipt. 1.5% per mo. interest after  
30 days. "Affirmative Action/Equal Opportunity Employer"  
CUSTOMERS COPY





209 Roberts Street, Suite 301  
East Hartford, CT 06108  
Telephone 860-282-9924  
Fax 860-282-9826

July 24, 2017

Mr. Mike Sanders  
State of Connecticut  
Department of Administrative Services  
Division of Construction Services  
450 Columbus Boulevard  
Hartford, CT 06103

Re: Asbestos, Lead and Air Quality Consulting Services  
DAS Contract Number 13PSX017  
Seaside Main Hospital Building  
Building 64704  
Project U-16-01  
Task 3 Monitoring  
ATC Project 2257316015, ATC Inv. 2034041

Dear Mr. Sanders:

ATC has provided asbestos related services on the project(s) listed below. These services were performed by ATC in accordance with the requirements of the referenced Department of Administrative Services contract.

The scope of work performed in this task includes monitoring at Seaside Main Hospital Building. This invoice covers a period ending 6/30/17.

DPW Building Number	Project Number	Service	Unit Rate	Units	Cost
64704	U-16-01	Environmental Technical Assistant	\$51.41	0.00	\$0.00
		Project Monitor	\$58.20	10.00	\$582.00
		Asbestos Inspector	\$61.12	0.00	\$0.00
		Senior Registered Engineer	\$121.25	4.00	\$485.00
		Planner/Designer Services	\$94.58	0.00	\$0.00
		TEM AHERA 24 HR	\$87.30	10.00	\$873.00
		PLM Bulk Samples	\$26.77	0.00	\$0.00
		AWP	\$200.00	0.00	\$0.00
<b>TOTAL</b>					<b>\$1,940.00</b>

Sincerely,

ATC

Edward P. Fennell Jr., P.E.  
Building Sciences Division Manager

**From:** [Bolton, Jeffrey](#)  
**To:** ["Kathy Jacques"](#)  
**Subject:** Total Estimated Cost  
**Date:** Friday, August 18, 2017 4:16:18 PM

---

Hello Ms. Jacques:

To answer your question for clarification purposes, the "Total Estimated Cost" for both the Hybrid and Destination Parks does include the \$10.1 state contribution. The Total Estimated Cost is listed for each of the Parks in pages 9 and 10 of Appendix B: Economic & Fiscal Impact Analysis (AMS Consulting, LLC, April 2017).

Thank you,  
Jeff

---

Jeff Bolton, Supervising Environmental Analyst  
DAS Division of Construction Services  
450 Columbus Blvd, Suite 1305, Hartford, CT 06103  
[jeffrey.bolton@ct.gov](mailto:jeffrey.bolton@ct.gov) || [www.ct.gov/dcs](http://www.ct.gov/dcs)  
860-713-5706 (office) || 860-655-0477 (cell)

IN THE MATTER OF :  
 :  
 SEASIDE STATE PARK MASTER PLAN :  
 ENVIRONMENTAL IMPACT EVALUATION :  
 DCS Project No. B1-T-612 :  
 DAS Contract No. DASMI-0000013126 : JULY 25, 2017

**MOTION FOR INTERVENTION**

KATHLEEN JACQUES (“Jacques”), of 10 Magonk Point Road, Waterford, Connecticut, hereby moves to intervene in the above-captioned proceeding before the Connecticut Department of Energy and Environmental Protection (“DEEP”) pursuant to DEEP Rules of Practice, Regs., Conn. State Agencies (RCSA) § 22a-3a-6(k)(1)(B),<sup>1</sup> and/or § 22a-3a-6(k)(2).<sup>2</sup> Jacques has a substantial interest in the public hearing process and can satisfy the requisite standards for intervention in this matter. Her participation is also in the interest of justice, and will not impair the orderly conduct of these proceedings.

**1. Factual Background**

In an advertisement which appeared in *The Day* (a newspaper having a general circulation in southeastern Connecticut) on June 20, 2017, the State of Connecticut Department of Energy and Environmental Protection (“DEEP”) gave notice that a Environmental Impact Evaluation (“EIE”) has been prepared for the Seaside State Park Master Plan (“Master Plan”), and that a public hearing

---

1

A person shall be granted status as an intervening party if the request states facts that show “that (i) his legal rights, duties or privileges will or may be reasonably be expected to be affected by the decision in the proceeding, (ii) he will or may reasonably be expected to be significantly affected by the decision in the proceeding, or (iii) his participation is necessary to the proper disposition of the proceeding.”

2

A person may be granted status as an intervenor if a written request states facts “which demonstrate that his participation is in the interests of justice and will not impair the orderly conduct of the proceeding.”

to solicit public comments on the EIE will be held on July 31, 2017.

The proposed action is the implementation of a development concept from the Master Plan. The Master Plan depicts four potential concepts for the 32-acre Seaside State Park (“Seaside”) located at 36 Shore Road in Waterford. A summary of the four alternatives follows: “Destination Park” - This concept emphasizes passive and active recreation along with a lodging experience. Existing historic buildings would be restored for lodging and auxiliary uses and the grounds and waterfront would be modified and enhanced to support passive and active recreational uses. “Ecological Park” - This concept emphasizes maintenance and enhancement of ecological features of the site, both in the terrestrial and waterfront environment. Under this concept, the historic buildings would be demolished. “Passive Recreation Park” - This concept most closely resembles the Park in its current condition/use with minimal improvements to the grounds. Under this concept, the historic buildings would be demolished. “Hybrid Park” - This concept is an amalgam of the other alternatives. The historic buildings would be converted to lodging, the grounds would be enhanced, and ecological habitats would be created or enhanced along the waterfront.

Jacques’ residence at 10 Magonk Point Road is situated in a small, quiet neighborhood lying adjacent to Long Island Sound just to the west of Seaside, and her residence abuts upon Seaside. Both Magonk Point Road and Seaside are accessed from Shore Road, a local town road.

The EIE identifies environmental impacts. These include:

- Impacts to water resources, including increased flood elevations, wave velocity and erosion at the shoreline, from the Ecological Park and Destination Park proposed activities;
- Impacts on regulated ecological habitat and resources which would need to be properly permitted and mitigated for as part of the design process, under any of the proposed activities

beyond the No Build proposal;

- Potential impacts on Endangered, Threatened, and Special Concern Species/Habitats, based on DEEP Natural Diversity Database (NDDB) comments, most likely requiring species and habitat surveys to determine what species and habitats are present and to prepare a sensitive design and mitigation plan to minimize potential impacts, from any of the proposed activities beyond the No Build proposal;
- Traffic impacts resulting from an increase in vehicle trips to Seaside and an increase in the number of onsite parking spaces, from any of the proposed activities beyond the No Build proposal (however, the E.I.E. states that the traffic impact from increased vehicle trips is “insignificant”);
- Impacts on air quality, including increased mobile sources due to vehicles for visitors to the Site, under any of the proposed activities beyond the No Build proposal except for the Passive Park, and increased stationary sources in the form of heating and cooling systems for the buildings associated with any of the Master Plan activities, and potentially for emergency generators for those proposals which include lodging (Destination Park and Hybrid);
- Noise impacts from the operation of any from any of the proposed activities, and potentially additional noise from heating/cooling units and from outdoor events held at the hotel, under the proposals that include lodging;
- Light and shadow impact, from any of the proposed activities beyond the No Build proposal that include lodging, from safety/security landscape lighting and parking lot lighting;
- Utility impacts, resulting from increased demand for permanent utilities from any of the proposed activities beyond the No Build proposal, and the need for additional stormwater

treatment for the activities that include lodging;

- Aesthetic / viewshed impacts, from any of the proposed activities;
- Impacts on cultural resources, from any of the proposed activities;
- Hazardous material impacts from any of the proposed activities, including lead paint and asbestos, and potential impacts associated with former and existing tanks or storage areas;
- Impacts on land use and neighborhoods, resulting from increased usage of Seaside, under any of the proposed activities except the No Build.

Some of the foregoing impacts will be irreversible, and will involve irreversible and irretrievable commitments of resources.

**II. Jacques Will Be Significantly Affected by the Decision in This Proceeding and Is Necessary to Its Proper Disposition.**

Jacques has a significant interest in this proceeding and will be directly affected by its outcome. The proper disposition of this proceeding can only occur if Jacques becomes an intervening party in light of DEEP's expressed findings of fact concerning environmental impacts, **including** irreversible impacts upon the surrounding environment, which includes the Jacques residence, and upon the public health, safety and welfare of the local surrounding community.

Conn. Agencies Regs § 22a-3a-6(k) provides that a person shall be granted intervenor status in a contested case upon a demonstration that: "(i) his legal rights, duties or privileges will or may be reasonably expected to be affected by the decision in this proceeding, (ii) he will or may reasonably be expected to be significantly affected by the decision in the proceeding, or (iii) his participation is necessary to the proper disposition of the proceeding." Jacques can satisfy each of these criteria.

Jacques is directly affected by the current state of Seaside and by DEEP's own predictions

as to its future, under each of the four alternatives proposed in the Master Plan. Jacques is extremely concerned about the creation or maintenance by DEEP, or any lessee, licensee, or successor in interest to any part, portion, or area within the boundaries of Seaside, of a "Destination Park", an "Ecological Park", a "Passive Recreation Park" or a "Hybrid Park", and the potential impacts of any such development upon her residence, her neighborhood, and her own health and well-being, for which Jacques is in the best position to advocate.

DEEP's proposed activities and conduct, as set forth in the Master Plan, and the potential impacts to the environment in general and locally within the immediate vicinity of Seaside, as have been found by DEEP, all demonstrate why Jacques is genuinely troubled by each of the proposed activities, but particularly by those involving lodging, and by any potential future associated and/or consequential activities and conduct, or by any change in DEEP's position as to the nature or scope of the proposed activities. Jacques believes that her participation is necessary to ensure that such concerns are met, and that the proper disposition is thus reached in this proceeding.

Each of the proposed activities identified in the E.I.E., and E.I.E. itself, independently establish that Jacques may be significantly affected by the outcome of this proceeding. There can be no question that Jacques constitutes an interested party to this proceeding.

**III. The participation of Jacques is also in the interest of justice, and will not impair the orderly conduct of these proceedings.**

Should the DEEP deny intervention in this proceeding to Jacques under RCSA § 22a-3a-6(k)(1)(B) notwithstanding all of the foregoing, intervention should be allowed pursuant to § 22a-3a-6(k)(2), in the interest of justice, for reasons which include all of the foregoing.

It is in the interests of justice that this intervention be allowed, in that the concerns and interests of Jacques include ones which may differ from the conclusions in the E.I.E., for reasons

which may include the direct proximity of her residence to Seaside, as well as its situation relative to the surrounding environment including the immediate Magonk Point Road neighborhood.

It is unlikely that participation by Jacques would impair the orderly conduct of these proceedings, as one of the purposes stated in the June 20, 2017 notice is to solicit comments on the E.I.E. and it would not be necessary for Jacques to consume very much of the DEEP's time or to expend DEEP's resources in a manner inconsistent with its stated purposes in conducting this proceeding. As such, the conduct of these proceedings would not be adversely affected by Jacques' participation as an intervenor, as the expression of her own specific interests and concerns, as distinct from those of the general public, is nevertheless very closely related to the DEEP's purposes in conducting the proceeding as set forth in said notice.

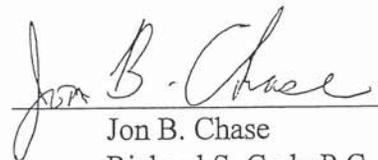
#### **IV. Conclusion**

Jacques therefore requests that she be permitted to intervene as a party. She has a clear interest in this proceeding, and should be awarded party status to protect that interest.

Respectfully submitted,

KATHLEEN JACQUES

By:

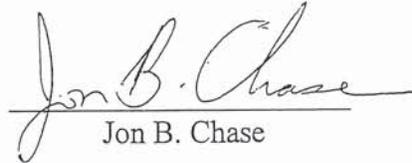


Jon B. Chase  
Richard S. Cody P.C.  
34 Church Street  
P.O. Box 425  
Mystic, CT 06355  
[richardscody@msn.com](mailto:richardscody@msn.com)  
Telephone: (860)572-2042  
Fasimile: (860)572-2044  
Juris No. 414019  
Her counsel

**CERTIFICATION OF SERVICE**

I hereby certify that a copy hereof was mailed on July 25, 2017, first class postage prepaid, to the following persons at the following addresses:

Office of the Attorney General  
State of Connecticut  
55 Elm St.  
Hartford, CT 06106

  
Jon B. Chase

IN THE MATTER OF	:	
	:	
SEASIDE STATE PARK MASTER PLAN	:	
ENVIRONMENTAL IMPACT EVALUATION	:	
<i>DCS Project No. B1-T-612</i>	:	
<i>DAS Contract No. DASM1-0000013126</i>	:	JULY 25, 2017

**VERIFIED PETITION FOR INTERVENTION**  
**PURSUANT TO CONN. GEN. STAT. § 22a-19**

Notice is hereby given that KATHLEEN JACQUES (“Petitioner”) intends, and by this pleading does, intervene as a party to any and all proceedings in the above-captioned matter pursuant to Connecticut’s Environmental Protection Act (“CEPA”), Conn. Gen. Stat. § 22a-19(a), including any and all hearings, proceedings, permittings, grants, considerations, authorizations, extensions, renewals, amendments, or actions, and any matters related thereto.

These proceedings involve conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water, or other natural resources of the State.

In support of this pleading, the Petitioner asserts the following:

1. The person signing this complaint under the Connecticut Environmental Protection Act (“CEPA”), is a citizen residing in the Town of Waterford and State of Connecticut.
2. Conn. Gen. Stat. § 22a-19(a)(1) provides, in relevant part, that “[i]n any administrative, licensing or other proceeding, and in any judicial review thereof made available by law, ... any person ... may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state.”

2. In an advertisement which appeared in The Day (a newspaper having a general circulation in southeastern Connecticut) on June 20, 2017, the State of Connecticut Department of Energy and Environmental Protection (“DEEP”) gave notice that a Environmental Impact Evaluation (“EIE”) has been prepared for the Seaside State Park Master Plan (“Master Plan”), and that a public hearing to solicit public comments on the EIE will be held on July 31, 2017.

3. The proposed action is the implementation of a development concept from the Master Plan. The Master Plan depicts four potential concepts for the 32-acre Seaside State Park (“Seaside”) located at 36 Shore Road in Waterford. A summary of the four alternatives follows: “Destination Park” - This concept emphasizes passive and active recreation along with a lodging experience. Existing historic buildings would be restored for lodging and auxiliary uses and the grounds and waterfront would be modified and enhanced to support passive and active recreational uses. “Ecological Park” - This concept emphasizes maintenance and enhancement of ecological features of the site, both in the terrestrial and waterfront environment. Under this concept, the historic buildings would be demolished. “Passive Recreation Park” - This concept most closely resembles the Park in its current condition/use with minimal improvements to the grounds. Under this concept, the historic buildings would be demolished. “Hybrid Park” - This concept is an amalgam of the other alternatives. The historic buildings would be converted to lodging, the grounds would be enhanced, and ecological habitats would be created or enhanced along the waterfront.

4. The EIE identifies environmental impacts. These include:

- a. Impacts to water resources, including increased flood elevations, wave velocity and erosion at the shoreline, from the Ecological Park and Destination Park proposed activities;
- b. Impacts on regulated ecological habitat and resources which would need to be

- properly permitted and mitigated for as part of the design process, under any of the proposed activities beyond the No Build proposal;
- c. Potential impacts on Endangered; Threatened, and Special Concern Species/Habitats, based on DEEP Natural Diversity Database (NDDB) comments, most likely requiring species and habitat surveys to determine what species and habitats are present and to prepare a sensitive design and mitigation plan to minimize potential impacts, from any of the proposed activities beyond the No Build proposal;
  - d. Traffic impacts resulting from an increase in vehicle trips to Seaside and an increase in the number of onsite parking spaces, from any of the proposed activities beyond the No Build proposal (however, the E.I.E. states that the traffic impact from increased vehicle trips is “insignificant”);
  - e. Impacts on air quality, including increased mobile sources due to vehicles for visitors to the Site, under any of the proposed activities beyond the No Build proposal except for the Passive Park, and increased stationary sources in the form of heating and cooling systems for the buildings associated with any of the Master Plan activities, and potentially for emergency generators for those proposals which include lodging (Destination Park and Hybrid);
  - f. Noise impacts from the operation of any from any of the proposed activities, and potentially additional noise from heating/cooling units and from outdoor events held at the hotel, under the proposals that include lodging;
  - g. Light and shadow impact, from any of the proposed activities beyond the No Build proposal that include lodging, from safety/security landscape lighting and parking lot lighting;

- h. Utility impacts, resulting from increased demand for permanent utilities from any of the proposed activities beyond the No Build proposal, and the need for additional stormwater treatment for the activities that include lodging;
- i. Aesthetic / viewshed impacts, from any of the proposed activities;
- j. Impacts on cultural resources, from any of the proposed activities;
- k. Hazardous material impacts from any of the proposed activities, including lead paint and asbestos, and potential impacts associated with former and existing tanks or storage areas;
- l. Impacts on land use and neighborhoods, resulting from increased usage of Seaside, under any of the proposed activities except the No Build.

6. According to the E.I.E., some of the foregoing impacts will be irreversible.

7. According to the E.I.E., some of the proposed activities will involve irreversible and irretrievable commitments of resources.

8. The activities set forth in Paragraph 5, separately, together in combination, cumulatively, or in combination with other sources of pollution, involve conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state. Without limiting the foregoing, the aforesaid activities will unreasonably pollute, impair or destroy the public trust in the air, water or other natural resources of the state, for reasons which include one, more than one, or all of the following:

- a. There are one or more alternatives;
- b. There are one or more alternatives that would affect the environmental loss;
- c. There are one or more alternatives which are feasible;
- d. There are one or more alternatives which are prudent.

9. Without assuming the burden of proving that a feasible and prudent alternative exists, the alternatives referenced in Paragraph 4(a), (b), (c) and (d) of this petition include but are not limited to Toll's not conducting some or all of the activities proposed in its pending applications and/or reducing the scope of the overall project.

10. Conn. Gen. Stat. § 22a-19(b) provides that "[i]n any administrative, licensing or other proceeding, the agency shall consider the alleged unreasonable pollution, impairment or destruction of the public trust in the air, water or other natural resources of the state and no conduct shall be authorized or approved which does, or is reasonably likely to, have such effect as long as, considering all relevant surrounding circumstances and factors, there is a feasible and prudent alternative consistent with the reasonable requirements of the public health, safety and welfare."

11. The Petitioner reserve the right to supplement the allegations of this petition as evidence becomes available to her.

WHEREFORE, the Petitioner respectfully requests intervention status in this proceeding pursuant to CEPA upon the filing of this verified petition for intervention; that in accordance with this petition her appearance be entered in this proceeding; and that thereafter the petitioner be given notice of all hearings and other proceedings herein and the right to appear there and participate for the purposes and to the extent herein requested.

Said notices can be sent to the following:

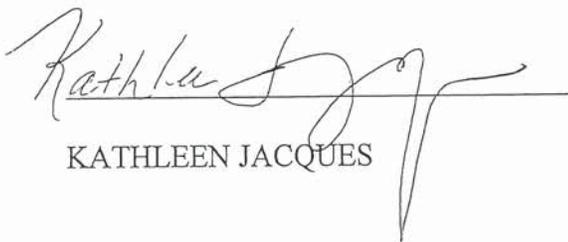
Jon B. Chase, Esq., 34 Church Street, P.O. Box 425, Mystic, Connecticut 06355, and

Richard S. Cody, Esq., 34 Church Street, P.O. Box 425, Mystic, Connecticut 06355.

The Petitioner further request that the DEEP consider, pursuant to Section 22a-19 of the Connecticut General Statutes, the effect of the activities proposed in the Master Plan and on all related plans, maps, and drawings, and the activities described herein, upon all matters within its jurisdiction; that

it consider all alternatives to such activities, and that it take such action as is consistent with the allegations contained herein, and not sanction a proposed activity unless and until all unreasonable pollution and all unavoidable alteration or destruction of the environment is proven to be completely avoided.

Respectfully Submitted,

  
KATHLEEN JACQUES

Subscribed and sworn before me, this 25<sup>th</sup> day of July, 2017.

  
Notary Public  
Commissioner of the Superior Court





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Signed for by: M.GANGI

Travel History

Date/Time	Activity	Location
7/26/2017 - Wednesday		
9:27 am	Delivered	HARTFORD, CT
8:31 am	On FedEx vehicle for delivery	WINDSOR LOCKS, CT
7:35 am	At local FedEx facility	WINDSOR LOCKS, CT
7/25/2017 - Tuesday		
7:59 pm	At destination sort facility	EAST GRANBY, CT
7:00 pm	Left FedEx origin facility	NORWICH, CT
5:27 pm	Picked up	NORWICH, CT
1:39 pm	Shipment information sent to FedEx	

Shipment Facts

<b>Tracking number</b>	787292197996	<b>Service</b>	FedEx Priority Overnight
<b>Weight</b>	0.5 lbs / 0.23 kgs	<b>Signature services</b>	Direct signature required
<b>Delivered To</b>	Shipping/Receiving	<b>Total pieces</b>	1
<b>Total shipment weight</b>	0.5 lbs / 0.23 kgs	<b>Terms</b>	Shipper
<b>Invoice number</b>	PKG ID: 59110	<b>Shipper reference</b>	Kathleen Jacques
<b>Packaging</b>	FedEx Envelope	<b>Special handling section</b>	Deliver Weekday, Direct Signature Required
<b>Standard transit</b>	7/26/2017 by 10:30 am		



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  - New Customer Center
  - Small Business Center
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  - Customer Support
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  - Ancillary Clearance Services

- Companies**
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  - FedEx Custom Critical
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  - FedEx Cross Border
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  - FedEx Ship Manager Software
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- Junk Email 144
- Drafts 459
- Sent Items**
- Deleted Items
- Archive

New | Reply | Delete | Archive | Move to | Categories

Re: Seaside EIE Process 2017


**Jon**  
 Sat 7/29, 12:18 AM  
 Janice.Deshais@ct.gov; Kathy Jacques (kathyjacques@

Reply |

Dear Attorney Deshais,

Our office represents Kathleen Jacques, who filed a verified intervention pleading under C.G.S. 22a-19 in the above-referenced Seaside matter along with a separate motion to intervene.

While we understand the Attorney General's office may want to review the contested case issue, intervention under 22a-19 is automatic upon filing of a verified pleading, and Kathleen Jacques is thus more than a member of the public at the Monday, July 31 proceeding. For example, as an intervenor she may cross-examine witnesses.

We suggest that the better course would either be to postpone the July 31 hearing entirely if the full range of Mrs. Jacques' due process rights under the statute cannot be completely ensured, or in the alternative keep the hearing open after Monday night pending receipt of the AG's opinion, with the same witnesses all being brought back.

Very truly yours,

Jon B. Chase  
 Richard S. Cody, P.C.  
 34 Church St., P.O. Box 425  
 Mystic, CT 06355

(860)572-2042

---

**From:** Deshais, Janice [mailto:Janice.Deshais@ct.gov] **On Behalf Of** DEEP Adjudications  
**Sent:** Friday, July 28, 2017 12:49 PM  
**To:** 'Kathy Jacques'  
**Cc:** Decker, Melinda  
**Subject:** Seaside EIE Process 2017

Dear Ms. Jacques –

The Office of Adjudications received your petition and motion for intervention on July 26. Because this EIE process is not a contested case, I have forwarded your requests to the Office of Legal Counsel for evaluation. I understand that this review will be as prompt as possible, but will not be complete in advance of the hearing on July 31. Of course, as a member of the public, you will have the opportunity to offer comments at that hearing.

Counsel has asked me to inform you that all future correspondence in this matter will be sent to your counsel.

*Janice B. Deshais, Esq.*  
 Director  
 Office of Adjudications  
 Connecticut Department of Energy and Environmental Protection  
 79 Elm Street, Hartford, CT 06106-5127  
 860.424-3038

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July 31, 2017

Jon B. Chase, Esq.  
Richard S. Cody, Esq.  
34 Church Street  
Mystic, CT 06355

Re: Seaside State Park Master Plan  
Environmental Impact Evaluation

Gentlemen:

We have reviewed the Motion for Intervention and Verified Petition for Intervention pursuant to Conn. Gen. Stat. § 22a-19, which were filed on behalf of Kathleen Jacques, in connection with the Environmental Impact Evaluation (EIE) concerning Seaside State Park. Cited in support of these filings were the Department's Rules of Practice, Regs. Conn. State Agencies (RCSA) § 22a-3a-6(k)(1)(B) and/or § 22a-3a-6(k)(2), and also Conn. Gen. Stat. § 22a-19, a provision set forth in Connecticut's Environmental Protection Act (CEPA), respectively.

RCSA § 22a-3a-6 governs proceedings in contested cases. The Department's review of the EIE does not constitute a contested case. See Conn. Gen. Stat. § 4-166(4). Consequently, the Motion for Intervention is rejected.

Insofar as Ms. Jacques seeks to intervene pursuant to CEPA, there is no "proceeding" in which to intervene as no specific conduct is being authorized through the EIE process. The EIE process is a public process in which members of the public are encouraged to participate in the agency's review of environmental impacts from proposed activities. Like all members of the public, Ms. Jacques is afforded the opportunity to make comments on the EIE. The EIE remains available for public review and comment, and a public hearing for the receipt of public comments is being held on July 31, 2017. Additional public comments on the EIE will be accepted through August 25, 2017. All comments timely received will be considered by the Department as part of this review process.

The statements made in Ms. Jacques' Motion for Intervention and Verified Petition for Intervention have been timely received and will be recorded as and taken into consideration as her comment submittal, along with her other comments. Ms. Jacques remains free to submit comments at this evening's hearing in accordance with guidelines provided by the moderator and may also submit additional written comments by the August 25th deadline.

Sincerely,

Melinda M. Decker  
Agency Legal Director

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 5:30 PM  
**To:** 'allanjacques@sbcglobal.net'  
**Cc:** Stephen Lecco  
**Subject:** FW: Seaside EIE Comments  
**Attachments:** EIE Comments 8152017.docx

Dear Mr. Jacques,

Thank you for your e-mail and letter. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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[www.ct.gov/deep](http://www.ct.gov/deep)

*Conserving, improving and protecting our natural resources and environment;  
Ensuring a clean, affordable, reliable, and sustainable energy supply.*

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**From:** Allan Jacques [mailto:allanjacques@sbcglobal.net]  
**Sent:** Friday, August 25, 2017 11:44 AM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Seaside EIE Comments

Mr Lambert,

Please find attached my comments on the Seaside EIE

Allan Jacques

Michael Lambert  
Bureau Chief, Outdoor Recreation  
CT Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, CT 06106

I attended your final public meeting for review of the E.I.E. for the proposed development at Seaside State Park and was very disturbed once I understood the real purpose of the meeting.

Over the past two years DEEP and DAS made a significant public effort to solicit the ideas and input regarding the future of Seaside State Park. They have held several public informational meetings. Together these two agencies have expended unreported sums on design, consultation, and remediation. With some initial input from the public, DEEP presented the public with three design concepts. They solicited input from across the state and compiled many impressive statistics. I believe the conclusions drawn from these surveys were biased.

After several months DEEP synthesized all the information and revealed a New “Preferred Plan.” This is a new plan and incorporates several features of the three plans revealed at earlier meetings.

On the surface, one would surmise that this was a reasonable process, but in truth it has resulted in a plan which ignores recent local zoning proceedings and proposes spending millions of dollars of State money on an experimental hybrid park. This “Preferred Plan” is a re-imagined version of the previous “Destination Park Plan,” and relies completely on the economic reuse of the existing buildings. Converting the two larger functionally obsolescent buildings into a high-end 24/7 commercial operation will completely transform the character of the quiet residential zone which surrounds Seaside

I believe the process was flawed and designed to produce a predetermined outcome. At the next meeting DEEP presented its plan. To be clear, DEEP’s “Preferred Plan is DEEP’s choice and it is not one of the original choices presented to the public. Not only is the Preferred Plan the most expensive plan, but it can only be accomplished by investing 45 million dollars that the State cannot afford. It also alters DEEP’s and DAS’s management of the park and adds responsibilities which would not typically be associated with park management. All this in spite of the findings that sixty-five percent of the survey respondents found that even a “small inn “ was an *inappropriate* use, let alone a 100 room hotel.

For over 20 years the State ignored the property and let it deteriorate. Now, after a long and protracted affair with a State selected “Preferred Developer”, local zoning battles, lawsuits, and designation as a State Park, DEEP has determined that they should experiment with their newest “pocket park” and introduce a brave new economic model in the middle of an ongoing State budgetary crisis.

In short, the selection of this “Preferred Plan” is a hoax perpetrated on the public under the guise as an open and transparent process.

Was the “preferred plan” the plan all along?

AJ-1

I believe the EIE that supports the conclusion of “little significant impact” on the environment and surrounding neighborhood is flawed. The impact of the hotel guests, hotel employees and delivery services are not included in the traffic analysis. Residents’ concerns over such things as noise levels, lighting, and significantly increased traffic are ignored by labeling them as “perceived impacts.”

DEEP seems compelled to repurpose the functionally obsolescent buildings at Seaside at the expense of the taxpayers and the surrounding neighborhood. The “Preferred Plan” is a predictable outcome of this biased objective. It is without doubt, the most complicated, expensive and ambitious alternative. The Preferred Plan ignores the outcome and neglects the difficulties DEEP encountered when assigned the management of The Old State House in Hartford.

Is this to be the new model for our State parks?

Is Seaside, the State’s newest park, the most appropriate park to experiment with?

To underwrite the project, DEEP is proposing an experimental and complex funding scheme which is based, as their own study admits, on supposition and assumptions.

How will DEEP pay for the \$ 45 million “Preferred Plan?”

Can the State afford such a plan in light of current budget deliberations? Is it a prudent expenditure of tax dollars?

Will the State rely on commercializing other parks to augment its operating budget?

If the public/private partnership fails, then what?

In light of the property’s history, the exorbitant costs associated with the “Preferred Plan,” the park’s small size, the State’s protracted involvement with the previously selected “preferred developer,” and the recent local zoning decision prohibiting commercial hotel operations at that location, the question is:

Is this really the most responsible and prudent course of action for DEEP and the taxpayers of the State?

Do the anticipated “ends” justify these “means?”

Sincerely

Allan Jacques

10 Magonk Point

Waterford, Ct 06385

## Jennifer Burke

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**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Thursday, August 10, 2017 8:03 AM  
**To:** 'Nancy James'  
**Cc:** Stephen Lecco  
**Subject:** RE: Discrepancies in opening statements

Dear Ms. James,

Thank you for your e-mail. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Sincerely,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**ENERGY &  
ENVIRONMENTAL  
PROTECTION**

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**From:** Nancy James [mailto:njames@waterfordct.org]  
**Sent:** Friday, August 4, 2017 9:16 AM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Discrepancies in opening statements

Although I was not able to stay for the duration of the July 31 Public Hearing regarding the proposed changes at Seaside in Waterford, I was there long enough to hear a very disturbing statement. Though I don't remember the name of the gentleman who said it, it can be viewed on the Public access channel for Waterford for confirmation and identification. NEJ-1  
The statement in question was "There are no Federally Protected Species present at Seaside. Whether this statement was referencing wildlife or vegetation or both I am not certain. What I am certain of is the fact that there is wildlife on site at Seaside at different times of the year that is protected. You have an active Osprey nest with a family that has returned for at least their 4<sup>th</sup> year residing in one of the chimneys of the old nursing building. During nesting seasons these birds and the nest are federally protected and during the off season the only reason to remove that nest would be that the nest is causing eminent danger, such as on a power line which is not the case. This information comes directly from The Connecticut Audubon Society. I personally have monitored that specific nest as well as others for the Ct

Audubon for the past 3 years. I have substantial documentation and photographs to support the the nest and its well being. In addition, plovers and terns are regular tenants at certain times of the year. I have photos of those as well. In addition, not necessarily protected species there are swallows that gather there from june to sept. They build nests and remain until its time for their migration. Once again I have photos to support this. There are great egrets, snowy egrets, comorants and loons, coopershawks and approximately one and half years ago a Snowy owl made a brief layover on the roof of one of the buildings. A gentleman who was part of the evening security crew has a photo to support that. There have also been occasional sighting of seals sunning themselves on the beach. Many people including myself have come to appreciate the quiet tranquility of Seaside. Its not a bustling tourist attraction nor should it be turned into such. The residents in that area (which I am not) have become accustomed to a way of life and any type of destination/tourist attraction will undermine that. If the state is seeking ways to generate income to offset the deficit this will not be the solution. Although the site is in need of some type of restoration a hotel is not the answer.

Thank you for your time,

*Nancy E. James*

## Jennifer Burke

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**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 5:47 PM  
**To:** 'stephpeterston86@gmail.com'  
**Cc:** Stephen Lecco  
**Subject:** FW: Seaside

Dear Ms. Peterson,

Thank you for your e-mail. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** Stephanie Peterson [mailto:stephpeterston86@gmail.com]  
**Sent:** Friday, August 25, 2017 1:55 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Seaside

Dear Michael Lambert,

As a Waterford Resident and having been a consistent visitor to Seaside for many years, I would like to express my concern for its future plans. I think it would be in the best interest of the wildlife, community and tax payer money, to leave Seaside as a Passive Recreation Park. Turning Seaside into a commercialized area would be devastating to the natural beauty of the park and to the birds and deer I routinely see here. It's heart breaking enough that when you tear down the old building the two osprey that have called Seaside home for many years will be displaced. In the interest of the wildlife, community and state budget crisis, I urge you to leave Seaside as a passive park. Thank you for your attention in this matter.

Sincerely,  
Stephanie Peterson

SP-1

## Jennifer Burke

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**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Tuesday, August 1, 2017 3:23 PM  
**To:** 'Ann Schenk'; SeasideEIE, DEEP  
**Cc:** Stephen Lecco  
**Subject:** RE: Seaside comments

Ms. Schenk,

Thank you for your e-mail. Your comments will be reviewed and incorporated into the record of decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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***Conserving, improving and protecting our natural resources and environment;  
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**From:** Ann Schenk [mailto:schenk.ann.l@gmail.com]  
**Sent:** Tuesday, August 1, 2017 10:31 AM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Seaside comments

Hello,

I live on 3 Woodsea Place in Waterford. My home is adjacent to the property.

Overall, I favor a plan that preserves the buildings. The United States is a young country and we should preserve our architectural heritage for future generations. Futhermore, ideally the buildings should be used in a way that is in keeping with the original intent of the facility.

I attended the forum on July 31 and I have the following ideas and comments:

1) I am struck by the lack of imagination in the options. Basically the concepts are either tear the buildings down or turn them into a hotel. What about other uses for those buildings?

My favorite idea is a partnership with Hospice to create a place where terminally ill children can have a vacation with their family members. The buildings would have lodging for them along with medical staff to care for the needs of the ill child. Families could swim, kayak, fish, and relax and experience some normal time together.

The beachfront could also remain open to the community, perhaps during limited hours as was the case when the facility was used by the DMR.

Such a concept could be funded by a combination of state funding and grant funding from organizations such as the Newman's Own Foundation or the Gates Foundation. It would be a facility unique in the county and would attract acclaim to our state, provide employment for Connecticut residents, and keep the traffic and density low.

2) I distressed by the prospect of adding 90+ parking spots in my back yard in the plans for an ecological or passive park. Already we experience quite a bit of noise from the current parking lot. Dogs run into our yard, loud conversations and music blare from the cars while we are enjoying our own patio, light spills into our rear bedroom window. Please move the parking area so that it is not abutting the back yards of neighbors.

3) As a neighbor to the property I do not object to the possibility of events such as weddings being held there. However, I think the size of the events and the hours of availability should be limited and the parking should not be directly adjacent to the back yards of neighbors.

4) If a lodging and event facility is created, I think a discount should be offered to people who have property that directly abuts Seaside. (This might make the neighbors less resistant to your development plans.)

4) I find the "Hybrid" plan the most objectionable. With so many buildings already there, why is is necessary to put on an addition?

AS-1

5) Other ideas for using the buildings: A branch campus of an area college/ university, the O'Neill Center, or Mystic Seaport; an art and architecture museum; a science and health museum; a regional educational facility for programs for the public schools. I know all these options would increase traffic in and out of the area, but it would be serving a public good rather than private development or the good of people who can afford to pay for hotel rooms.

Thank you for your attention.

Best,

Ann Schenk

3 Woodsea Place

Waterford CT 06385

860-444-7726

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 3:42 PM  
**To:** 'colette1012@hotmail.com'  
**Cc:** Stephen Lecco  
**Subject:** FW: Seaside Concerns/Comments  
**Attachments:** Seaside.doc

Dear Ms. Skinner,

Thank you for your e-mail and letter. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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---

**From:** Colette Skinner [mailto:colette1012@hotmail.com]  
**Sent:** Thursday, August 24, 2017 11:44 AM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Seaside Concerns/Comments

24 August 2017

Mr. Michael Lambert, Bureau Chief, Outdoor Recreation

Mr. Lambert,

We are residents of Waterford, living at 11 Shore Road, the second house as you turn from Great Neck Road on to Shore, about a quarter of a mile from Seaside. Before listing our comments and concerns, I would just like to say that it is fiscally irresponsible of the State to even think of spending millions of dollars that we cannot afford for something that is unnecessary. I see closed rest areas, reduced educational funding, poor infrastructure and high taxes. In my opinion, the area should have never been designated a state park, which I'm sure was politically motivated, but should have been sold as individual high end building lots. My take-away from the meeting was that the decision has already been made in favor of a "destination" park and I only hope that the next governor will understand that taxpayer dollars should be spent on needed services not on another park when there are two within ten miles of each other.

Here are our concerns/comments:

- the increase in traffic to 700-1000 cars per day is unacceptable on a residential , country road. There was no mention of how that number was arrived at. If it's an average ,there could be more than that number during the summer. I doubt any one of you would be happy with that amount of traffic, now including commercial vehicles, going by your home. If it was based on cars entering via a route other than Great Neck, that will never happen. Great Neck to Shore is the most direct route. Great Neck is also like a drag strip. No one obeys the speed limit of 25. Have any of you driven the route?? The turn onto Shore is sharp and leaving Shore to Great Neck is pretty much blind. Is widening the road also a secret??
- There seems to be no discussion as to the coastal impact on neighboring properties if the seawall is breached or removed
- The restoration of the buildings could run into millions more than anticipated resulting in their demolition anyway
- There was no information about what happens if a hotel doesn't survive. There was no risk assessment. What was the criteria used to guarantee a 60% fill capacity?? Why is another hotel needed in the area? Could there be another empty building in 5 years?
- There should have been answers to ALL of the questions asked at the informational meeting. I feel the whole plan is being put into place in an aura of secrecy. Questions being addressed after the decision is made is not fair to the people living in the area.
- There was no real discussion about doing nothing. But because the state has neglected the properties for so long, the buildings should just be removed.
- I feel Option 4 (Hybrid) was added so Option 1 (destination) wouldn't look so bad. Another indication that the decision has already been made with no concern for the residents of the area.

ACS-1

ACS-2

ACS-3

- All of the options were extremes....there was nothing in between
- Swimming was never addressed.
- Security was never addressed.

ACS-4

Given that single family homes are no longer an option, the option of a passive park in the area at least will be the least disruptive to the neighborhood. I understand the buildings are of historical value, but the state should have realized that many years ago and done something then. Now, I feel they are beyond repair. With people leaving the state as fast as they can, why would the state government want to spend taxpayer dollars so frivolously??

Alan & Colette Skinner  
11 Shore Road  
Waterford, CT 06385  
(860)443-1315

# Kemper Associates Architects, LLC

790 Farmington Avenue • Building #2  
Farmington, Connecticut 06032  
(860) 409-7155 • Fax (860) 409-7160  
www.kemperarch.com

July 12, 2017

Mr. Michael Lambert  
Bureau Chief, Outdoor Recreation  
CT DEEP  
79 Elm Street  
Hartford, CT 06106

## Re: Seaside EIE dated June, 2017

Dear Mr. Lambert:

I was part of a design team that developed alternatives for the historic structures at Seaside. In addition to me, the team included structural, MEP and civil engineers. We were able to obtain a substantial portion of the original drawings for the buildings which were very helpful as we evaluated the buildings. We also had cost estimating services available to us.

At an open house on March 25, 2015, DEEP released a document entitled "Seaside State Park Master Plan. The Plan presented several alternatives, one of which was a Destination Park. Included in that plan was a design for a proposed lodge to be built as part of the restoration of the historic buildings. The plan showed 55 hotel rooms in the two large historic buildings (referred to in the Plan as the Hospital Building and the Employee building). The Plan also estimated the cost for the Destination Park at between \$45-60 million.

We agree that re-use of the buildings are feasible particularly for use as an inn. The plans that we developed also confirm that the buildings, as currently configured, could accommodate 55 rooms. Subsequent plans that we developed were approved by the State Historic Preservation Office.

Our estimate of the cost of Destination Park alternative in the Master Plan is somewhat in excess of \$60 million. A significant reason is both the type of construction, and the condition of the exterior walls of all of the historic buildings.

Unlike a typical brick wall, the exterior brick walls of the buildings at Seaside are load-bearing. The original plans for the buildings show that the wall construction is a triple course (3 bricks wide) of bricks that support the interior poured concrete floor system. After an exhaustive analysis, our structural engineers determined that the cracks in the walls were not an isolated phenomenon. Rather, they represent the general structural failure of all of the exterior walls. Our engineers provided a comprehensive report that documents both the condition and the remedy.

They concluded that completely rebuilding the exterior walls is the only remedy that would result in reasonable assurance that the buildings are structurally sound. We also shared this the State Historic Preservation Office and the Connecticut Trust for Historic Preservation. They both concurred.

We noted that the budget for site work in the Master Plan was \$10-14 million. In 2010, our team developed reasonably detailed site plans. The estimate we received for the work in 2010 was \$15 million.

Kemper Associates Architects, LLC

Based on the above, \$60 million might be a somewhat optimistic starting point for cost of the Destination Park as depicted in the Master Plan. At the very least, the following adjustments should be made:

Base Cost	\$60,000,000
Contingency (5%)	3,000,000
Soft Costs (15%)	9,500,000
Inflation (2015-2020)	<u>10,875,000</u>
<b>TOTAL</b>	<b>\$83,875,000</b>

This does not include anything for remediation, and the estimates for inflation and soft costs are probably on the low side. It also does not include anything for improvements noted in the EIE, such as the visitor's center. For budgetary purposes, we'd suggest that \$90 million would be a more reasonable estimate.

JWK-1

I also reviewed the Environmental Impact Evaluation for Seaside. The EIE references the Seaside State Park Master Plan as the source of its information for the configuration and cost of proposed improvements at Seaside. That notwithstanding, the data in the EIE is often inconsistent with the information in the Master Plan. For instance, page 10 of the Economic Impact Analysis (Appendix B) makes reference to the Destination Park alternative. It references a 63-room hotel, visitor center-changing area and site improvements. The hotel contains 55, not 63 rooms. The EIE also does not include any costs for the visitor's center and other site improvements that they recommend.

Further, referencing the Plan, the EIE states that the cost of the improvements necessary to complete the Destination Park is \$39.51 million. In 2015 the Master Plan estimated the cost at \$45-60 million. There is no explanation for this discrepancy.

I've previously provided the reasons why \$60 million is, if anything, a low estimate of the costs to develop the Destination Park. Stretching credibility, if \$45 million is used as a starting point, at a minimum the following adjustments must be made:

Base Cost	\$45,000,000
Misc. i.e. Remediation, Visitors Center, etc.	3,000,000
Contingency (5%)	2,400,000
Soft Costs (15%)	7,600,000
Inflation (2015-2020)	<u>8,700,000</u>
<b>TOTAL</b>	<b>\$66,700,000</b>

Thus, the minimum cost for the Destination Park alternative is \$66.7 million. This does not include the Visitors Center and other improvements noted in, but for which there is sum budgeted in the EIE.

The other alternative involving re-use of the historic structures is identified in the EIE as a Hybrid park. From a cost standpoint, this is essentially the same as the destination park, except that the inn will have an additional 45 rooms for a total complement of 100 rooms. On page 9 Of Appendix B to the EIE, referencing the Master Plan the cost of the Hybrid Park is stated as \$45 million. This is the low end of the cost estimate in the Master Plan. This is also the cost for a 55-room hotel, and the Hybrid Park as described in the EIE will have 100 rooms.

An addition of 45 rooms will be needed to bring the size of the inn into conformance with the description in the EIE. If one assumes 500 square feet per room including circulation, as set forth in the PKF study, the cost of this addition will be:

45 Rooms @ 500 sq. ft. x \$250 per square foot =	\$5,626,000
Contingency (5%)	282,000
Soft Costs (15%)	<u>886,000</u>
 TOTAL	 \$6,793,000

The cost of the Destination Park to \$74 million at a minimum. Using more reasonable cost assumptions results in a cost of \$90 million for the Destination Park Alternative, and \$100 hundred million dollars for the Hybrid Alternative.

In any case the real costs for the Destination and Environmental Park alternatives are substantially different than those presented in the EIE. That presumably will have some impact on the conclusions reached in the EIE.

Sincerely,



John W. Kemper, Jr.  
Kemper Associates Architects, LLC

August 20, 2017  
13 Glen Cove  
Laguna Niguel CA 92677

Michael Lambert, Bureau Chief, Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, Connecticut 06106  
Email: DEEP.seasideEIE@ct.gov

Re: Seaside

Dear Mr. Lambert:

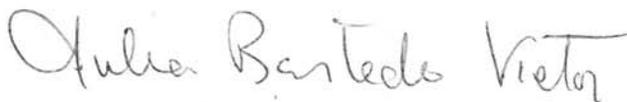
I am a great-grand daughter of Cass Gilbert. I would very much like to see Cass Gilbert's architectural legacy kept alive through preservation and not destroyed. Cass Gilbert's architecture holds a major place in the history of architecture in the US.

I am very pleased to read that the State of Connecticut finds it feasible to renovate Seaside as a hotel and conference center and not tear the buildings down. Aside from the architectural value of preserving the buildings, the operation of a 100 room hotel on the 32 acres would likely be far less disruptive, less congested and still economically beneficial, providing jobs long into the future, to the town of Waterford than selling the land to a developer to build houses or condos.

Since the State would continue to own the land and seemingly operate it as a park, the town of Waterford would also benefit from the public access to the land near the water, similar to the superb public park owned by the City of Laguna Beach, here in Orange County, that provides beachfront access, walkways, and picnic facilities between the Montage Hotel and the ocean beach. It is a beautiful park and enjoyed by thousands, many of whom cannot afford to stay in the hotel. Certainly such a park at Seaside would be supported by the State's interest in public policy.

I fully support the preservation of Seaside by turning it into a 100 room hotel and conference center.

Sincerely,



Julia (Gilbert) Bastedo Vietor

JBV-1

**From:** [Lambert, Michael](#) on behalf of [SeasideEIE, DEEP](#)  
**To:** "[mbbetts@nyc.rr.com](mailto:mbbetts@nyc.rr.com)"  
**Cc:** [Stephen Lecco](#)  
**Subject:** FW: Seaside State Park Proposal  
**Date:** Friday, August 25, 2017 4:24:12 PM  
**Attachments:** [2017-08-24 REVISED3 DEEP letter re EIE review--Seaside.docx](#)

---

Dear Ms. Betts

Thank you for your e-mail and letter. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030(F: 860.242.4070 (E: [Michael.lambert@ct.gov](mailto:Michael.lambert@ct.gov))

[www.ct.gov/deep](http://www.ct.gov/deep)

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-----Original Message-----

From: Mary Beth Betts [<mailto:mbbetts@nyc.rr.com>]  
Sent: Thursday, August 24, 2017 4:20 PM  
To: SeasideEIE, DEEP <[DEEP.SeasideEIE@ct.gov](mailto:DEEP.SeasideEIE@ct.gov)>  
Subject: Seaside State Park Proposal

Attached please find a letter concerning the Seaside State Park Master Plan

---

August 24, 2017

Mr. Michael Lambert  
Bureau Chief, Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection (DEEP)  
79 Elm Street  
Hartford, CT 06106

Dear Mr. Lambert,

As the former curator of the Cass Gilbert Collection at The New-York Historical Society, an author of two essays on his work, and co-chair of a paper session on Cass Gilbert at the 2018 Society of Architectural Historians annual meeting, I write about the pending proposals for Seaside State Park, the site originally built as a treatment center for children afflicted with bone and lymphatic tuberculosis.

I have followed the steps in the review process with interest, and have carefully studied and evaluated the Environmental Impact Evaluation (EIE) of the Seaside State Park Master Plan for Waterford, Connecticut. ***We strongly urge DEEP to select the proposal for Option 1/Destination Park. We believe that this option is the best of all five options presented, as it would allow a path to creating a jewel in the Connecticut state park system. This option brings together the greatest number of positive results economically, historically, and aesthetically for the town, state, and region at large.*** It presents a special opportunity for the public in offering both passive and active recreation, along with a lodging experience in historic buildings that were designed by the nationally recognized architect Cass Gilbert (1859–1934), amid historic open space. Together, all of these elements would be a distinctive and special place in New England.

The reasons for my position are many. ***Most important, the open space of this 36-acre parcel situated on Long Island Sound offers exceptional potential to embrace BOTH a distinctive landscape AND historic architecture.*** Option 1/Destination Park makes the most of the site's characteristic features, most notably the variety of coastal and upland habitats combined with the historic Cass Gilbert-designed Stephen J. Maher Infirmary and Nurses' Residence and open space (not to mention the duplex residence for staff doctors—designed by New London architect Fred Langdon—and the superintendent's cottage and garage). These buildings and site represent Gilbert's last great essay in campus architecture and planning, before his death in 1934, and just a few years before he completed the U.S. Supreme Court in Washington, DC.

***The Seaside buildings and the open space itself are economic assets worth much more to the State if they are adaptively reused than if they are demolished.*** It is well documented that historic properties ***add value***, which is substantiated by studies through the Main Street program, the National Trust at large, and other historic preservation groups. Once the distinctive aspects of the property--in this case, the Gilbert buildings and the open space itself--are demolished or are significantly impaired, the opportunity for economic leverage dwindles considerably. The

MB-1

Seaside EIE reports that Option 1/Destination Park could generate \$246,000 annual local revenue and \$642,000 annual State revenue. This option would produce temporary and permanent jobs, not to mention the positive impact on the area for related goods and services by the increased usership of the Park. Option 1/Destination Park provides the most potential for benefitting the State's park system as a distinctive, one-of-a-kind property, with park land integrated with historic buildings and open space, while mitigating traffic and noise impact because it does not propose overdevelopment at an unreasonable scale. (Neighbors' concerns about the lack of buffer between the Seaside and the residential area have been mitigated with well-articulated landscaping and lighting plans as well as pro-active planning regarding traffic concerns.) Option 1/Destination Park also possesses the virtues of minimal and temporary and/or mitigated impact on agricultural soils, water resources, traffic, air quality, noise, and light/shadow, as outlined by the EIE report.

For years, Seaside has existed under the radar. Compared to the high profiles of Gilbert's Minnesota State Capitol (1895–1905), Woolworth Building (1910–1913), and United States Supreme Court (1928–1935), among other well-known projects—most of which are located in highly populated areas—Seaside is an unsung monument in the town of Waterford and in the State at large. Listed in the National Register of Historic Places in 1995, "The Seaside" represents the culmination of Gilbert's illustrious and wide-ranging architectural career.

Completed in the last year of Gilbert's life, the sanatorium complex serves as a testament to his many abilities as a designer and planner. Inventive American Shingle-style and Queen Anne revival details on the Infirmery and pre-nineteenth-century, French-inspired gable elements in the Nurses' Building harken back to his historicist orientation in early residential projects in St. Paul, Minnesota, and elsewhere. The plan of the Waterford complex incorporates both Beaux-Arts- and picturesque-inspired planning that informed his campus and city plans from Connecticut to Texas. Gilbert's keen interest in the use of open space and natural vistas at Waterford reminds visitors of his successful designs completed in New Haven on the Green and for Oberlin College on Tappan Square. Furthermore, the civic scale of Seaside was motivated by his highly regarded state capitol designs in Minnesota, Arkansas, and West Virginia, and also the civic center of five Gilbert-designed buildings at Waterbury, Connecticut, anchored by a city hall that has been historically renovated to spectacular effect. Throughout, Gilbert's two buildings at Seaside are defined by high-quality workmanship—a hallmark of his architectural practice—and a thoughtful integration of architecture, planning, and landscape.

Seaside provides a touchstone for the history of twentieth-century public health; the Infirmery is one of only three buildings remaining in the state from the era before antibiotics were available to treat tuberculosis effectively. The other remaining sanatoria, Uncas-on-Thames in Norwich and Cedarcrest in Hartford, were built twenty years before Gilbert's project at Waterford and are not associated with nationally acclaimed designers. Gilbert's Infirmery thus represents a rare building type in the regional and national landscape. The Waterford project, moreover, was consistent with his philanthropic activities. Gilbert took special interest in aiding charities that benefited underprivileged children as well as those with medical challenges, in part because of the early death of one of his own daughters.

The Seaside Sanatorium also offered a strong connection to his adopted home state. After Gilbert had moved East, he acquired a Revolutionary War-era summer house, the Keeler Tavern Museum, in Ridgefield, Connecticut, where he relished spending time. For many reasons, Gilbert felt especially

strong ties to the colonial past of the region. His grave, in fact, lies in Ridgefield not far from this retreat.

Sincerely,

**Mary Beth Betts, Ph.D.**, *New York, NY* / former curator of Architectural Collections, New-York Historical Society

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 5:51 PM  
**To:** 'chuck@chuckpost.com'  
**Cc:** Stephen Lecco  
**Subject:** FW: Comments to the Seaside State Park EIE  
**Attachments:** Chuck Post Comments to Seaside State Park EIE.pdf

Dear Mr. Post,

Thank you for your e-mail and letter. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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Ensuring a clean, affordable, reliable, and sustainable energy supply.*

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**From:** chuck@chuckpost.com [mailto:chuck@chuckpost.com]  
**Sent:** Friday, August 25, 2017 3:17 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Comments to the Seaside State Park EIE

Dear Mr. Lambert,

Please find the attached comments and letter of support for Option 1 - Destination Park for the Seaside State Park EIE.

I deeply appreciate the thoughtful consideration that you and many others have put into this project and the determination of the highest and best use for the Seaside State Park.

Thank you for the opportunity to comment on the various options and for your time and consideration.

Sincerely,

Chuck Post  
415 710 6860

## Charles M. Post

PO Box 475429 San Francisco, CA 94147 415.710.6860 Chuck@ChuckPost.com

August 31, 2016

Mr. Michael Lambert, Bureau Chief, Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, Connecticut 06106  
Sent Via Email: [DEEP.seasideEIE@ct.gov](mailto:DEEP.seasideEIE@ct.gov)

SUBJECT: Comments to the EIE regarding Seaside State Park

Dear Mr. Lambert,

There is only one option for the redevelopment of Seaside State Park that fulfills all of the components of DEEP's mission statement.

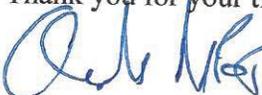
*"The Connecticut Department of Energy and Environmental Protection (DEEP) is charged with conserving, improving and protecting the natural resources and the environment of the state of Connecticut as well as making cheaper, cleaner and more reliable energy available for the people and businesses of the state. The agency is also committed to playing a positive role in rebuilding Connecticut's economy and creating jobs – and to fostering a sustainable and prosperous economic future for the state."* (Opening paragraph DEEP website. Emphasis added)

Option 1 – Destination Park is the only one of the options that fulfills all of DEEP's stated goals. The preservation and reuse of the existing buildings *conserves* an irreplaceable historic resource while *creating jobs*, and due to the distinctive tenor and unique features of this option it will provide all of the components necessary to ensure a *prosperous economic future* for the State and the local residents as well. Option 1 *protects the natural resources and the environment* through the well-thought-out site plan and the use of landscaping and lighting components that provide carefully considered mitigations to any potential noise and/or traffic impacts.

By contrast, Options 2 and 3 both result in the destruction of the existing buildings and with that destruction one also destroys the ability of the State to economically benefit from the unique cultural heritage and irreplaceable redevelopment potential these buildings provide. Option 4 has the unfortunate result of being both the most expensive and the most detrimental to the environment. It creates the most traffic, destroys most of the sites natural habitat, and is the most expensive.

In many other locales from the Town of Waterbury to the Minnesota State Capital and dozens of others the economic and civic benefits of restoration and adaptive re-use of Cass Gilbert buildings has been clearly proven. Option 1 provides a clear path forward to achieve DEEP's stated goals and the other options simply do not. Therefore, I strongly urge the adoption of Option 1 – Destination Park.

Thank you for your time and consideration,



Charles M. Post

Great Grandson of Cass Gilbert

CMP-1

Monday, August 21, 2017

To: Michael Lambert- Bureau Chief, Outdoor Recreation DEEP – 79 Elm St., Hartford, CT 06106

From: Timothy Radway – 24 Magonk Point Road, Waterford, CT 06385 home phone:610-683-5800

RE: Comments on Seaside EIE

The superintendent's house and the duplex buildings were intended and used as residence's. Setbacks from adjacent properties were small then, but that was acceptable for residential uses. However, they are not appropriate for commercial uses. The use of those properties for hotel guests is overstepping our own zoning today; justified by the fact that someone wants to save the buildings. Saving the buildings may be acceptable, but subjecting the neighbors to the noise most vacationing hotel guests will provide is not fair. Buffer structures will not work here, as they will block the views for all. This is a serious impact to the neighbors that is being downplayed. Another proposed use should be examined that ceases operations for the evenings.

TR-1

The proposed Kayak Launch area should not include parking spaces. It should be like any other boat launch; only a drop off area. A simple loop road with signs indicating no parking would suffice. In this case, no screening is needed, no overhead lighting, and no ongoing disruption to the views. Users should drop off their equipment and go back to park where everyone parks. This is consistent with most boat launches.

TR-2

Allowing any parking at the proposed kayak launch will invite fishermen, who arrive earlier than most park visitors to park there. Half of them go to seaside just for access to the waterfront, and then walk across the western neighbors beaches to get where they want to go to fish. They will not be available to move their vehicles for kayak launchers, who would generally arrive later in the day.

Anyone who has a lot of "totes" will want to park at the kayak parking spots for the closest access to the beach. Without a "policeman" (someone in authority and present at the time of arrival), anyone can park there and disappear into the crowd. No one can find them to enforce the rules, and even then they will respond "oh I know, I was just checking on my wife. I wasn't going to stay long.", and that only if there is actually a paid guard to chase them.

A Kayak launch is only used for several months of the year. The neighbors should not be treated to people parking where they shouldn't, lighting and screening all winter long. The southeastern sunrise is one of the best views we have; we are blocked from the sunset. This view is especially nice in the winter, when the sun's arc is further south. This parking lot will be directly in line with that view from our property. Even if the decision is to provide the parking, we do not want screening or lights all year long. It is very quiet and beautiful here in the mornings. People already drive down our street and stop in the cul-de-sac to look out at the water. The first one comes every day at 4AM. We don't know why as it's still dark. However, if you provide another location for motorist to stop and stare on the eastern side of us, our discomfort doubles.

TR-2  
cont.

For the above reasons, I particularly protest the parking spots and the commercial uses. Because of the way this has been downplayed, it may never be reviewed in the future, but rather be accepted as something everyone wants and there were no significant adverse effects to the plans. As a state park,

these plans will probably not go through our local planning processes for modifications or comments. This may be our only chance to protest these items, and therefore, we do officially protest. Most concerning is the thought of a developer or private operator pointing out to us in the future that DEEP did an EIE and there were no significant negative effects stated. Ours is specific, and should be stated by the plan, not just as an addendum comment from a resident.

Please also note our earlier letter during scoping with similar and additional concerns in the final reviews. Our specific comments on the seawall were stated there. I am attaching a copy of that letter here, to ensure it's inclusion in any final plan.

Thank you,

Timothy G. Radway

**From:** [Lambert, Michael](#) on behalf of [SeasideEIE, DEEP](#)  
**To:** ["joel.stocker@sbcglobal.net"](mailto:joel.stocker@sbcglobal.net)  
**Cc:** [Stephen Lecco](#)  
**Subject:** FW: Comments - Seaside EIE 2017  
**Date:** Friday, August 25, 2017 5:41:46 PM  
**Attachments:** [SeasideComments2017 Stocker.pdf](#)

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Dear Mr. Stocker,

Thank you for your e-mail and letter. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030(F: 860.242.4070 (E: [Michael.lambert@ct.gov](mailto:Michael.lambert@ct.gov))

[www.ct.gov/deep](http://www.ct.gov/deep)

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-----Original Message-----

From: Joel Stocker [<mailto:joel.stocker@sbcglobal.net>]  
Sent: Friday, August 25, 2017 1:33 PM  
To: SeasideEIE, DEEP <[DEEP.SeasideEIE@ct.gov](mailto:DEEP.SeasideEIE@ct.gov)>  
Subject: Comments - Seaside EIE 2017

Dear Mr. Lambert -

Attached are my latest comments to the Seaside Environmental Impact Evaluation. Please include them for the record.

Thank you,

Joel Stocker  
6 W Strand Road  
Waterford, CT 06385  
[joel.stocker@sbcglobal.net](mailto:joel.stocker@sbcglobal.net)

Michael Lambert, Bureau Chief, Outdoor Recreation  
Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106  
Email: [DEEP.seasideEIE@ct.gov](mailto:DEEP.seasideEIE@ct.gov)

August 25, 2017

Dear Mr. Lambert,

Thank you for the chance to comment on the environmental process and planned use for the Seaside property. As I have written before, my focus is on the coast and shoreline features and how the state will manage them as this project develops. Although my focus is less about the final use of the uplands I do prefer the entire property remain public. Your decision on what to do with the uplands could have an indirect impact shoreline management, constraining your options if the buildings are retained. How the buildings are used could also have an impact if a contract with a private source includes requirements by the State to maintain or improve the shoreline features. The demands by the company may prove costly if they feel their investment is at risk as sea levels rise.

Regarding the concept diagrams. Given the shoreline as displayed on the four option maps I would hope you have flexibility with the final design. In each map, the shoreline features as shown appear unrealistic. From my experience with shoreline studies, and as a neighbor who regularly walks the site, I feel many of the concepts as presented will not survive in this high energy environment. The sandy beaches to the west do not exist now and won't exist, and the tide pools, boardwalks, kayak ramp, even the fishing pier, would require continued expensive maintenance to remain viable. By walking the site, observing the damage to hardened structures and noting prior attempts at similar features to the ones planned, the consultant who designed the plans should have enough evidence to support the high energy model.

In addition, as mentioned by others in the comments, the placement of the reef balls as shown on the maps do not appear functional. They look painted on by a paint brush tool, as if more a concept than an actual design. Even if they had been placed more appropriately I am not in favor of reef balls, I believe they are more feel good than actually good for the environment. When people talk about designing living shorelines they often suggest reef balls, and feel good.

Regarding the seawalls. I am in favor of removing rather than repairing the damaged walls and possibly the undamaged walls at a future date when funds are available or repairs are required. I don't feel removal is likely to happen, but there is significant environmental value if the walls were gone. The reflective wave energy off of walls is too great for most natural features.

Removing the walls would require a change in mindset. An understanding of the value of shoreline habitat and an understanding some erosion will have to take place to make it work. That a balance of both erosion and deposition would be reached if structures are far enough inland from the shore. In the case of Seaside retaining or removing the walls could become a trade-off between saving uplands or the shoreline habitat. A trade-off between costs for continued beach replenishment and protection measures, or the up-front cost of removing the wall and allowing some landward migration of the beach. As sea levels rise a choice would have to be made, if the seawalls are retained to protect upland structures the features toward the water from the wall would then have to be considered as less important and expendable.

JS-1

At the last meeting several neighbors on Magonk point voiced concerns about removal of the seawalls affecting their homes. I can understand their view. To provide protection at Magonk point one option may be to move stones from the walls and reuse them to build a north/south protective wall along the west border near their lots. This could provide security in the future if erosion on the State property did take place. A similar design could be considered to the east. Either way I believe serious erosion is unlikely considering the site was relatively stable prior to the construction of Seaside.

I am also in favor of removing the groins, something I believe would improve the shoreline habitat and further restore a balanced dynamic for the entire shoreline area from Magonk point to Harkness Park. As with the seawalls I realize removal is unlikely. It would be a difficult sell, in both the case of the walls and groins the benefits of removal are not intuitive. Several people I have talked to east of the park feel they are protected by the groins, when the restriction of historic littoral drift is probably the reason for significant erosion along their shoreline.

JS-2

While it may be impractical to remove the groins at the very least do not try to improve them, make them taller, or fill in the gaps to make a fishing pier or replacement deck. Even now the longest groin reduces wave energy to such an extent the beach behind it has the characteristics of a mud flat. If modified or capped for a fishing pier the result could have an even greater negative effect.

Thank you for your time.

Sincerely,

Joel Stocker  
West Strand Rd  
Waterford, CT

## Jennifer Burke

---

**From:** ROBIN RYAN <grryan@sbcglobal.net>  
**Sent:** Saturday, August 12, 2017 1:31 PM  
**To:** SeasideEIE, DEEP  
**Subject:** Seaside Park

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom It May Concern;

As I walk around Seaside Park on any given day I see numerous people enjoying this passive park. Individuals with dogs, families with children, teenagers and people with bikes. Some carry cameras, others nets and fishing poles. Some are spread out on the lawn enjoying the view and relaxing. Even later towards evening it is nice to see individuals still enjoying themselves on a hot summer night.

Personally, I do not see the park as having enough acreage to support the Hybrid Plan or the Destination Park. I have a hard time envisioning customers of the hotel wanting families laying on the lawn or beach with their dogs and grills. Something would have to give; either the day trippers would be segregated to a small piece of beach/lawn with restrictions on grills, dogs, music, etc. Or hotel patrons may not equal the numbers you would need to sustain the place. Or the cost of the room would have to be less than proposed to attract patrons to come to a hotel where individuals are casually using the same space. RR-1

I believe the reason Mr. Steiner was not able to get his project off the ground was due to the fact his financiers understood for this to be profitable he would need numerous more units than originally proposed. He continued to increase the density, limit restrictions on building height and change other zoning regulations. In fact near the end he had a "unit" on almost every available piece of land. He also was looking at ways to get the public parking off the acreage by purchasing additional surrounding land to create an additional parking lot and path so the public day trippers would not even be near the hotel guests. He could also then have more "units."

I know the state has no money and I believe the best course of action at this point in time is to keep it either a Passive Park or an Ecological Park. Considering it has remained in existence for all these years as a passive park I do not see the issue with continuing to do so.

Of course being a neighbor and environmentalist my preferred option would be the Ecological Park!

Robin Ryan  
860-442-8087  
grryan@sbcglobal.net

**From:** [Barbara Christen](#)  
**To:** [SeasideEIE, DEEP](#)  
**Cc:** [Stephen Lecco](#); [Mary Beth Betts](#); [Charles Birnbaum](#); [Linda Bjorklund](#); [Ann Burton](#); [Helen Post Curry](#); [Andrew Dolkart](#); [Gail Fenske](#); [Steven Flanders](#); [Hildegard Grob](#); [Robert W Grzywacz](#); [Sharon Irish](#); [Jean Velleu and Jim Law](#); [Ted Lentz](#); [Ann and Bob Nye](#); [Charlie Pankenier](#); [Marjorie Pearson](#); [Chuck@chuckpost.com](#); [Nancy Stark](#); [Robert A. M. Stern](#); [Senator Richard Blumenthal](#); [Senator Richard Blumenthal](#); [Julia Carlton](#); [David Collins](#); [Joe Courtney](#); [Paul.Formica@cga.ct](#); [Lozupone, Alyssa](#); [Kathleen McCarty](#); [Senator Christopher Murphy](#); [John O'Neill](#); [Abby Piersall](#); [Martha Shanahan](#); [Daniel Steward](#); [Chris Wigren](#); [Rick Rojas](#)  
**Subject:** Re: Comments re: Seaside EIE Report  
**Date:** Friday, August 25, 2017 6:03:48 PM  
**Attachments:** [image002.png](#)

---

Dear Mr. Lambert,

Many thanks for acknowledging receipt of our letter. We look forward to hearing about the next stage of planning regarding Seaside State Park.

Sincerely,  
Barbara Christen

Barbara S. Christen, Ph.D.  
3423 University Place  
Baltimore, MD. 21218-2833  
(410) 338-0964  
[barbara.s.christen@outlook.com](mailto:barbara.s.christen@outlook.com)

> On Aug 25, 2017, at 5:24 PM, SeasideEIE, DEEP <[DEEP.SeasideEIE@ct.gov](mailto:DEEP.SeasideEIE@ct.gov)> wrote:  
>  
> Dear Dr. Christen,  
>  
> Thank you for your e-mail and letter. Your comments will be reviewed and incorporated into the Record of Decision for this project.  
>  
> Regards,  
>  
> Michael D. Lambert  
> Bureau Chief  
> Outdoor Recreation  
> Connecticut Department of Energy and Environmental Protection  
> 79 Elm Street, Hartford, CT 06106-5127  
> P: 860.424.3030|F: 860.242.4070 |E: [Michael.lambert@ct.gov](mailto:Michael.lambert@ct.gov)  
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> [www.ct.gov/deep](http://www.ct.gov/deep)<<http://www.ct.gov/deep>>  
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> Conserving, improving and protecting our natural resources and environment;  
> Ensuring a clean, affordable, reliable, and sustainable energy supply.  
>  
>  
>  
> From: Barbara Christen [<mailto:barbara.s.christen@outlook.com>]  
> Sent: Thursday, August 24, 2017 11:52 PM  
> To: SeasideEIE, DEEP <[DEEP.SeasideEIE@ct.gov](mailto:DEEP.SeasideEIE@ct.gov)>  
> Cc: Barbara Christen <[barbara.s.christen@outlook.com](mailto:barbara.s.christen@outlook.com)>; Mary Beth Betts <[mbbetts@nyc.rr.com](mailto:mbbetts@nyc.rr.com)>; Charles Birnbaum <[info@tclf.org](mailto:info@tclf.org)>; Linda Bjorklund, <[lbjorklund@comcast.net](mailto:lbjorklund@comcast.net)>; Ann Burton <[amb6@nyu.edu](mailto:amb6@nyu.edu)>; Helen Post Curry, <[hpc@lookllc.com](mailto:hpc@lookllc.com)>; Andrew Dolkart, <[asd3@columbia.edu](mailto:asd3@columbia.edu)>; Gail Fenske, <[ggf@msn.com](mailto:ggf@msn.com)>; Steven

Flanders <flanderss@earthlink.net>; Hildegard Grob, <hgrob@keelertavernmuseum.org>; Robert W Grzywacz <robert\_w\_grzywacz@sbcglobal.net>; Sharon Irish, <slirish@illinois.edu>; Jean Velleu and Jim Law <jlaw1929@gmail.com>; Ted Lentz <ted@tedlentz.com>; Ann and Bob Nye <annrnye@yahoo.com>; Charlie Pankenier, <cpankenier@gmail.com>; Marjorie Pearson <marjorie.pearson48@gmail.com>; Chuck@chuckpost.com; Nancy Stark <nestark@comcast.net>; Robert A. M. Stern <r.stern@ramsa.com>; Senator Richard Blumenthal <richard\_blumenthal@blumenthal.senate.gov>; Senator Richard Blumenthal <info@richardblumenthal.com>; Julia Carlton <jcarlton@sasaki.org>; David Collins <d.collins@theday.com>; Joe Courtney <info@joecourtney.com>; Paul.Formica@cga.ct; Lozupone, Alyssa <Alyssa.Lozupone@ct.gov>; Kathleen McCarty <kathleen.mccarty@housegop.ct.gov>; Senator Christopher Murphy <senatormurphy@murphy.senate.gov>; Ann and Bob Nye <annrnye@yahoo.com>; John O'Neill <jjo63@hotmail.com>; Abby Piersall <apiersall@waterfordct.org>; Martha Shanahan <m.shanahan@theday.com>; Daniel Steward <dsteward@waterfordct.org>; Chris Wigren <cwigren@cctrust.org>; Rick Rojas <rick.rojas@nytimes.com>

> Subject: Comments re: Seaside EIE Report

>

> Dear Mr. Lambert,

>

> Attached is a letter in support of Option 1/Destination Park, as proposed in the Seaside EIE Report of June 2017. The group of signatories of this letter and I would like these comments to be reviewed and incorporated into the Record of Decision about this project.

>

> Thank you.

>

> Sincerely,

> Barbara S. Christen

>

> Barbara S. Christen, Ph.D.

> 3423 University Place

> Baltimore, MD 21218-2833

> (410) 338-0965

> barbara.s.christen@outlook.com<<mailto:barbara.s.christen@outlook.com>>

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> <image002.png>

> <2017-08-25\_FINAL--DEEP letter re Seaside EIE review.pdf>

August 25, 2017

Mr. Michael Lambert  
Bureau Chief, Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection (DEEP)  
79 Elm Street  
Hartford, CT 06106

Dear Mr. Lambert,

We represent a wide array of concerned citizens from nearby locales in Connecticut as well as many other areas of the country, and our backgrounds in American landscape and architectural history, historic preservation, real estate development, hospital architecture, and public advocacy have informed our position about the pending proposals for Seaside State Park, the site originally built as a treatment center for children afflicted with bone and lymphatic tuberculosis. As we have stated in previous letters, this site provides a significant historic resource for the State of Connecticut.

We have followed the steps in the review process with interest, and have carefully studied and evaluated the Environmental Impact Evaluation (EIE) of the Seaside State Park Master Plan for Waterford, Connecticut. ***We strongly urge DEEP to select the proposal for Option 1/Destination Park. We believe that this option is the best of all five options presented, as it would allow a path to creating a jewel of the Connecticut state park system. This option brings together within reasonable development parameters the greatest number of positive results economically, historically, and aesthetically for the town, state, and region at large.*** It presents a special opportunity for the public in offering both passive and active recreation, along with a lodging experience in historic buildings that were designed by the nationally recognized architect Cass Gilbert (1859–1934), amid historic open space. Together, all of these elements would be a distinctive and special place in New England.

The reasons for our position are many. ***Most important, the open space of this 36-acre parcel situated on Long Island Sound offers exceptional potential to embrace BOTH a distinctive landscape AND historic architecture.*** Option 1/Destination Park makes the most of the site's characteristic features, most notably the variety of coastal and upland habitats combined with the historic Cass Gilbert-designed Stephen J. Maher Infirmary and Nurses' Residence and open space (not to mention the duplex residence for staff doctors—designed by New London architect Fred Langdon—and the superintendent's cottage and garage). These buildings and site represent Gilbert's last great essay in campus architecture and planning, before his death in 1934, and just a few years before he completed the U.S. Supreme Court in Washington, DC.

***The Seaside buildings and the open space itself are economic assets worth much more to the State if they are adaptively reused than if they are demolished.*** It is well documented that historic properties ***add value***, which has been substantiated by studies through the Main Street program, the National Trust at large, and other historic preservation groups. If the distinctive aspects of the property—in

this case, the Gilbert buildings and the open space itself that are integral to the plan—are demolished or significantly impaired, the opportunity for economic leverage dwindles considerably. The Seaside EIE reports that Option 1/Destination Park could generate \$246,000 annual local revenue and \$642,000 annual State revenue. This option would produce temporary and permanent jobs, not to mention the positive impact on the area for related goods and services by the increased usership of the Park. Option 1/Destination Park provides the most potential for benefitting the State’s park system as a distinctive, one-of-a-kind property, with park land integrated with historic buildings and open space, while mitigating traffic and noise impact because it does not propose overdevelopment at an unreasonable scale. (Neighbors’ concerns about the lack of buffer between the Seaside and the residential area have been mitigated with well-articulated landscaping and lighting plans as well as pro-active planning regarding traffic concerns.) Option 1/Destination Park also possesses the virtues of minimal and temporary and/or mitigated impact on agricultural soils, water resources, traffic, air quality, noise, and light/shadow, as outlined by the EIE report.

By contrast, the only other option that proposes adaptive reuse of the historic buildings—Option 4/Hybrid Park—is an appallingly poor plan. That plan is not only the most expensive for the State, it would also greatly diminish the very qualities that make the Seaside site distinctive and significant. Most important, the larger scale of hotel operations in Option 4 would have the greatest negative impact in terms of the upland and coastal areas of all five options under review, and Option 4’s proposed very high usership would increase traffic significantly to the surrounding neighborhood and would make the Seaside property vulnerable ecologically in the long term. Option 4/Hybrid Park would require so much surface parking that the oversized parking areas would eviscerate the heart of the historic core of the Seaside campus—the wide lawn that stretches west of the Infirmary. The second lodge building (or addition to either of the existing Gilbert-designed historic buildings) very likely would destroy the viewsheds in the landscape to and from the historic buildings, the coastline, and the open space. It would also likely impair the relationship of the historic buildings to one another. *In essence, Option 4/Hybrid Park proposes an overdeveloped plan—one that, because of its scale and articulation, would not realize the State’s goals to restore, preserve, and reuse the site’s historic landscape and architecture, and would endanger the very qualities that make the site distinctive as well as put the ecological aspects of the site at risk.*

Option 2/Ecological Park and Option 3/Passive Recreation Park, along with the unnumbered “No-Build” option all propose active demolition (Options 2 and 3) of the historic Gilbert buildings or demolition by neglect (“No-Build” Park). These are dreadful, misguided options because the State would be throwing away a golden opportunity to create a special and distinctive space.

For years, Seaside has existed under the radar. Compared to the high profiles of Gilbert’s Minnesota State Capitol (1895–1905), Woolworth Building (1910–1913), and United States Supreme Court (1928–1935), among other well-known projects—most of which are located in highly populated areas—Seaside is an unsung monument in the town of Waterford and in the State at large. Listed in the National Register of Historic Places in 1995, “The Seaside” represents the culmination of many themes in Gilbert’s illustrious architectural career.

Completed in the last year of Gilbert’s life, the sanatorium complex serves as a testament to his many abilities as a designer and planner. Inventive American Shingle-style, English Victorian, and Queen Anne revival elements on the Infirmary and pre-nineteenth-century, French-inspired gable features in the Nurses’ Building harken back to his historicist orientation in early residential projects in St. Paul, Minnesota, and elsewhere. The plan of the Waterford complex incorporates both Beaux-Arts– and picturesque-inspired planning that informed Gilbert’s campus and city plans from Connecticut to

Texas. Gilbert's keen interest in the use of open space and natural vistas at Waterford reminds visitors of his successful designs completed in New Haven on the Green and for Oberlin College on Tappan Square. Furthermore, the civic scale of Seaside was motivated by his highly regarded state capitol designs in Minnesota, Arkansas, and West Virginia, and also the civic center of five Gilbert-designed buildings at Waterbury, Connecticut, anchored by a city hall that has been historically renovated in recent years to spectacular effect. Throughout, Gilbert's two buildings at Seaside are defined by high-quality workmanship—a hallmark of his architectural practice—and a thoughtful integration of architecture, planning, and landscape.

Seaside provides a touchstone for the history of twentieth-century public health; the Infirmery is one of only three buildings remaining in the state where heliotherapy treatment was utilized, from the era before antibiotics were available to treat tuberculosis effectively. The other remaining sanatoria, Uncas-on-Thames in Norwich and Cedarcrest in Hartford, were built twenty years before Gilbert's project at Waterford and are not associated with nationally acclaimed designers. Gilbert's Infirmery thus represents a rare building type in the regional and national landscape. The Waterford project, moreover, was consistent with his philanthropic activities because of its service to indigent children with non-pulmonary forms of tuberculosis. Gilbert took special interest in aiding charities that benefited underprivileged youth as well as those with medical challenges, in part because of the early death of one of his own daughters.

Seaside Sanatorium also offered a strong connection to his adopted home state. After Gilbert had moved East, he acquired a Revolutionary War-era summer house, the Keeler Tavern in Ridgefield, Connecticut, where he relished spending time away from Manhattan. For many reasons, Gilbert felt especially strong ties to the colonial past of the region. His grave, in fact, lies in Ridgefield not far from this retreat.

***The campus's Gilbert-designed open space and his Infirmery and Nurses' Building are too important to lose.*** These historic and cultural resources represent key moments in American landscape and architectural history on a regional and national level. ***If demolished or significantly impaired, they could never be replaced and the State would lose an economically significant resource for the area. They, and the natural resources of the site, should be protected against over-scaled development, which likely would render significant negative change to the distinctive historic open space and architecture of the site as outlined in Option 4/Hybrid Park, which would eviscerate the very qualities that make the site special.***

BC-1

***We strongly believe that the Cass Gilbert-designed open space of the site and his historic buildings should be saved and adaptively reused in Option 1/Destination Park, because that proposal offers the greatest number of economic, historic, and aesthetic benefits within reasonable development parameters for the new Seaside State Park in Waterford, Connecticut.***

Sincerely,

**Barbara Christen, Ph.D., Baltimore, MD** / former executive director of the Cass Gilbert Projects (NY); co-editor of and contributor to Cass Gilbert, Life and Work: Architect of the Public Domain

**Mary Beth Betts, Ph.D., New York, NY** / former curator of Architectural Collections, New-York Historical Society

**Charles Birnbaum, FASLA, FAAR, Washington, DC** / President and CEO, The Cultural Landscape Foundation

**Linda Bjorklund**, *Prescott, WI* / former board member, Cass Gilbert Society

**Thomas R. Blanck**, *Prescott, WI* / architect; advisor to the Minnesota Capital Area Architectural and Planning Board; co-founder of the Cass Gilbert Society

**Ann M. Burton**, *Washington, CT* / Former President, Connecticut Community Foundation

**Helen Post Curry**, *New Canaan, CT* / great-granddaughter of Cass Gilbert; administrator, Woolworth Building tours (NY)

**Andrew Dolkart, M.S.**, *New York, NY* / professor, Historic Preservation Program, Columbia University

**Gail Fenske, Ph.D.**, *Bristol, RI* / professor of architecture, Roger Williams University

**Steven Flanders**, *Pelham, NY* / co-editor of Cass Gilbert, Life and Work: Architect of the Public Domain

**Hildegard M. Grob**, *Ridgefield, CT* / executive director, Keeler Tavern Museum and History Center

**Robert W. Grzywacz**, *Meriden, CT* / vice president, Architecture Studio, DeCarlo & Doll, Inc.

**Sharon Irish, Ph.D.**, *Urbana/ Champaign, IL* / Gilbert scholar and affiliated faculty, School of Architecture, University of Illinois

**James B. Law**, *St. Paul, MN* / member, Cass Gilbert Society

**Ted Lentz, AIA**, *St. Paul, MN* / president, Cass Gilbert Society

**Ann Rogers Nye**, *Waterford, CT* / editor and writer; Waterford, CT, resident

**Robert Nye**, *Waterford, CT* / Municipal Historian, Waterford, CT

**Charles Pankenier**, *Ridgefield, CT* / board member, Keeler Tavern Museum and History Center

**Marjorie Pearson, Ph.D.**, *St. Paul, MN* / president emerita and Newsletter editor, Cass Gilbert Society

**Chuck Post**, *San Francisco, CA* / great-grandson of Cass Gilbert; real estate developer

**Nancy Stark**, *St. Paul, MN* / executive secretary of the Minnesota Capital Area Architectural and Planning Board

**Robert A.M. Stern, FAIA**, *New York, NY* / J. M. Hoppin Professor of Architecture and former dean, Yale School of Architecture; Founder and Senior Partner, Robert A.M. Stern Architects

**Jean Velleu**, *St. Paul, MN* / co-founder and president emerita, Cass Gilbert Society

[continued]

cc:

Richard Blumenthal, U.S. Senator

Julia Carlton, Associate, Sasaki Associates, Inc.

David Collins, Staff Columnist, The Day, New London, CT

Joe Courtney, U.S. Representative, 2nd Congressional District

Paul Formica, State Senator, 20th Senatorial District

Alyssa Lozupone, Architectural Preservationist, State Historic Preservation Officer, Hartford, CT

Kathleen McCarty, State Representative, 38th District

Christopher Murphy, U.S. Senator

Robert Nye, Municipal Historian, Town of Waterford

John O'Neill, Chairman, Waterford Historic Properties Commission

Abby Piersall, Director of Planning and Development, Town of Waterford

Martha Shanahan, Health/Environment/Energy Reporter, The Day, New London, CT

Daniel Steward, First Selectman, Town of Waterford

Christopher Wigren, Deputy Director, Connecticut Trust for Historic Preservation

Media cc:

Boston Globe

Hartford Courant

National Trust for Historic Preservation

New York Times

Washington Post



CTA ARCHITECTS P.C.

18 August 2017 2014

Mr. Michael Lambert  
Bureau Chief, Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street  
Hartford CT 06106

re: Seaside Employees Home and Sanatorium, Waterford CT.

Dear Mr. Lambert

DC-1

I am writing to urge the State of Connecticut to preserve and reuse the magnificent buildings by Cass Gilbert on the grounds of Seaside in Waterford. The Seaside Employees Home and Sanatorium of 1932-34 are important late works by one of the nation's finest architects.

If this were not reason enough, there are further compelling arguments for restoration and reuse. The high quality of the design and construction speak to the history of concern for public health in the state and nation. Our firm was lucky enough to be involved in a similar restoration and reuse effort here in New York City and I can speak from personal experience of the value of such restorations. The beautiful Richard Morris Hunt building at 891 Amsterdam Avenue was built in 1888 as the Association Home for Respectable Aged Indigent Females. In the early 1990's the building was in a state of near ruin when some very smart people saw its potential and restored it. Since that time, the building has served as the most successful youth hostel in the country. Our work on the building in 2010 replaced failing masonry and slate roofing allowing the building to continue to function as both a vibrant part of the Upper West Side community and a powerful reminder of the past. I believe the Cass Gilbert buildings at Seaside have a similar potential.

If you have any questions or require additional information please do not hesitate to call.

Very truly yours,

Daniel Allen, Principal  
CTA Architects P.C.

io/DJA

**From:** [Lambert, Michael](#) on behalf of [SeasideEIE, DEEP](#)  
**To:** [Stephen Lecco](#)  
**Cc:** [Whalen, Susan](#); [Tyler, Tom](#); [Bolton, Jeffrey](#)  
**Subject:** FW: Seaside Sate Park  
**Date:** Tuesday, August 1, 2017 3:31:39 PM

---

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030(F: 860.242.4070 (E: [Michael.lambert@ct.gov](mailto:Michael.lambert@ct.gov))

[www.ct.gov/deep](http://www.ct.gov/deep)

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-----Original Message-----

From: Lambert, Michael On Behalf Of SeasideEIE, DEEP  
Sent: Tuesday, August 1, 2017 3:31 PM  
To: 'Diana Sullivan' <[dcsullivan@snet.net](mailto:dcsullivan@snet.net)>; SeasideEIE, DEEP <[DEEP.SeasideEIE@ct.gov](mailto:DEEP.SeasideEIE@ct.gov)>  
Subject: RE: Seaside Sate Park

Ms. Sullivan,

Thank you for your e-mail. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030(F: 860.242.4070 (E: [Michael.lambert@ct.gov](mailto:Michael.lambert@ct.gov))

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-----Original Message-----

From: Diana Sullivan [<mailto:dcsullivan@snet.net>]

Sent: Monday, July 31, 2017 9:51 PM

To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>

Subject: Seaside Sate Park

My concerns:

1. Where is the funds coming from to pay for this project?
2. The fishing pier. What is that cost? Has anybody paid attention to the angry seas at times. How is a pier going to hold up. Come down durning a nor'easter in January and take a look at the ocean. A fishing pier I mean really???
3. Who is owner of this so called lodge/hotel?

DS-1

DS-2

Thank you

Sent from my iPad

**Robert J. Tombari**  
**50 Jerome road**  
**Uncasville CT 0638**  
rjtombari@sbcglobal.net  
860 334 1738  
16 August 2017

Michael Lambert  
Bureau Chief  
Outdoor recreation  
CT DEEP  
79 Elm St.  
Hartford CT 06106-5127  
860 424 3030  
FAX 860 424 4070  
INFO-ct.gov/deep/seaside  
DEEP.seasideEIE@ct.gov  
DEEP.SeasideStatePark@ct.gov.

Subject: Seaside Sanatorium.

Mr. Lambert.

I attended the meeting at the Waterford Town hall July 31, it was an interesting meeting, I spoke briefly, a few items and ideas I would like to add.

My Father Dr. S. Paul Tombari was a staff Physician, and for a short time also served as Superintendent until the institution closed as a Tuberculosis Sanatorium.

We lived in, and I grew up in Duplex West, also referred in the property description as "Doctors Cottage". We lived there from 1947 until 1963. Likely I can say I know, or knew every square inch of the property, except for the upper floors of the hospital building, I was not allowed on the upper floors of the hospital, though my dad did bring me up to the infirmary on an occasion when I had a fish hook in my hand.

The meeting showed two watercourses on the property, however there s a third watercourse on the property. On the extreme eastern end of the property a brook is under grounded. A brook beginning north of Shore road road flows between the houses at Little Strand road, and the driveway to the property adjacent to the eastern boundary of the Seaside property. The brook empties into a pond on the Seaside adjacent property, a small spillway exists at the southern end of the pond, and a short brook leads to a concrete and iron bar entrance to the underground conduit. The structure is in an area that is thickly overgrown, and not easily visible from the area that was saturated from the recent rains. I expect that the entrance to the conduit is on Seaside property.

The conduit extends to the small jetty at the eastern boundary of the Seaside property.

When I lived at Seaside, the in shore portion of this jetty was filled with random rocks, the aforementioned conduit emptied under these rocks. At some time in the past 30 years this portion of the jetty was covered over and finished with a concrete cap. The discharge of the conduit was extended and directed to discharge from the eastern wall of this jetty, and is quite visible.

RJT-1

A prominent mere-stone exists in the the wall of the aforementioned jetty the mere stone protrudes from the wall, and the center hole of the stone is exactly in line with the eastern face of the wall, I assume that this marks the legal eastern boundary of the Seaside property, and thus establishes that the aforementioned under grounded watercourse is on Seaside property.

One of the speakers at the meeting mentioned that the area to the east of the hospital building became saturated after a heavy rain. During a visit to the Seaside Property during the end of spring, or beginning of summer I walked through this area, and indeed noticed that this area was saturated, my shoes became soaked from walking through this area.

I remember that this area was a baseball diamond with a steel pipe and mesh backstop, I can never remember this area becoming saturated.

I speculate that the steel bar debris guard at the aforementioned concrete and steel bar entrance to the underground conduit may have been obstructed by debris, causing the brook to overflow into the adjacent field.

The entire state has been photographed from the air every 10 years, the first photographs were taken in 1932 (?), the negatives of these photo's have been lost, however positives are or were kept in an office in the DEEP office building.

Many years ago I was involved in a property boundary dispute, I was advised of the existence of the FAIRCHILD PHOTOGRAPHS, and was able to locate the photo's in the DEEP office. I was prohibited from removing the photo's from the room, but was able to view the photo's in the office, the photo's can be viewed with stereoscopic glasses, the photo's are extremely high quality, I was able to identify objects on my property of about three feet dimensions. The office has or did have a table and a fixture for mounting a camera to copy the Fairchild photographs. I was advised that a photographer in Enfield had in the past had been able to access and photograph the Fairchild photo's. All I can remember about this photographer is his first name is Gus. I'm sure other professional photographers are available and able to photograph the Fairchild photo's.

I was able to settle my boundary dispute with the copies of the Fairchild photo's.

I'm sure you can access these photo's, and determine the original course of the under grounded watercourse, and access later photo's of the property to locate where the watercourse is now undergrounded, and the location of the concrete and steel bar entrance to the underground conduit. I recommend that this structure be inspected for obstruction and integrity.

I submitted a written suggestion that the Seaside property become a mixed use facility, However I have not received any acknowledgment for my suggestions.

I would like to see that portions of the hospital building be available to the public for recreational purposes, and swimming allowed on one or more beaches.

I would like to see the hospital building used for events such as weddings and other types of meetings and recreation.

A large full service kitchen and food preparation does or did exist in the hospital.

Though I assume that extensive modernization is required. Large rooms exist, or existed on the shoreward side of the kitchen, Many times I had breakfast and lunch in these rooms, I suggest these rooms be used as a restaurant or/ and cafeteria..

The view from these rooms is spectacular, I suggest that these rooms be available for weddings and other public functions.

The outside area between the wings of the hospital wards is protected from weather, and is a lovely place for weddings and other public uses. The view of long Island sound from this area is spectacular.

My suggestion for use of the upper floors is to be used for non industrial uses such as professional office spaces, medical, law, engineering, call centers etc.

The conversion to hotel spaces will require an expensive re-engineering of the structure, as each room is required to have shower/ bath and toilet facilities. The office spaces will not require such engineering changes, as toilet facilities exist, though modernization is likely to be required.

Office space use will produce a steady reliable revenue stream, as opposed to a seasonal hotel use.

The eastern wing basement of the hospital building was used for maintenance operations, a paint shop, carpenter shop, electrical shop, and mechanical shop existed in this space..Perhaps some light commercial activity can be permitted in this area.

These workshops were moved to a maintenance building built behind the Nurses Home . The outside power transformer burned, and caused substantial damage to this building, that building, and a nearby implement shed have been removed.

Plenty of parking space is available behind the Hospital building, nurses home, and what was the tennis court.

As mentioned earlier a well equipped medical facility, and a dentistry existed, the medical facility can be used as a medical office, or be available for a regional clinic, or emergency care facility. (A Yale/ L&M satellite?) Plenty of room exists for a helipad for helicopter transportation.

Governor Ribicoff once visited Seaside arriving by helicopter landing on the grass adjacent to the hospital building..

As I remember the upper floors were wards, large long open rooms, one or more can be used for meeting rooms, or auditoriums for large functions.

Another Possible use is for State offices, thus can save perhaps thousands if not millions of dollars of cost of rented and leased space for state offices. Rented or leased office space pays property taxes, which is included in the rent. The State does not pay taxes for Seaside.

Much office work is done electronically today, reducing transportation and mail cost.

The use for office space will also reduce the impact of vehicle traffic and noise, a concern that was raised by neighbors at the public meeting.

The Nurses home also can be used for office space, the rooms are small, however the removal of walls to create larger spaces is less expensive than installing bath and

sanitary facilities in each room as would be required by hotel use, perhaps Hostel use would circumvent the requirement for facilities in each room.

Another possibility for the nurses home can be as a facility for non violent low risk juvenile offenders, perhaps a half house use and education/ training facility, again reducing the overloading of present state facilities, and the expense of building / renting/ leasing new facilities.

The Superintendent's residence, and "Doctors Cottage" (Duplex) can be available for on site required staff housing or for luxury lease or rental accommodations, or more office space..

For the many years that I lived at Seaside I wanted very much to be able to climb up into the copula on the roof of the hospital building. I understand there is a door on the top floor of the hospital building that provides access to the copula, any possibility that arrangements can be made for me to realize a lifetime dream?

A statue of two children once stood in the traffic circle at the front entrance to the hospital building.. The foundation still exists. That statue was dedicated to my Father, and a nurse who served for many years at Seaside. That statue has been relocated to the facility at Camp Harkness. I would like to see that statue relocated to it's original place at Seaside.

RJT-2

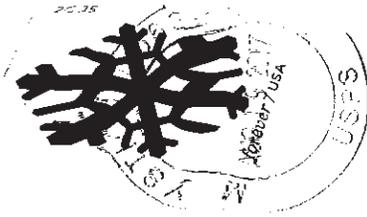
Removal or modification of the sea wall was mentioned in the presentation, I strongly object to removal or relocation of the sea wall in front of the hospital building.

Nearly in a straight line from the front (West side) of the hospital building to the seawall is a hand print in the mortar at a repair of the wall that I created in 1957. I declare this hand print to be a significant artifact not to be removed or destroyed.

Robert J. Tombari

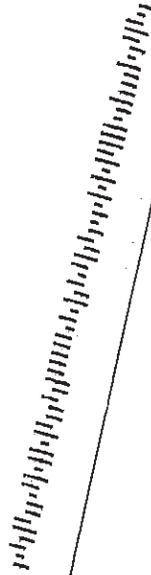


RJ Tamburo  
50 Jerome rd  
UNESCO CT 06382.



Michael Lambert  
Bureau Chief  
Outdoor recreation  
CT DEEP  
79 Elm St.  
Hartford CT 06106-5127

0610655127 0029



## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Thursday, August 10, 2017 7:59 AM  
**To:** 'Peter Colonis'  
**Cc:** Stephen Lecco  
**Subject:** RE: Michael Lambert, Bureau Chief Outdoor Recreation

Dear Mr. Colonis,

Thank you for your e-mail. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Sincerely,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** Peter Colonis [mailto:petercolonis@hotmail.com]  
**Sent:** Friday, August 4, 2017 4:56 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Michael Lambert, Bureau Chief Outdoor Recreation

Dear Mr. Lambert,

I have lived in Waterford for most of my adult life-and I think I "know" Waterford.

Of the 4 potential concepts from the Seaside State Park Master Plan, I feel that either the Ecological Plan or the Passive Park would be the best plan for Waterford and the surrounding towns.

The state of Connecticut is in no position (and hasn't been for years) to spend 39.5 million dollars for a Destination Park or a Hybrid Park. Our state can barely afford to maintain and keep open all of our other beautiful parks.

I do not believe anyone really wants more traffic, more lights, more noise etc. and all the other potential problems and expenses that would come with a Destination Park or a Hybrid Park.

PWC-1

Let us--and all future generations enjoy a Passive/Ecological Park. We need the serenity and the peacefulness of parks like this. I speak on behalf of my wife, 2 adult sons, and their families and many Waterford residents and neighbors.

I have attended the hearings in Waterford and I believe that most people who have attended these hearing (and even those who haven't attended) feel the same way.

Thank you for listening.

Sincerely,

Peter W. Colonis, 15 Baldwin Drive, Waterford, CT Phone 860 574 9387

WILLIAM H. FARLEY  
38 KILE ROAD  
WESTON VT. 05161  
farleyrubicon@gmail.com

July 12, 2017

Mr. Michael Lambert  
Bureau Chief, Outdoor Recreation  
CT DEEP  
79 Elm Street  
Hartford, CT 06106

[DEEPseasideEIE@ct.gov](mailto:DEEPseasideEIE@ct.gov)

Re: Seaside State Park, EIE

Dear Mr. Lambert,

Before I retired, I was the President of the Connecticut Region of CBRE. During that time, our office had clients who were evaluating the feasibility of redeveloping Seaside. As a result, I am very familiar with the property. I am also aware of the fiscal challenges currently facing the state of Connecticut so I thought it would be helpful to share my knowledge with you.

To be certain that I understood the scope of the project being proposed by the state, I reviewed the Seaside State Park Master Plan dated March 2015. I also reviewed the Feasibility Study that was prepared for DEEP by CBRE/PKF. Finally, I reviewed the Environmental Impact Evaluation that was prepared for DEEP by GZA.

In 2010, when the property was last offered for sale, my clients evaluated the cost of redeveloping the Seaside buildings for use as a hotel. Their plans and costs were substantially the same as those in the Master Plan. They determined that the hospital building and the nurses quarters could accommodate a maximum of 55 hotel rooms. They estimated project costs at a little more than \$60 million.

The PKF Feasibility Study states that a 100-room hotel and appropriate ancillary facilities could be contained in an 80,000-square foot building. Then the Study made the following assumptions that were intended to show that this could be accomplished at Seaside:

- (1) the existing hospital and employee buildings contained 80,000 square feet.
- (2) 80 hotel rooms could be accommodated in 65,000 square feet of the existing buildings, and
- (3) a 15,000-square foot addition would accommodate twenty rooms and necessary ancillary Services.

Unfortunately, none of these assumptions are supportable. The design in the Master Plan contemplated using the lower level in the employee building. That combined with the other floors in the existing buildings total slightly less than 100,000 square feet. As shown in the Master Plan, and previously confirmed by my clients, the existing buildings will only accommodate 55 rooms. The PKF Study states that each new room will require 500 square feet (page V-16). Thus, an addition of 22,550 square feet will be required to accommodate 100 rooms. This brings the size of a 100-room hotel at Seaside to just over 120,000 square feet. The addition would cost \$5.0 million assuming construction costs of \$250 per square foot. This would bring the cost of the development to \$65 million.

That is only for direct costs. A contingency (5%) and an allowance for soft costs (15%) is customarily added to determine actual expected cost. In addition, the Master Plan costs were as of 2015. With a projected 2020 start these costs conservatively need to be inflated (15%). Thus, the total cost for the building and site work is about \$85 million.

According to the PKF study, in order for this project to be attractive to a developer, his investment could total no more than \$21.8 million (page V-20). Of that \$11,495,000 is allocated to "Building and Improvements" (page V-18). The state would be responsible for the difference or \$74.5 million.

Based on the PKF Study the state would have no reasonable possibility of either recouping the \$74.5 million or even receiving a return on it. PKF has already established that the developer will contribute no more than \$21.8 million. All of that, according to PKF, is allocated to developing the property. Repayment will not come from cash flow either. The PKF study shows that for the first 10 years cash flow is just sufficient to justify the \$21.8 million investment (Page V-20).

Unfortunately, there is more bad news. According to PKF the cash flow at stabilization is \$1,645,000 (Page V-12), and PKF's conclusion that this project is feasible is based on this (Page V-20). However, the building has increased in size from 80,000 to 120,000 square feet. Thus, Property Operation and Maintenance and Utility Costs must be adjusted by 50% or \$300,000. As a result, the cash flow at stabilization is reduced to \$1,345,000. It would seem, therefore, that the feasibility of this project is doubtful, even if the state contributes \$74.5 million.

The Environmental Impact Evaluation presents an alternative it identifies as a Destination Park. The EIE does not offer any projections to support the feasibility of this option. However, it is unlikely that this option is feasible. That is because 90% of the costs associated with construction of a 100-room hotel will be expended on this option. At the same time, the cash flow is diminished by 45% because there are 45 fewer rooms.

It is not my intention to pour rain on your parade. But especially now, with the state facing an extreme fiscal crisis, matters like this need to stand the test of fiscal responsibility.

It is my understanding that the purpose of an EIE is to determine the alternative with the least impact. As I recall, the Town of Waterford developed some options for the use of the property in the form of new zoning regulations. By way of being helpful, I would recommend that you explore the options that the zoning regulations might provide you.

Very Truly Yours,



William H. Farley

CC: Daniel Steward  
First Selectman  
Waterford, CT

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 5:35 PM  
**To:** 'GGF@msn.com'  
**Cc:** Stephen Lecco  
**Subject:** FW: Seaside State Park

Dear Ms. Fenske,

Thank you for your e-mail. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** Gail Fenske [mailto:GGF@msn.com]  
**Sent:** Friday, August 25, 2017 12:24 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Seaside State Park

Mr. Michael Lambert  
Bureau Chief, Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection (DEEP)  
79 Elm Street  
Hartford, CT 06106

Dear Mr. Lambert:

As a scholar attuned to the challenges of historic preservation, including the financial challenges, and an author of a book on Cass Gilbert's Woolworth Building in New York, *The Skyscraper and the City*, I am urging you to select Option 1/Destination Park for the Seaside State Park.

GF-1

I have followed the debates around Seaside for the past several years, and believe that a "Destination Park" is the best future for Seaside when considering all of the various constituencies and interests involved. There is not any question in my mind that it will lead to the best outcome from an economic, aesthetic, environmental, historical, and recreational standpoint.

If the "Destination Park" was indeed realized, and I hope that it is, I would be a visitor, even given that it is located a significant distance from where I live. Such combinations of fine buildings and fine landscape, especially on an ocean front, are few and far between. One of my favorite places to visit here in Rhode Island is Colt State Park, for me, comparable to the proposed "Destination Park," and one of the gems of Rhode Island.

This strikes me as a recreational opportunity that is not to be missed.

Sincerely,

Gail Fenske  
Professor of Architecture  
School of Architecture, Art & Historic Preservation  
Roger Williams University  
Bristol, RI 02809-2921

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 5:56 PM  
**To:** 'd4green@sbcglobal.net'  
**Cc:** Stephen Lecco  
**Subject:** FW: Concerning Seaside Park  
**Attachments:** Seaside proposal.doc

Dear Ms. Green,

Thank you for your e-mail and proposal. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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---

**From:** Debby Green [mailto:d4green@sbcglobal.net]  
**Sent:** Friday, August 25, 2017 3:56 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Concerning Seaside Park

To : Michael Lambert, Bureau Chief, Outdoor Recreation, Department of Energy and Environmental Protection

I have attended most of the meetings since 1999 concerning the future of the Seaside Sanatorium. This entire process has been marked with problems, delays and mistakes: starting with the state doing an improper job of mothballing the buildings until now the addition of a fourth choice of options at the latest meeting in August.

Since 2006, I have been pushing for the state to consider a reuse plan to help the disadvantaged (mental, physical or economical) in our state in keeping with the original intent of this property. See attachment Seaside Proposal for Seaside House.

DG-1

I do not know how much the abatement process would cost, but adding that cost onto any proposal seems wrong in making the decision about this piece of property. The state will have to do the abatement no matter which plan is chosen. By removing that cost and not including all other costs for developers and others, what truly is the bottom line for fixing up seaside?

We, as a state, are not in great need of hotel space, but there is a need for disadvantaged housing (which could include veterans) and beach access. I would implore you to consider yet another hybrid plan that melds a park with a disadvantaged housing complex.

Respectfully,

Deborah Green  
Abutting owner at 9 Woodsea PL



# SEASIDE HOUSE

---

Proposal  
By  
Debby Green

Original proposal written Oct 9 2006  
Revised Feb 9, 2010

May 2014

The current zoning being presented to the Waterford Planning and Zoning Commission is not in keeping with the stated vision for the town; as per the Waterford 2011 Plan of Conservation and Development. Nor is the zoning in keeping with the original intentions of the town and state that was put forth when the facility was closed.

Across the country many different living arrangements are being made to accommodate many diverse populations. A facility that could accommodate veterans, the mentally and physically challenged the financially challenged, senior citizens and many others who need some help would be a better option for this site. Some other possibilities might be a hospice center or respite care for family members.

This scenic property on Long Island Sound could be a refuge to many as opposed to another privately owned beach.

\*\*\*\*\*

June 2011

Since I first wrote this proposal in 2007 some changes have been made to the property – buildings have been razed and the debris removed.

In addition to the physical changes, I have learned that the kitchen is not in the building I thought it was so a flip flop of the two large buildings would occur.

I also discovered that there is such a thing as a non-profit developer.

I still believe that this idea is the right answer and would be a very good reuse for the building and a wonderful addition to state programs that would catch those individuals that fall through the 'social' security net of the state.

The savings to the state could be more than millions of dollars:

- Individuals that live in health care facilities cost the state over \$100,000 per year and there are some that do not need to be there, but due to lack of appropriate programs and services are living in these facilities.
- Mental ill persons who do not take their medication and for one reason or another end up in the state prisons cost the state over \$200,000 per year.
- Individuals who might otherwise become homeless would be able to get a job at this facility and avoid being another statistic.
- And so much more.

After rereading this proposal, I still feel it is the right answer for the Seaside Regional Center – maybe now more than then due to the economic downturn.

Respectfully Submitted by:

Deborah Green

Original proposal written Oct 9 2006  
Revised Feb 9, 2010

## Index of Seaside House Proposal

page

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12	Phase Four of Construction
13	Possible Layout for Public Areas
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The town of Waterford has refused the offer from the state to purchase a 33-acre piece of seaside property. According to government officials, the option to buy the property goes to a preferred developer. I have a proposal that could be a win-win for the state, town and local residents if it is allowed to go forward. I acknowledge that my idea is coming to the process late; however, I was not in the area when it started. Once the state sells the property, it can not be recovered; however, if this idea is allowed to go forward and fails (which I do not intend) the state could then sell the property at a later date. And the right answer is always the right answer.

My vision for the property is for housing for the disadvantaged. Like too many other states, Connecticut tends to place those who are physically handicapped in nursing homes rather than trying to integrate these people into the community even though it would be a cost saving measure for the state. These people are cast aside, put out of sight and therefore out of mind even though many of these people would rather have the opportunity to contribute to their own well-being and that of others.

Enclosed please find a copy of my proposal for the use of the Seaside property in Waterford, CT and a possible phasing of the project.

The vision is to create a facility/campus that would help Connecticut comply with Olmstead's Law and, at some point in time, become a self-sufficient nonprofit entity. The target group for residence would be those people who have fallen through the cracks of programs already in place for one reason or another. They want to work cannot quite support themselves without help, and they are not finding that help presently.

This proposal has been shown to many people. One man's response (this gentleman has MS, is divorced, and is without a means to support himself; he is currently on short term disability with no hope of returning to his job): *"This is definitely a dream, but dreams are what keep us going. It sounds similar to Utopia here in Preston, I appreciate your knowledge, and the dream."* I hope that for his sake and many others like him I can make this vision a reality.

I hope you will consider this endeavor worthy of your support.

Very Respectfully,

Deborah Green  
9 Woodsea Place  
Waterford, CT 06385

-1-

Original proposal written Oct 9 2006  
Revised Feb 9, 2010

## Seaside House Proposal

### *Disadvantaged Independent Living*

I envision Seaside House as a nonprofit organization where people can come to live (receiving room and board in exchange for 20 hours of work per week) in a safe environment with others. The goal would be at sometime in the future to become self sufficient.

The nonprofit organization would be run by a board of directors that would lease Seaside from the State, oversee restoration of the buildings and then continue administration once the project is occupied.

The first step would be to lease the property from the State. At present there exist historical buildings on the property that need work. There are asbestos, lead paint, PCBs and ground water contamination. Seaside was built in the early 1900s originally as a sanitarium for tuberculosis of the bone. A display set up in the main building could show the many uses and transitions the facility has seen. Later the State changed Seaside to a regional center run by the Department of Mental Retardation. The state still maintains one building with 17 residents on the property, finally shutdown all unused buildings and is trying to sell the property. The State and town have explored many options for these buildings, but at the present the site has been put into cold storage and allowed to deteriorate.

I would like to arrange a long term lease of the 33-plus acres and buildings; my vision would be to:

- a. Lease Seaside from the State
  - i. Find a couple to move into the caretaker's house who would be responsible for overseeing the kitchen and grounds maintenance in exchange for free rent.
  - ii. Retain a contractor to renovate the kitchen.
  - iii. Renovate one building for dorm usage.
    - Initial contract with the resident would be for three months; at the end of that period, a re-evaluation would occur and either the campus or the individual could break the contract
    - If both parties agree to the contract, the individual would move into a more permanent residence.
- b. Consider:
  - i. Zoning would have to be changed before anyone could move in.
  - ii. Insurance would have to be acquired.
  - iii. Parks and Recs might put in a public playground.
  - iv. Possibly the State might set up water access for the handicapped.
  - v. Access the bus route might be necessary.

2. Have people apply to live at Seaside in conjunction with application for work, at whatever job needs to be filled. For example, initially probably construction.
  - a. Based on the needs of Seaside House, work might be that of cook, storeroom keeper, driver, etc.
  - b. Paying the residents in theory; requires also payment of taxes, so that they would acquire work credits and benefits.
    - i. SSI
    - ii. Health care
    - iii. Others
3. Realize that as the number of residents increases more of the buildings would require renovation.
  - a. Send some people to training in asbestos removal and working with lead paint to cut the costs of that type of work. These skills could then be used at Seaside House and future employment.
  - b. If resident ants wanted to work more than 20 hours, they would be paid accordingly.
4. Require 20 hours of work or chores from all family members over the age of three, if families moved in.
  - a. Children could do 10 hours of homework and 10 hours of something else.
  - b. Hours or chores would fit the abilities of the worker.

**State savings:** *For each resident that would have been placed in a nursing home at the State's expense; the state will save on average \$100,000 per year. If the campus has at least 100 of these residents living on Seaside House, **the State would save a million dollars a year!***

# Expectations

## What Seaside House would expect of each resident:

- 20 hours of work
  - If the resident wants to go on vacation, then trading of hours can occur
- Follow the rules
  - Example: One of the residents would like to drink beer while watching the football game, but the TV is in a public lounge area. The rule is no open alcohol in public spaces; so either the resident watches the game without beer, the resident goes to a friend's house to watch the game and drink beer or the resident can go to a sports bar and watch the game.

## In return the resident would get:

- Room & board
  - Three meals a day prepared in the kitchen
  - Snacks available in the kitchen
  - An apartment for the resident with or without family members
  - New residents would receive a laundry basket with toothbrush, toothpaste, mouth wash, floss, soap, Klinex, linen, comb, brush, towel, drink cup, deodorant, etc.
- Laundry facilities
- Security
  - Buildings
  - Personal property
- Work benefits
  - SSI and other taxes would be paid on the twenty hours
  - Health Insurance including dental coverage
    - Of course whatever insurance already in effect may be continued.
- Routine schedule
- Advocacy
  - Possibly an on-site social worker
  - Possibly employment counseling

## Possible Campus Rules

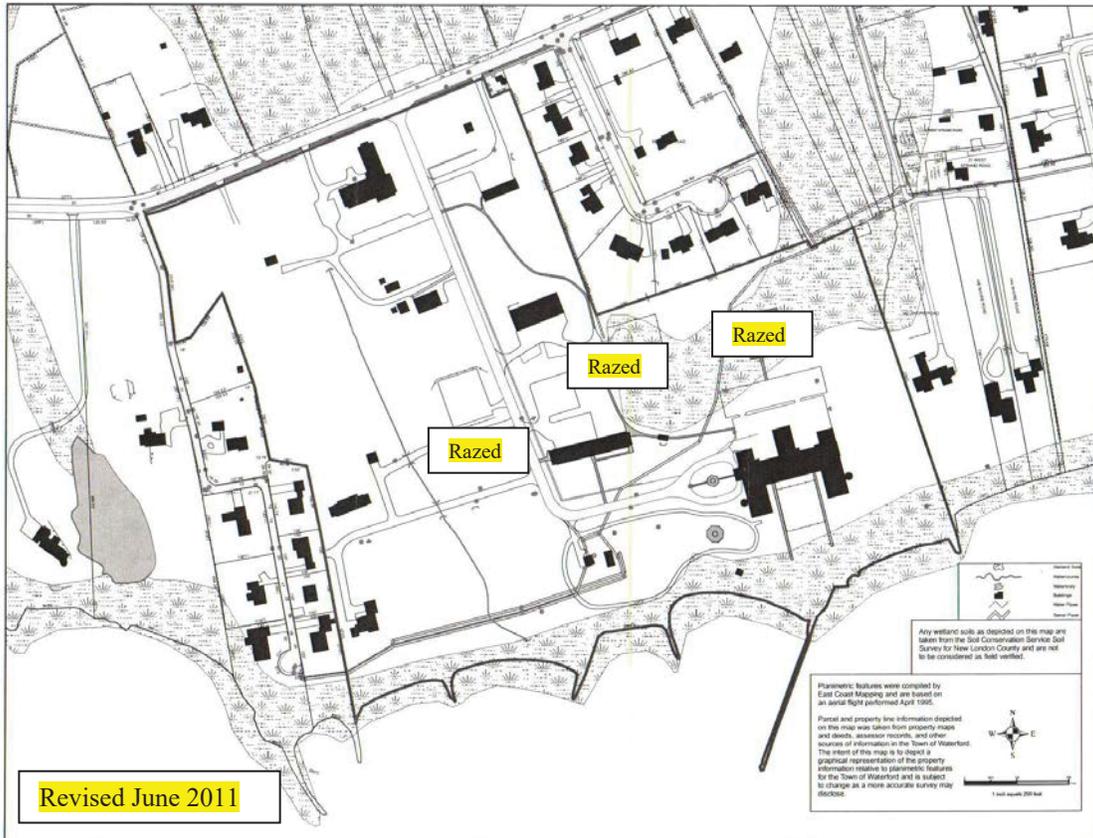
No smoking anywhere on campus

Overnight cars need a special sticker

- To obtain sticker
  - proof of insurance
  - registration
  - driver's license

No open alcohol in public spaces

# Map of Seaside as it Exists Now



## **PRE-CONSTRUCTION PHASE**

- 1 Gain approval of the Seaside House Proposal
- 2 Apply for designation as Non Profit Organization - 301C  
Call the campus Seaside House
- 3 Research and visit other similar organizations
- 4 Write the by-laws including a mission statement
- 5 Apply for grants
- 6 Gather a Board of Directors
  - Possibilities for board members
    - Facilitator
    - Lawyer
    - Tax accountant
    - Social worker
    - Local neighbor
    - Resident
    - Grounds supervisor
    - Kitchen supervisor
    - Business person
    - State government representative
    - Town government representative
    - Local citizen
    - Vocational Rehabilitation Program
- 7 Lease the property from the state
  - Retain the security service
- 8 Retain the services of a contractor
  - Optimal condition would be that the contractor stay through the entire project
  - Have the contractor assess the condition of each of the buildings
  - Obtain the reports that have been done on the property

- 9 Bringing the Caretaker's House up to code
  - Set-up local phone service
  - Electric
  - Cable
  - Water
  - Sewer
  - Set up a postal box with the Post Office
    - Apartment style, so each resident has his or her own mailbox



- 10 Hire 12 people - advertise for the jobs needed to be done –construction work
  - Check references
    - Move into caretaker's house
  - Find a group health care plan
  - Set up hours
    - Security, cooking, cleaning
    - Any work over 20 hours/week would be for pay
  - Set up benefits
    - Work hours
    - Employee taxes
    - Any other taxes to show work credit
  - Bank accounts
  - Have car stickers for overnight vehicles
    - Proof of insurance
    - Proof of registration
  - On in take form, note
    - Emergency contact information
    - Talents and hobbies
    - Medical information

- 11 Set up a security system

*Hiring process*

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Original proposal written Oct 9 2006  
Revised Feb 9, 2010

## TWO FAMILY HOUSE RENOVATION



- 1 Bringing the Two Family House up to code
  - Set-up local phone service
  - Electric
  - Cable
  - Water
  - Sewer
  
- 2 Advertise for occupants
  - Resident Manager
  - Food Service
  - Supervisor
  
- 3 Newly hired people/families to go through hiring process
  - Upon approval from the board of directors
  - the people can move in to the renovated building

## PHASE ONE OF CONSTRUCTION

- 1 Decide which building would be better suited to become a temporary stay building



- 2 Design the inside to accommodate three apartments
- 3 Each apartment should have:  
Two bunk beds, four locked closets, chairs and reading lights, half bath,  
Temperature control, ceiling fan, desk and folding table and chairs
- 4 At one end of the building put in a community shower room with a bath tub
- 5 At the other end of the building establish a community lounge with TV, stereo and  
drink area including hot and cold drinks
- 6 Set up utilities
- 7 Move the 12 workers in
- 8 Advertise and hire a Grounds/Maintenance supervisor to move into the Caretaker's House

*Note – This temporary stay building would be used for the initial three month stay until the Temporary Resident Buildings is done. After that point, this building could be used for family or guests of the residents of Seaside House or the State-owned facility.*

-10-

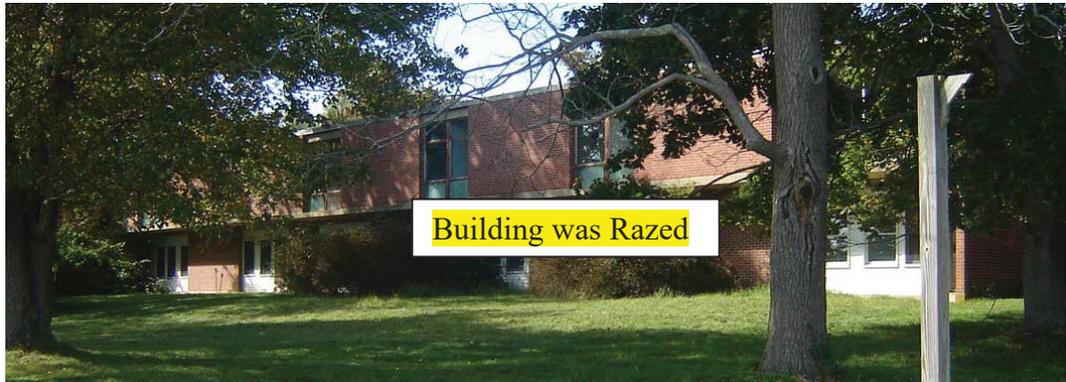
Original proposal written Oct 9 2006  
Revised Feb 9, 2010

## **PHASE TWO OF CONSTRUCTION**

- 1 Remodel the kitchen with input from Food supervisor  
This will be the place where all food is prepared, served and kept  
This phase will also include the addition of an office  
for the Seaside House campus.
- 2 Get certification to cook and serve food

## **PHASE THREE OF CONSTRUCTION**

Remodel the Temporary Residence



- 1 Design the changes to include
  - Laundry room
  - Supply room
  - Community lounge
  - Security desk
    - Intercom to all rooms
  - Each apartment
    - Full bathroom
    - Living room
    - Bedrooms - one, two or three
      - Furnished
    - Locked storage area
- 2 Addition of a corridor for security purposes

*Note - Initially this will be the permanent residence until the first Permanent Residence is done. At that point; this will become the Temporary Residence and the previous temporary resident building will become open for guests and families to use.*

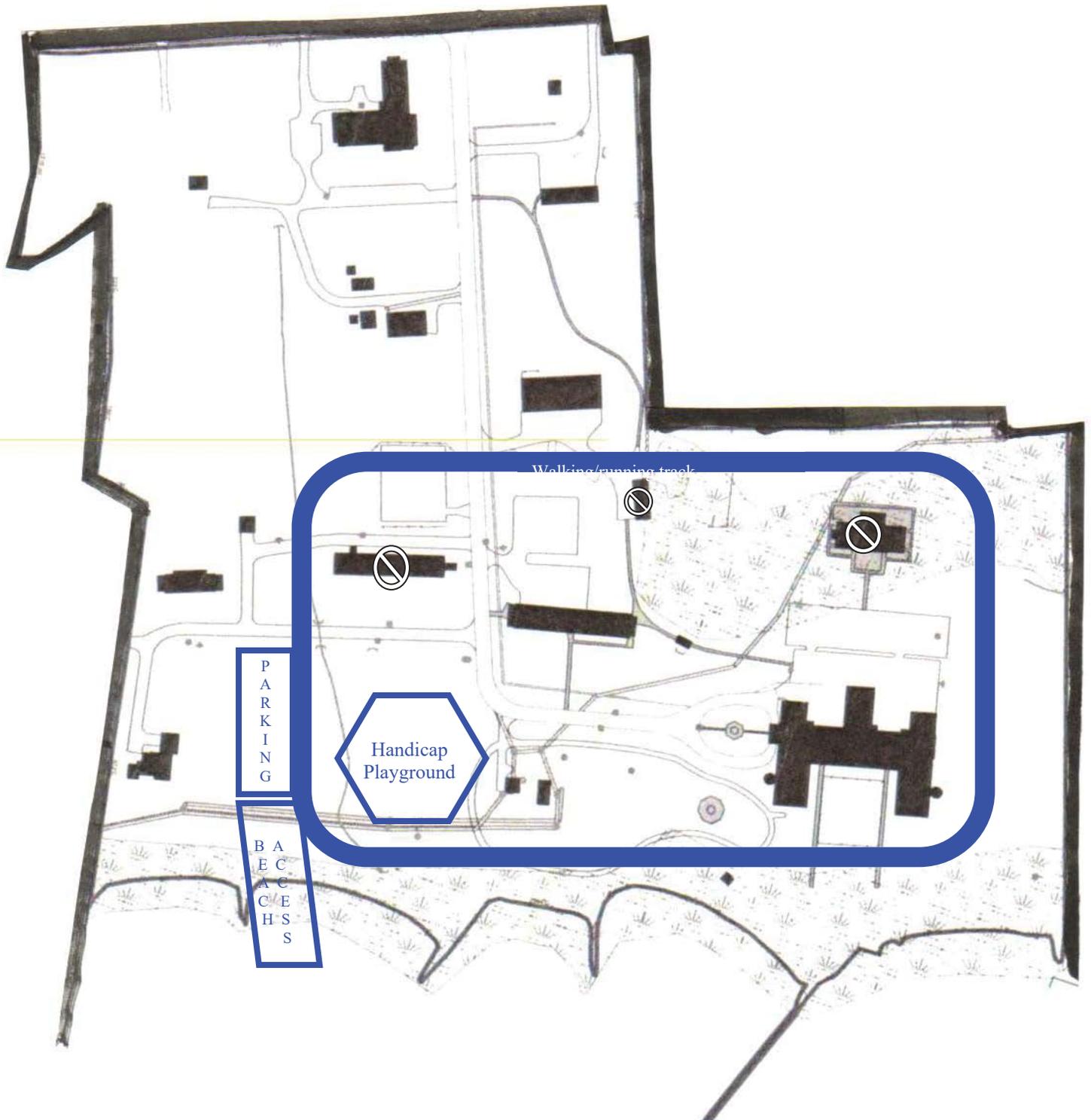
## **PHASE FOUR OF CONSTRUCTION**

### Building of Public use area

- 1 Put in walking/running track
- 2 Put in handicapped playground
- 3 Build access to beach for handicapped
  - Outdoor shower
  - Changing room
  - Public washroom or handicap Port-a-Potty
- 4 Public parking
- 5 Post rules for using the property
  - No open alcohol in public areas
  - No smoking
  - No littering
  - No overnight parking
  - No fishing if people are on the beach areas
  - No feeding the wildlife
  - Use of the beach and property at your own risk
  - Public usage stops at sundown
  - All domestic animals must be on a leash
  - All domestic animal feces must be picked up by owner
- 6 Install doggy bag dispenser and trash cans

*Notes – It would be hoped that the State would assist in this phase since the area would be open to the public. For the playground and track, perhaps the use of shredded recycled tires would be appropriate.*

# Possible Layout for Public Areas



## **PHASE FIVE OF CONSTRUCTION**

Remodeling of the First Permanent Resident building

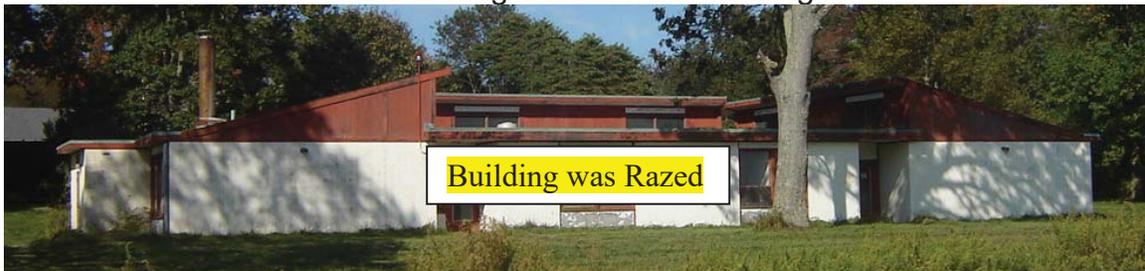


- 1 Reception area  
Put in Seaside display
- 2 Apartments  
Same as in the temporary residence
- 3 Laundry room  
handicap accessible
- 4 Storage room

*Notes – This building already has the kitchen remodeled and the campus office. An elevator needs to be installed or the existing elevator repaired. All entrances need to be handicapped accessible.*

## **PHASE SIX OF CONSTRUCTION**

Remodeling of old school building



*Note – By this time in the project there should be a use for this building: Child care, Senior Daycare or a business operated out of it. Examples might be a pet sitting service, house painting, yard work, rockwall building, Retreat facility, large rental function room, children's parties, grocery shopping, a Limo service to the airports or some other non-profit business to support the campus.*

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Original proposal written Oct 9 2006  
Revised Feb 9, 2010

## **PHASE SEVEN OF CONSTRUCTION**

### Remodeling of second permanent building

This would be similar to the first Permanent Resident Building. It's possible that the campus might not need the space yet, but the renovation would go forward for future use.



*Note –It would be during this period of construction that exterior architectural features would be restored on all historical buildings.*

Robert W. Grzywacz  
Architect



August 20, 2017

Michael Lambert  
Bureau Chief, Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, Connecticut 06106  
Email: [DEEP.seasideEIE@ct.gov](mailto:DEEP.seasideEIE@ct.gov)

RE: Seaside Park, Environmental Impact Evaluation

Dear Mr. Lambert,

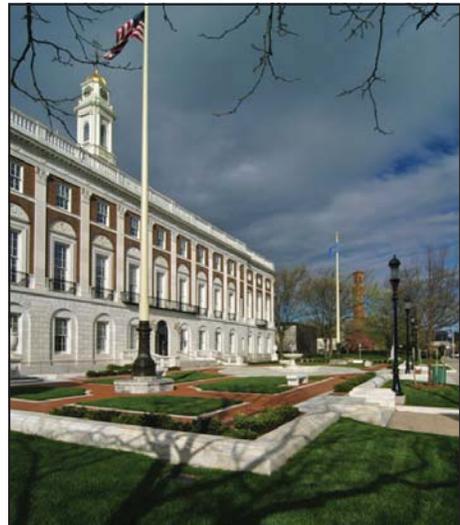
With the completion of the Environmental Impact Evaluation for Seaside, the State and your Department now face a choice of which of the Development Options to pursue. The EIE well lays out the advantages and disadvantages of each Option.

Fortunately, your choice should be easy. The State is committed by policy to preserving historic and cultural resources where feasible. Seaside, a unique and landmark work of the architect Cass Gilbert, is recognized nationally and is important both architecturally and culturally for its original use. The EIE and associated studies have shown that reuse of Seaside is eminently feasible. And the state, home of Gilbert as well as a good number of his buildings, has a signature example of how striking his buildings, restored and reused, can be in the restoration of Waterbury's City Hall.

The obvious conclusion is that Seaside should be a destination park with the existing buildings reused as a hotel/lodge. This preserves both the accessible shoreline park and the historic resources that give it particular significance. As a smaller facility, its users would produce a minimal impact on the neighborhood.

Connecticut prides itself on its heritage and promotes heavily heritage tourism. We have many preserved historic houses and functioning or adaptively reused commercial and industrial buildings. But the number of signature historic, truly public buildings is much smaller. One that the public, and particularly visitors could experience thought individual use, even smaller still.

Seaside can and should be a historic resource, repurposed, for our citizens and our guests.



RWG-1

**From:** [Lambert, Michael](#) on behalf of [SeasideEIE, DEEP](#)  
**To:** ["annrnye@yahoo.com"](mailto:annrnye@yahoo.com)  
**Cc:** [Stephen Lecco](#)  
**Subject:** FW: Seaside State Park EIE  
**Date:** Friday, August 25, 2017 5:26:28 PM

---

Dear Ms. Nye,

Thank you for your e-mail. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030(F: 860.242.4070 (E: [Michael.lambert@ct.gov](mailto:Michael.lambert@ct.gov))

[www.ct.gov/deep](http://www.ct.gov/deep)

Conserving, improving and protecting our natural resources and environment;  
Ensuring a clean, affordable, reliable, and sustainable energy supply.

-----Original Message-----

From: Ann Nye [<mailto:annrnye@yahoo.com>]  
Sent: Friday, August 25, 2017 12:38 AM  
To: SeasideEIE, DEEP <[DEEP.SeasideEIE@ct.gov](mailto:DEEP.SeasideEIE@ct.gov)>  
Subject: Seaside State Park EIE

TO: Michael Lambert, Bureau Chief,  
Outdoor Recreation, CT DEEP

Dear Mr. Lambert,

I am writing in favor of Option 1/ Destination Park as outlined in the Seaside State Park EIE. This proposal protects the open space of the coastal park setting for public use and provides an economically feasible plan for preserving the existing historic structures designed by American architect Cass Gilbert.

The architectural and historic significance of the Seaside site has been well documented by a number of Gilbert scholars, most notably Barbara Christen, PhD, and many other architects, historians and preservationists nationwide. The potential for the state to enhance its state park system and national stature through the Destination Park option seems a golden opportunity with many long term benefits.

I feel strongly that the state of Connecticut has a responsibility to our nation's cultural heritage to preserve the long-neglected historic buildings at Seaside. The Option 1/ Destination Park offers the best plan to serve both the public interest and to keep these historic structures extant for generations to come. The other Hybrid 4 Park Option, which adds an additional hotel building to the site, would be disastrous. This plan would not only compromise the existing open campus of Gilbert's design, but would have a major negative impact on the environment and the surrounding

AN-1

residential neighborhoods. | AN-1

Thank you for your consideration.

Sincerely,

Ann Nye  
Waterford resident

Sent from my iPhone

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 5:45 PM  
**To:** 'marjorie.pearson48@gmail.com'  
**Cc:** Stephen Lecco  
**Subject:** FW: Seaside EIE Report  
**Attachments:** Letter to Lambert Conn DEEP.pdf

Dear Dr. Pearson,

Thank you for your e-mail and letter. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** Marjorie Pearson [mailto:marjorie.pearson48@gmail.com]  
**Sent:** Friday, August 25, 2017 1:52 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Seaside EIE Report

Dear Mr. Lambert -

Attached is a letter in support of Option 1/Destination Park, as proposed in the Seaside EIE Report of June 2017. I would like these comments to be reviewed and incorporated into the Record of Decision about this project.

Thank you.

Sincerely,

Marjorie Pearson

Marjorie Pearson, Ph.D.  
1791 Van Buren Ave.  
Saint Paul, MN 55104  
651-644-8836  
[marjorie.pearson48@gmail.com](mailto:marjorie.pearson48@gmail.com)

**Marjorie Pearson, Ph.D.**  
**1791 Van Buren Avenue**  
**Saint Paul, Minnesota 55104**

August 25, 2017

Mr. Michael Lambert  
Bureau Chief, Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection (DEEP)  
79 Elm Street  
Hartford, CT 06106

Re: Seaside State Park Master Plan for Waterford, Connecticut

Dear Mr. Lambert:

As a past president of the Cass Gilbert Society and current editor of the Cass Gilbert Society *Newsletter*, I urge DEEP to select the proposal for Option 1/Destination Park for Seaside State Park, Waterford, Connecticut, as the best means of preserving the architectural and planning legacy of Cass Gilbert while providing passive and active recreation for park visitors. While Option 4/Hybrid Park would preserve the historic Cass Gilbert buildings, the proposed new construction and increase in surface parking would have severe adverse impacts on the historic landscape and the surrounding neighborhood.

MP-1

Option 2/Ecological Park and Option 3/Passive Recreation Park and the “No-Build” Option would all result in the demolition of the historic Cass Gilbert buildings, either actively in Options 2 and 3 or passively by neglect in the No-Build Option. These options should be rejected.

The State of Connecticut has a major opportunity to preserve the open space of the site and the historic Gilbert buildings with Option 1, because it offers the greatest number of economic, historic, and aesthetic benefits along with reasonable development for the park site. I urge its acceptance.

Thank you for your consideration.

Sincerely yours,



Marjorie Pearson

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, August 25, 2017 5:06 PM  
**To:** 'nestark@comcast.net'  
**Cc:** Stephen Lecco  
**Subject:** FW: Seaside State Park

Dear Ms. Stark,

Thank you for your e-mail. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



Connecticut Department of  
**ENERGY &  
ENVIRONMENTAL  
PROTECTION**

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**From:** Nancy Stark [mailto:nestark@comcast.net]  
**Sent:** Thursday, August 24, 2017 6:58 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Seaside State Park

August 23, 2017

Michael Lambert, Bureau Chief Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106

Dear Mr. Lambert,

Having recently retired as an architect, I have been intimately involved in the restoration of the Minnesota State Capitol, a 112 year old Cass Gilbert Building.

We celebrated the grand reopening in early August, 2017, to the delight and favorable responses from the public. It is a stunning tribute to the fine architectural design of Gilbert, and certainly the craftsmanship of nearly 2,000 skilled workers.

You must come and see it!!

It has been brought to my attention that the future of Seaside State Park, home to buildings by Cass Gilbert, is undergoing a Proposed Action Master Plan. Having completed a comprehensive plan for our Capitol Area, I am familiar with the degree of evaluation and exploration you are developing, and all the responses you must be receiving. May I offer my observation...

NS-1

As I studied the Environmental Impact Evaluation (EIE), I focused on the two concepts that preserve the Cass Gilbert buildings; Destination Park and Hybrid Park. The remaining concepts, including No Build, appear to destroy the opportunities to make this lovely area a place for learning, historical recall, science of the sea, and the community to share in the development. Hybrid Park introduces an additional building into the complex. This has the potential to restrict and compromise the existing view corridors to the sea from surrounding neighborhoods, along with additional parking needs minimizing the landscape.

Therefore, I would encourage decision makers to support the Destination Park concept. I find it the most enhancing of amenities for fun and exploration along the sea. And, that the Duplex House and Superintendent's Residence would also have reuses. These two buildings, along with the Main Hospital and Employee Residence, speak to Gilbert's original creative intent to provide the site with buildings that are not institutional in nature, but adaptive to numerous uses and functions, including lodging.

We consider our Capitol a public treasure, owned by the citizens of Minnesota, and a very fine statement to the talent and foresight of Cass Gilbert. Within the Capitol's footprint we found new space and were able to create for the public.... meeting, library, and gallery uses. Destination Park presents the surrounding community with a refreshing reuse, restoration, and community opportunity for development of the land and its buildings without eliminating their favorite views or strolls along the sea. Certainly project cost and future maintenance are all major factors in the decision making, but the development of Seaside State Park gives Connecticut residents and others a chance to experience history and a place for local community to feel ownership and use. Lodging is a great amenity, along with development of group gathering spaces for learning and exploration of place.

In closing, I find your task to be both exciting and challenging in the balance of state and local community opinion. As with our Capitol, the public has come to recognize they all own this gorgeous Cass Gilbert Building and are committed to its future maintenance and preservation. Perhaps your public and surrounding community will feel pride in preserving good design, functional history, and ownership in Destination Park as the best plan for Seaside State Park.

I wish you well, and please....if ever you are coming to Minnesota, I would greatly enjoy giving you a tour of Minnesota's treasure.

Sincerely,

Nancy Stark, Former Director of the Capitol Area Architectural and Planning Board (CAAPB)

4375 Vivian Avenue  
Shoreview, MN 55126  
651-482-9525

## Jennifer Burke

---

**From:** Whalen, Susan <Susan.Whalen@ct.gov>  
**Sent:** Friday, August 18, 2017 3:56 PM  
**To:** Stephen Lecco  
**Cc:** Bolton, Jeffrey; Lambert, Michael  
**Subject:** FW: Seaside EIE  
**Attachments:** Seaside EIE Comments 8-10-17.pdf

FYI – Seaside EIE Comments for the record

---

**From:** Mark Steiner [mailto:alliedevgroup@gmail.com]  
**Sent:** Thursday, August 10, 2017 2:31 PM  
**To:** Klee, Robert <Robert.Klee@ct.gov>  
**Cc:** Dan Steward <dsteward@waterfordct.org>; Barnes, Ben <Ben.Barnes@ct.gov>; Whalen, Susan <Susan.Whalen@ct.gov>; Lambert, Michael <Michael.Lambert@ct.gov>  
**Subject:** Seaside EIE

Dear Commissioner Klee,

The attached document contains my comments on the Seaside EIE dated June 2017. This information is being provided to you on a confidential basis and not subject to disclosure as per the exemption provided by Section 1-210(b) (5) (B) of the Freedom of Information Act (FOIA).

I thought it best to give a few days to evaluate this material out of the public spotlight. If you find this information compelling, as I expect you will, I ask that you contact me at your earliest convenience to set up a meeting.

I'd like to see if we can find a constructive way to move forward with the development I've outlined in the attached document. I think it is a model for a public/private partnership. It also represents the best economic opportunity the state has seen in decades.

Please let me know your thoughts.

Mark Steiner

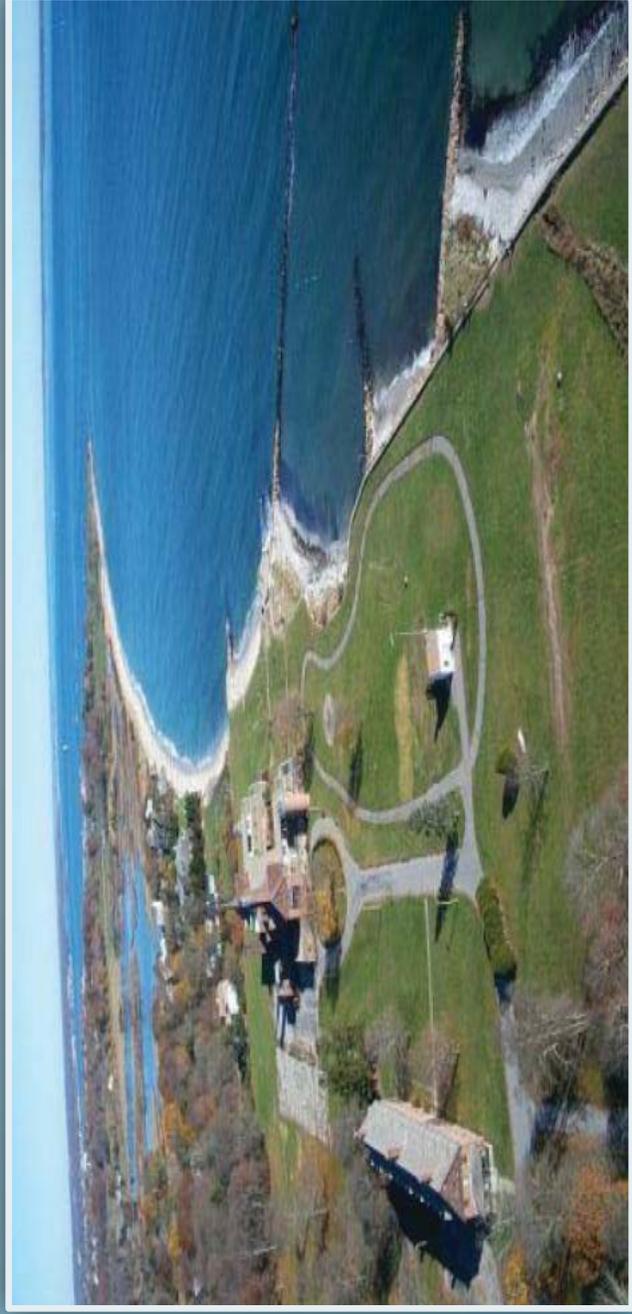
Sent from [Mail](#) for Windows 10

MS-1

# SEASIDE

RESPONSE TO REQUEST FOR COMMENTS ON EIE DATED JUNE, 2017  
AND  
ALTERNATIVE V

A PROPOSAL FOR THE WORLD'S FIRST ZERO CARBON FOOTPRINT COMMUNITY  
INCLUDING A PUBLIC PARK, LUXURY INN, RESIDENCES AND A RESTORED LANDMARK  
HISTORIC SITE



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MARK S. STEINER  
MANAGING MEMBER  
ALLIED DEVELOPMENT GROUP, LLC  
100 PEARL STREET HARTFORD, CT 06103

August 10, 2017

Commissioner Rob Klee  
Connecticut Department of Energy and Environmental Protection  
95 Elm Street  
Hartford, CT 06106

Dear Commissioner Klee:

Attached is the plan for **Seaside** that I have been working on with the Town of Waterford. The plan will preserve a historic landmark, create a passive recreational park, create 400 full time jobs, save the State \$80,000,000 per year by using the \$8 million purchase price to create living units for people with intellectual disabilities and will pay \$5 million in annual taxes to Connecticut and \$2 million in annual taxes to Waterford.

I like to think of **Seaside Inn and Residences** as a partnership for Connecticut's future. It will create THE WORLD'S FIRST ZERO CARBON FOOTPRINT COMMUNITY. Tesla will provide a newly created solar roof system that will provide for 100% of the community's power. Tesla vehicles will be used for transportation and they will be charged using solar energy. Ralph Lauren will provide selected furnishings. Ocean House Management will provide the world-class service, food and accommodations that have made Ocean House in Watch Hill, Rhode Island the number one rated Inn in the U.S. and the number five rated Inn in the world.

The enclosed brochure details my proposal and illustrates in words and pictures the unique treasures in southeastern Connecticut that convinced my partners that this visionary project would be successful.

Throughout my career, I have enjoyed creating projects that broke the mold and created a new way to satisfy a community need. Two such projects are Duncaster retirement community built in the early 1980's, and Hamilton Heights, a historic restoration completed in the mid 1990's. These projects redefined how Americans spent their golden years, creating active adult communities where seniors could live in dignity with their friends rather than alone and forgotten at home or in nursing homes.

My hope is **Seaside Inn and Residences** will do the same thing for southeastern Connecticut. Not just one of the world's finest luxury resorts, but also THE WORLD'S FIRST ZERO CARBON FOOTPRINT COMMUNITY, making Connecticut a world leader in sustainable living and bringing thousands of high paying, high technology jobs and helping establish Connecticut as an important part of a new industry.

I look forward to meeting with you and discussing how we can work together to make the WORLD'S FIRST ZERO CARBON FOOTPRINT COMMUNITY a reality.

Sincerely,

Mark S. Steiner  
Managing Member

# EXECUTIVE SUMMARY

## SEASIDE ZERO CARBON FOOTPRINT HOTEL AND RESORT COMMUNITY A PARTNERSHIP FOR CONNECTICUT'S FUTURE

WORLD'S FIRST ZERO CARBON FOOTPRINT SOLAR COMMUNITY

TESLA - INNOVATIVE SOLAR ENERGY SYSTEM AND ELECTRIC VEHICLES

RALPH LAUREN - ICONIC LIFE STYLE FURNISHINGS

OCEAN HOUSE - FORBES 5 STAR FOOD, ACCOMMODATIONS AND SERVICE  
RELAIS & CHÂTEAUX MEMBER

FIRST INTERNATIONAL CONFERENCE ON SUSTAINABLE LIVING: SPRING 2020

### ECONOMIC DEVELOPMENT:

- ❖ 250 DIRECT JOBS YEAR ROUND AT THE INN
- ❖ 400 DIRECT JOBS IN SEASON AT THE INN
- ❖ 400 CONSTRUCTION JOBS

### FINANCIAL:

- ❖ \$8 MILLION CASH PURCHASE PRICE TO STATE
- ❖ \$5 MILLION ROOM AND SALES TAX TO STATE
- ❖ \$80 MILLION ANNUAL SAVINGS TO STATE
- ❖ \$2 MILLION PROPERTY TAXES TO WATERFORD

### TIME TABLE:

- ❖ FINAL ZONING APPROVAL: 90 DAYS
- ❖ CONSTRUCTION START: 180 DAYS
- ❖ COMPLETION: 18-24 MONTHS

### OPEN SPACE:

- ❖ PASSIVE RECREATION PARK AT NO COST TO STATE
- ❖ SOLAR ENERGY COLLECTION WILL BE DONE BY THE ROOF TOP SOLAR CELLS THAT LOOK LIKE THE ORIGINAL SLATE ROOF AND WILL REQUIRE NO OPEN SPACE FOR SOLAR COLLECTION

SEASIDE WILL ATTRACT VISITORS FROM AROUND THE GLOBE WHO WILL COME TO ENJOY CUTTING EDGE TECHNOLOGY, THE FINEST FOOD, SERVICE AND ACCOMMODATIONS IN A RESTORED HISTORIC LANDMARK UPDATED FOR THE 21<sup>ST</sup> CENTURY.

# SEASIDE

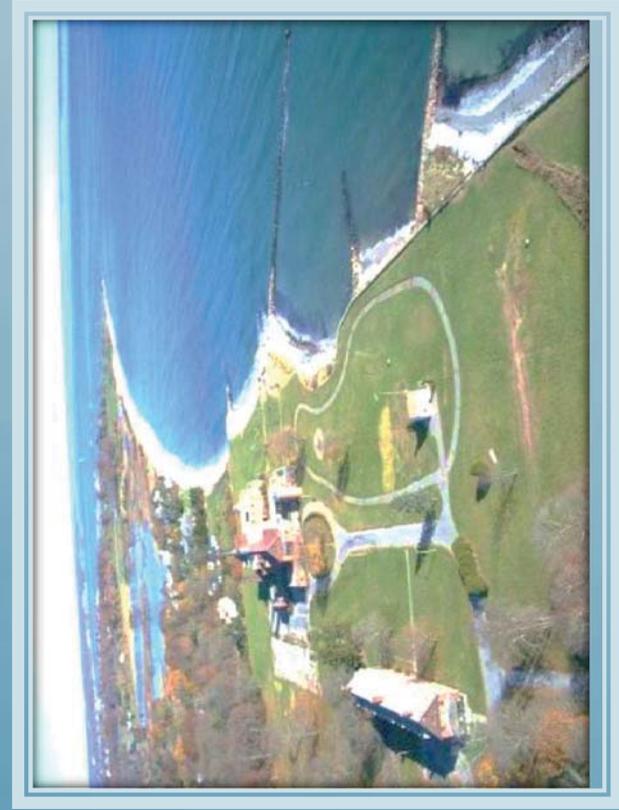
## SEASIDE INN AND RESIDENCES

WORLD'S FIRST ZERO CARBON FOOTPRINT COMMUNITY

WORLD CLASS FACILITIES, DINING AND CONCIERGE SERVICE ON THE  
CONNECTICUT SHORE



# Welcome to Seaside



**Seaside** is more than real estate. It is a lifestyle community. It is the first carbon free community in the world. Everything down to the last detail has been addressed to make **Seaside** an incomparable experience. In order to maximize the natural beauty of the site, the scope of development will be limited. Buildings will cover no more than 15% of the site. **Seaside** will attract visitors from around the world and will be the site for the first World Conference on Sustainable Living Through Renewable Energy beginning in 2020.

**Seaside** is a National Historic site. The buildings were designed in the English Country Tudor style by renowned American Architect, Cass Gilbert. The State Historic Preservation Office has approved a Williamsburg style reconstruction of the original buildings with new buildings faithful to the original design providing **Seaside** with classic architecture and the modern building systems essential to a first class resort hotel.

**Seaside** will be managed by Ocean House Management which owns the Ocean House in Watch Hill, Rhode Island, America's top rated Inn and one of only eight Forbes Triple Five Star rated hotels. The **Inn at Seaside** will also be a Relais & Châteaux member hotel.

The needs of guests and homeowners will be coordinated by a concierge who can arrange anything from tee times at any of six award winning golf courses to private dinners prepared and served in your suite and yacht charters for you and your guests.

The **Seaside** staff will include a world class chef, a sommelier and a forager who sources the finest ingredients from around the world to provide a dining experience second to none.

**Seaside** has a unique relationship with Ralph Lauren Home and one of the top interior designers in the world. The Inn will feature Ralph Lauren's iconic world famous American Style. Homeowners will have the option to work with our designer and also have access to all of Ralph Lauren products at special pricing or use their own designer.

Tesla will provide the latest innovations in solar and electric car technology that will make **Seaside** a world leader in zero carbon footprint living and transportation.

# LOCATION

Seaside is conveniently located on the beach in Waterford, CT. NYC and Boston are about two hours away by car or train.





MASTER PLAN CONCEPT

# Seaside

WHEATON, CALIFORNIA

DATE: JAN 1, 2011

Author: City of Wheaton • 1st Urban Language Avenue



# OPPORTUNITY

SEASIDE CONSISTS OF 1600' OF SHORELINE ON LONG ISLAND SOUND AND 32 ACRES OF LAND IN WATERFORD, CONNECTICUT.

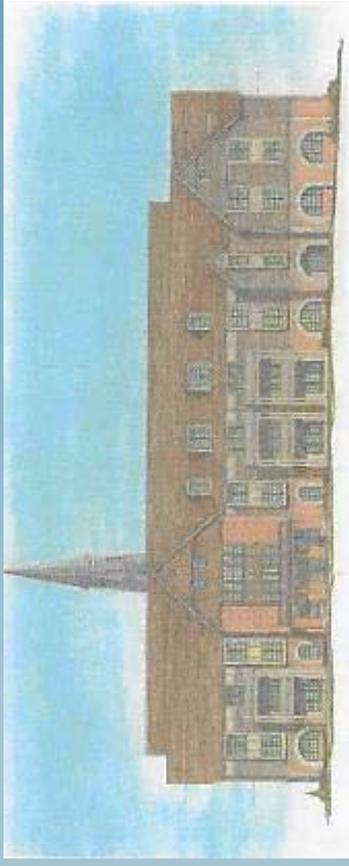
PLANS FOR THE DEVELOPMENT INCLUDE AN INN AND HOMES.

PLANS FOR THE INN HAVE BEEN DEVELOPED IN CONJUNCTION WITH OCEAN HOUSE, THE WORLD FAMOUS INN LOCATED IN WATCH HILL, RHODE ISLAND. OCEAN HOUSE MANAGEMENT HAS CONSULTED ON BOTH THE DESIGN OF THE HOTEL AND THE MANAGEMENT.

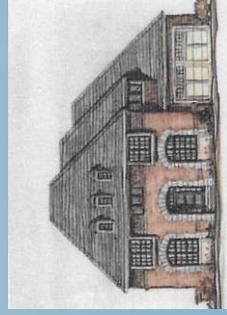
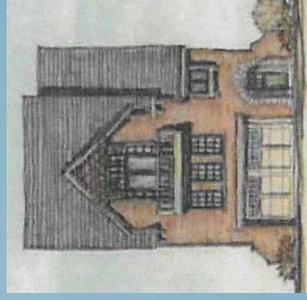
THE TOWN OF WATERFORD WAS IN THE PROCESS OF ENACTING A SPECIAL ZONING ORDINANCE FOR THE PROJECT. IT IS ANTICIPATED THAT FINAL APPROVAL OF THE REGULATIONS WILL TAKE 90 DAYS.

TESLA WILL BE PROVIDING SOLAR TECHNOLOGY THAT WILL PROVIDE ELECTRICITY FOR 100% OF THE HEATING, COOLING, TRANSPORTATION AND OTHER NEEDS OF THE COMMUNITY MAKING SEASIDE THE WORLD'S LEADER IN ZERO CARBON FOOTPRINT DEVELOPMENT AND DESIGN.

SOLAR ENERGY WILL BE GENERATED BY THE ROOF TOP SOLAR CELLS IMBEDDED IN TILES THAT LOOK LIKE THE ORIGINAL SLATE ROOF. THE SOLAR SYSTEM WILL REQUIRE NO OPEN SPACE FOR SOLAR COLLECTION



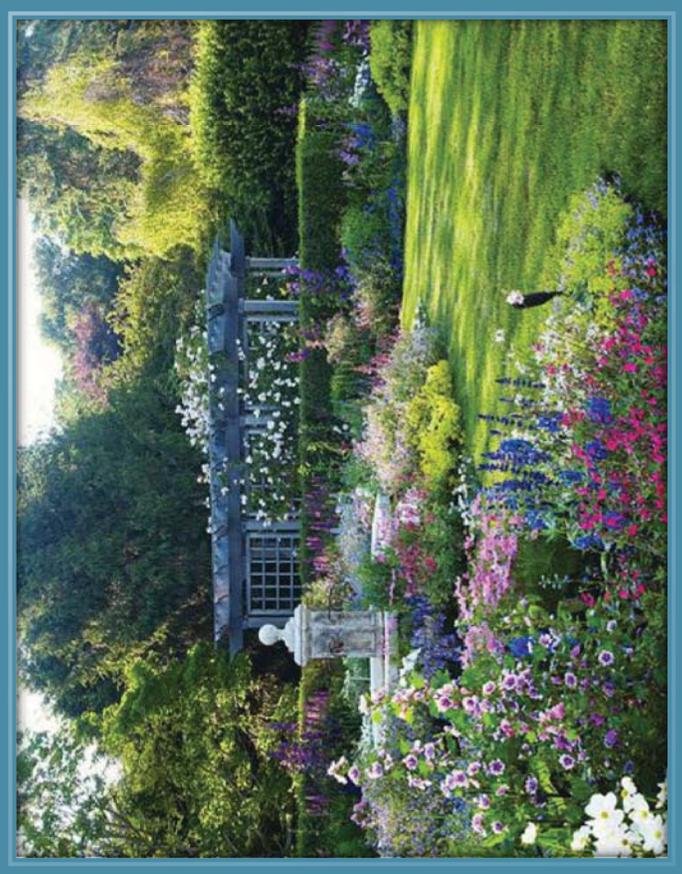
## PHASE I – THE INN



## PHASE II - THE RESIDENCES

# AN ARCHITECTURAL MASTERPIECE

SEASIDE WAS DESIGNED BY CASS GILBERT, ONE OF AMERICA'S MOST CELEBRATED ARCHITECTS. HIS WORKS INCLUDE THE WOOLWORTH BUILDING IN NEW YORK AND THE SUPREME COURT BUILDING IN WASHINGTON, D.C. LIKE WILLIAMSBURG, SEASIDE HAS A STRONG SENSE OF PLACE AND IS EVOCATIVE OF THE TUDOR REVIVAL VILLAGES OF THE ENGLISH COUNTRYSIDE. THE ARCHITECTURE COMBINED WITH THE OCEAN SETTING CREATES A "GREAT GATSBY" STYLE REMINISCENT OF AN ERA WHEN PEOPLE OF ACCOMPLISHMENT ENJOYED THEMSELVES IN A MANNER THAT CELEBRATED AND REWARDED THEIR ACHIEVEMENTS. THE COMMUNITY HAS 32 ACRES AND 1600 FEET OF SHORELINE ON LONG ISLAND SOUND.



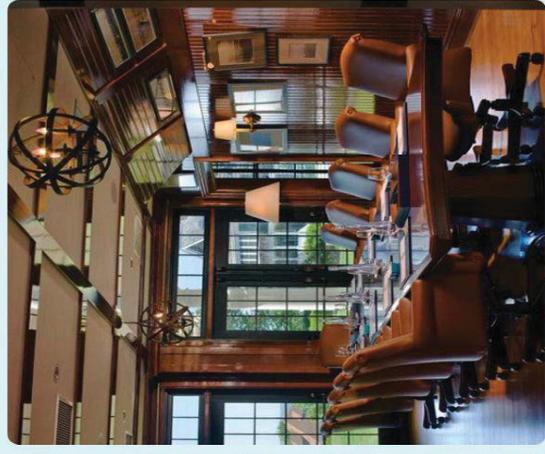
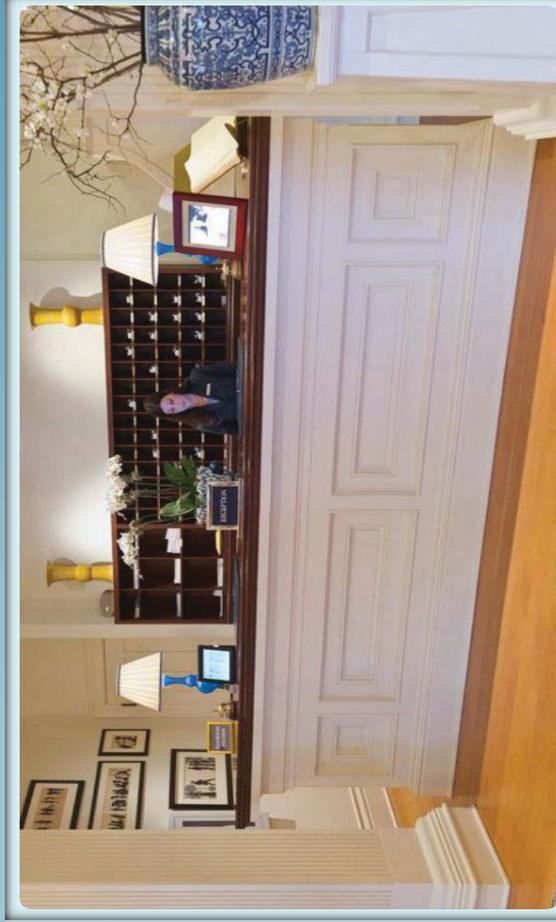
THE CONNECTICUT HISTORIC PRESERVATION COMMISSION AND THE CONNECTICUT TRUST FOR HISTORIC PRESERVATION COLLABORATED WITH US TO CREATE A PLAN THAT IS FAITHFUL TO THE ORIGINAL BUILDING DESIGN BUT WILL PROVIDE THE MODERN STRUCTURAL AND MECHANICAL FEATURES NECESSARY TO INSURE THAT RESIDENTS AND GUESTS HAVE THE ABSOLUTELY FINEST FACILITY AVAILABLE ANYWHERE. THE BUILDING WILL BE RECONSTRUCTED WITH THE SAME FAITHFULNESS TO HISTORY AS COLONIAL WILLIAMSBURG AND WILL PROUDLY SERVE CONNECTICUT FOR ANOTHER 100 YEARS.

# INTERIOR DESIGN

SEASIDE IS A LIFESTYLE COMMUNITY. THE LOBBY AND OTHER COMMON AREAS WILL UTILIZE SELECTED RALPH LAUREN FURNISHINGS AND WILL HAVE A UNIQUE AMERICAN STYLE AND SOPHISTICATION. THE INTERIOR ARCHITECTURAL DETAILS, AND FURNISHINGS WILL MAKE RESIDENTS AND GUESTS FEEL LIKE 'THEY HAVE ARRIVED.'

THE DESIGN OF THE LOBBY, LOUNGE, RESTAURANTS, BAR, CLUB ROOMS AND CONFERENCE FACILITIES WILL BE DONE BY WORLD RENOWNED INTERIOR DESIGNER, CINDY RENFRET, OF GREENWICH, CONNECTICUT. HER DESIGNS HAVE BEEN FEATURED IN THE NEW YORK TIMES MAGAZINE, HOUSE BEAUTIFUL AND TOWN AND COUNTRY. HER DESIGN FOR TOMMY HILFINGER'S PLAZA HOTEL PENTHOUSE WAS FEATURED IN ARCHITECTURAL DIGEST.

THE COMMON AREAS WILL BE DECORATED WITH THE WORKS BY CONNECTICUT ARTISTS AND WILL BE CHOSEN BY OUR ARTIST IN RESIDENCE. HE/SHE WILL BE AVAILABLE TO GIVE A TOUR OF THE COLLECTION OR ARRANGE FOR RESIDENTS AND GUESTS TO MEET CONNECTICUT ARTISTS AND DISCUSS THEIR WORK. THE LYME ART COLONY WHICH IS 25 MINUTES FROM SEASIDE WAS THE BIRTHPLACE OF THE AMERICAN IMPRESSIONIST MOVEMENT. CONNECTICUT HAS THE WORKS OF MANY FAMOUS ARTISTS AND A VIBRANT ART SCENE. THE FLORENCE GRISWOLD HOUSE AND MUSEUM IS A MUST SEE FOR ANYONE INTERESTED IN ART.

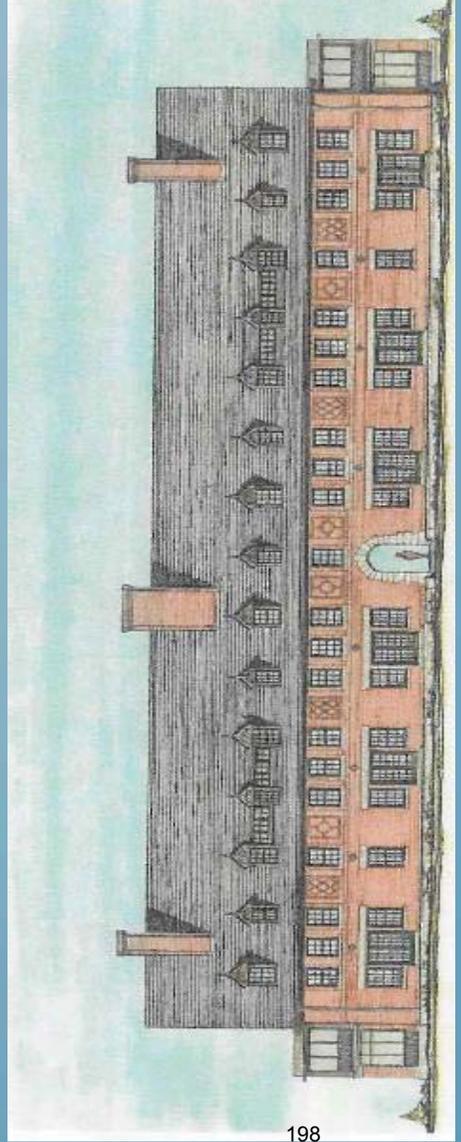
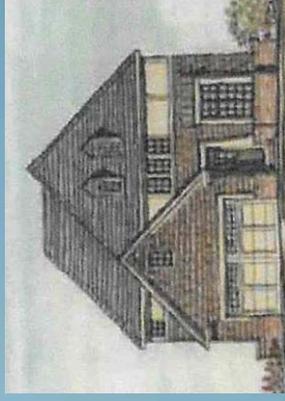
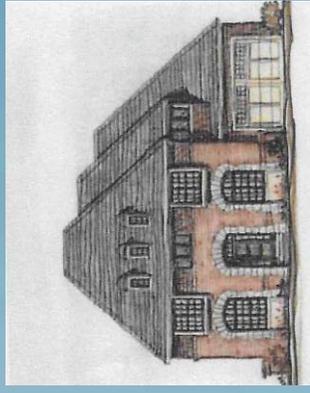
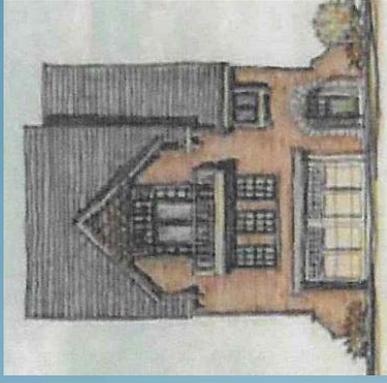


# THE RESIDENCES

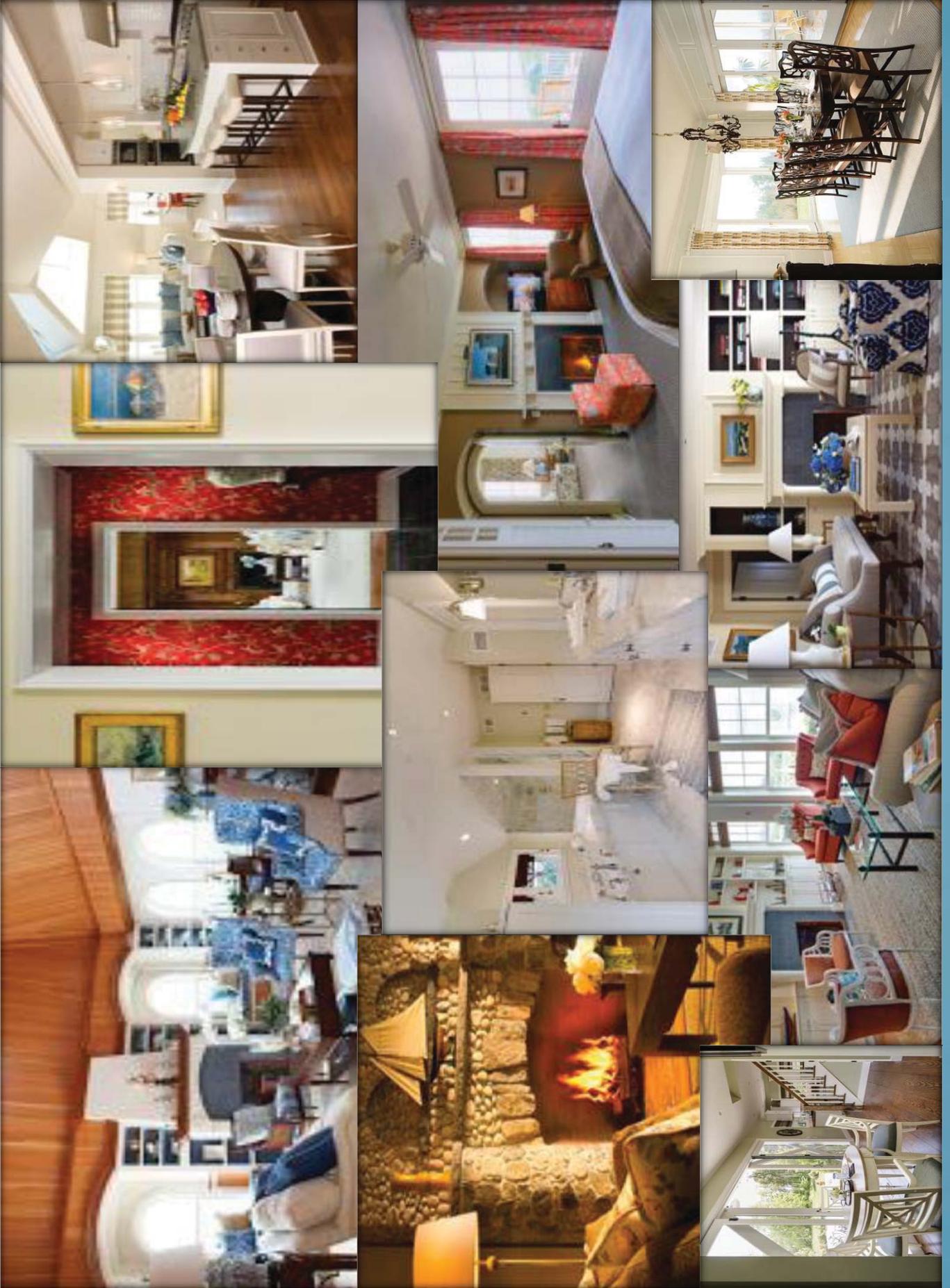
THE ROOMS IN THE INN WILL RANGE IN SIZE FROM 500 TO 1600 SQUARE FEET. THERE WILL ALSO BE HOMES WHICH WILL RANGE FROM 2500 TO 5000 SQUARE FEET. THE RESIDENCES WILL HAVE 9' CEILINGS AND THE FINEST ARCHITECTURAL DETAILS, FURNISHINGS AND FABRICS AVAILABLE. CINDY RENFRET IS AVAILABLE TO DO THE INTERIOR DESIGN OR THE OWNER CAN CHOOSE THEIR OWN DESIGNER.

THE KITCHENS AND BATHROOMS MAKE EXTENSIVE USE OF NATURAL STONE, CUSTOM TILE AND BEAUTIFUL WOODS FROM AROUND THE WORLD. THE KITCHENS WILL FEATURE SIE-MATIC CABINETS AS WELL AS MIELE, SUBZERO AND WOLF APPLIANCES. THE BATHROOMS WILL HAVE LUXURIOUS SOAKING TUBS AND STEAM SHOWERS. THE UNITS WILL USE WATERWORKS FIXTURES.

THE RESIDENCES WILL MAKE ELEGANT ENTERTAINING A BREEZE WHETHER IT IS A FAMILY DINNER WITH YOU AS CHEF OR AN ELEGANT PARTY PREPARED BY ONE OF OUR CHEFS IN YOUR RESIDENCE AND SERVED BY OUR STAFF.



# INTERIORS



# THE SEASIDE LIFESTYLE

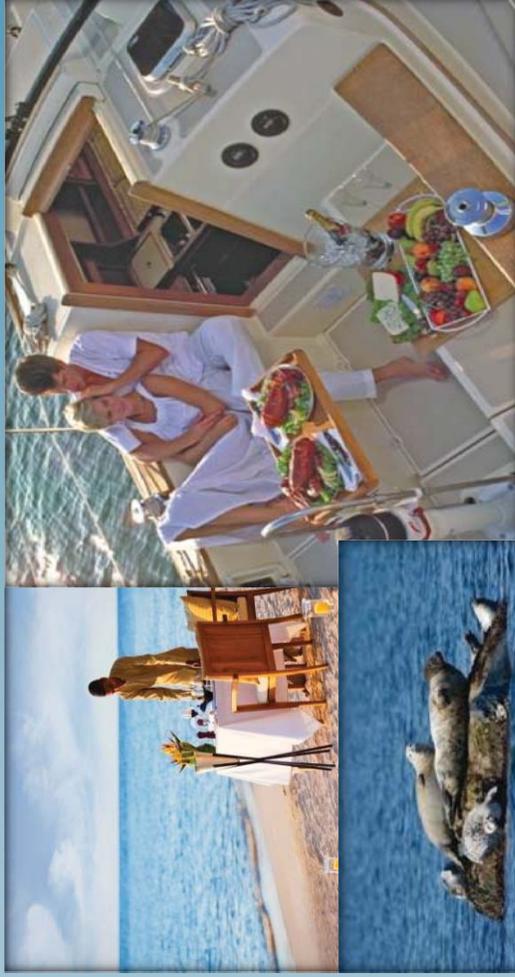
OUR MISSION IS TO PROVIDE A LIFESTYLE FOR OUR RESIDENTS AND GUESTS THAT CHALLENGES AND FULFILLS THEIR BODY, MIND AND SPIRIT.

PROVIDING THE HIGHEST LEVEL OF SERVICE AND RESPECT FOR THE NATURAL ENVIRONMENT AND FOR THE CULTURAL AND RECREATIONAL RESOURCES OF CONNECTICUT ARE THE VALUES THAT ENABLE US TO ACHIEVE OUR MISSION.

THE CONCIERGE WILL MAKE WHATEVER ARRANGEMENTS ARE NECESSARY TO MAKE YOUR STAY PERFECT. FROM BOOKING A CAR OR A TEE TIME, TO MAKING THEATER RESERVATIONS OR ARRANGING FOR A SUNSET CRUISE WITH A LOBSTER DINNER OR A PRIVATE CRUISE TO A REMOTE BEACH FOR A PICNIC, OUR CONCIERGE WILL DO IT ALL.

OUR RESIDENT NATURALIST WILL CONDUCT WALKING AND BOAT TOURS OF AREA LIGHTHOUSES AND THE BIRD AND MARINE LIFE INCLUDING WHALE WATCHES AND TOURS OF AREAS WHERE SEALS LIVE.

OUR ARTIST IN RESIDENCE WILL CONDUCT TOURS OF OUR COLLECTIONS OF SCULPTURES AND PAINTINGS AND MAKE ARRANGEMENTS TO VISIT AREA MUSEUMS AND GALLERIES AND VISITS TO CONNECTICUT ARTISTS.

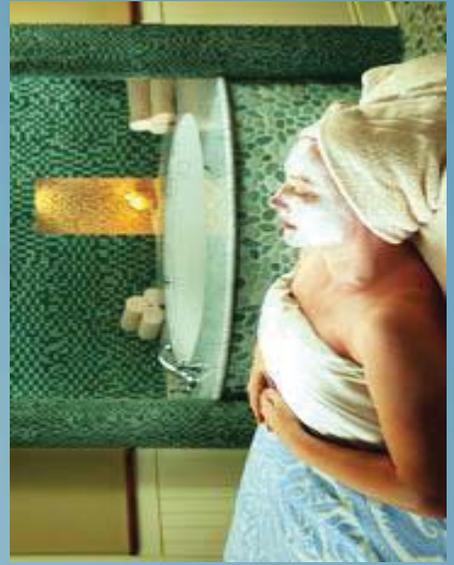


# SPA AND FITNESS

OUR POOL AND FITNESS FACILITY ARE OPEN TO ALL RESIDENTS AND GUESTS 24 HRS A DAY. OUR SPA HAS A FULL ARRAY OF MESSAGES AND TREATMENTS FOR MEN AND WOMEN INCLUDING HAIR CARE, FACIALS, MANICURES AND PEDICURES. OUR STEAM ROOM, WHIRLPOOL AND SAUNA ARE AVAILABLE DURING SPA HOURS.



ENJOY AN EXERCISE CLASS INDOORS OR ON THE BEACH



RELAX WITH ONE OF OUR SPECIAL SPA TREATMENTS

# CULINARY SERVICE AND RESTAURANTS

OUR EXECUTIVE CHEF, SOMMELIER AND FORAGER MANAGE OUR RESTAURANTS AND CULINARY PROGRAM. EACH IS PROFESSIONALLY TRAINED AND HAS YEARS OF HANDS ON EXPERIENCE.

WITHIN 20 MILES OF SEASIDE ARE OVER THIRTY ORGANIC FARMS AND DAIRY FARMS. OUR FORAGER AND THE REST OF OUR CULINARY TEAM WILL WORK WITH THEM TO SECURE THE BEST VEGETABLES, FRUITS, BERRIES, MILK, CREAM, ICE CREAM, EGGS AND ARTISAN CHEESE AVAILABLE. LOCAL FARMS RAISE THE FINEST PORK, LAMB, POULTRY, VEAL AND AGED BEEF TO OUR SPECIFICATIONS.

CONNECTICUT HAS ONE OF THE LAST COMMERCIAL FISHING FLEETS ON THE EAST COAST AND A ROBUST SHELLFISH INDUSTRY. EACH DAY WE GO TO THE DOCKS AND SELECT THE FRESHEST OYSTERS, CLAMS, LOBSTERS AND FISH AVAILABLE.

OUR SOMMELIER MAINTAINS ONE OF THE LARGEST AND FINEST CELLARS IN NEW ENGLAND AS WELL A WIDE SELECTION OF SPIRITS AND BEERS FROM AROUND THE WORLD. WE FEATURE MICRO BREWS FROM SEVERAL NEW ENGLAND BREWERIES INCLUDING THOMAS HOOKER BREWERY IN EAST HARTFORD AND WINES FROM CONNECTICUT WINERIES. SPACE IN OUR WINE CELLAR IS AVAILABLE FOR STORAGE OF RESIDENTS' WINE.

OUR FIVE RESTAURANTS PROVIDE FOOD FOR EVERYONE'S TASTE, FROM FORMAL MEALS IN OUR DINING ROOM TO MORE CASUAL FARE IN OUR BAR AND LOUNGE. OUTDOOR DINING IS PROVIDED IN OUR ENGLISH GARDEN, POOL SIDE RESTAURANT OR AT OUR CABANAS ON THE BEACH. WEEKLY CLAMBAKES WITH A BONFIRE AT THE BEACH IS A FAVORITE OF OUR RESIDENTS AND GUESTS.

OUR CULINARY TEAM PROVIDES COOKING AND WINE TASTING CLASSES AND OUTINGS TO THE FARMS, DOCKS AND SHELLFISH FARMS.





# RECREATIONAL ACTIVITIES

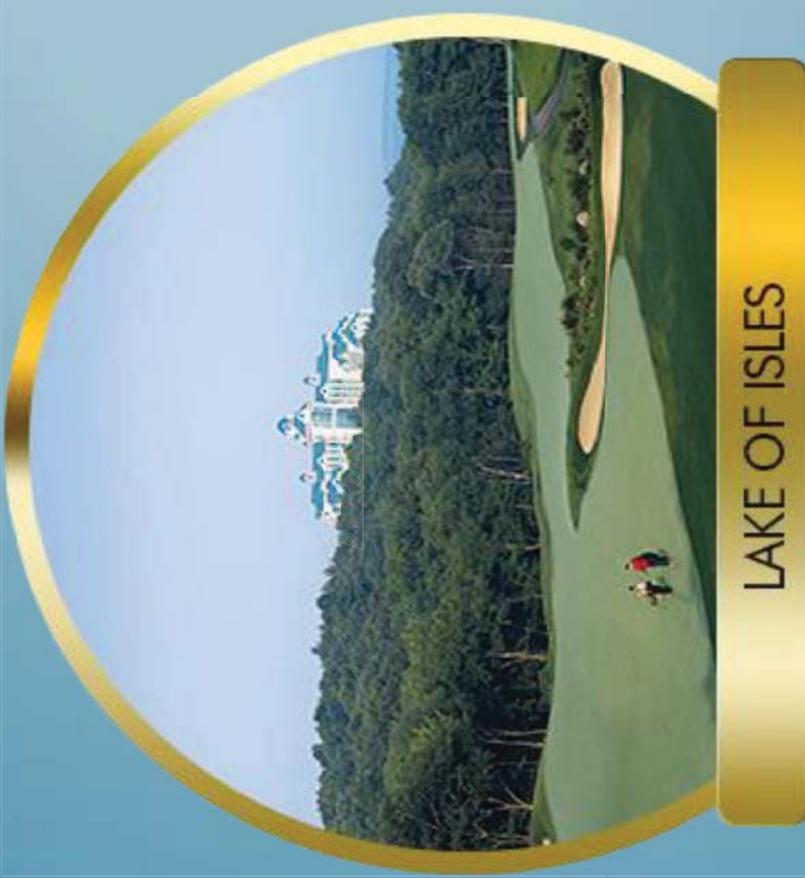
SEASIDE PROVIDES A VAST ARRAY OF ACTIVITIES FOR OUR RESIDENTS AND GUESTS.

WATERFRONT ACTIVITIES INCLUDE EVERYTHING FROM RELAXING BY THE POOL UNDER AN UMBRELLA TO THE USE OF A BEACH CABANA WITH FOOD AND BEVERAGE SERVICE. BEACH VOLLEYBALL, WINDSURFING, SEA KAYAKING, SNORKELING, AND JET SKIING ARE ALSO AVAILABLE. SCUBA AND SAILING LESSONS CAN ALSO BE ARRANGED.

TENNIS, SQUASH, RACKET BALL, PADDLE TENNIS, CROQUET, BOCCI AND BICYCLES ARE AVAILABLE. OUR STAFF ALSO PROVIDES LESSONS FOR THOSE SEEKING TO IMPROVE THEIR GAME.



# GOLF



# GAMING

TWO OF THE LARGEST AND MOST BEAUTIFUL CASINOS IN THE UNITED STATES--MOHEGAN SUN AND FOXWOODS RESORT CASINO--ARE WITHIN 30 MINUTES OF SEASIDE. EACH HAS SEVERAL LARGE HOTELS, SPAS, SHOPPING AND THE FULL ARRAY OF GAMING INCLUDING SLOT MACHINES, POKER, BLACK JACK, BACCARAT, ROULETTE, CRAPS, ASIAN GAMING AND A SPORTS BOOK. THERE ARE POKER TOURNAMENTS AT BOTH CASINOS INCLUDING THE WORLD SERIES OF POKER AT FOXWOODS.



THE LAKE OF ISLES GOLF RESORT IS A 900 ACRE FACILITY WITH TWO 18 HOLE REES JONES DESIGNED COURSES BUILT AROUND A 90 ACRE LAKE. IT HAS A 50,000 SQUARE FOOT CLUBHOUSE AND A STATE OF THE ART 30-ACRE TEACHING, PRACTICE AND TRAINING FACILITY. THE SOUTH COURSE HAS BEEN RATED ONE OF THE 40 BEST COURSES TO PLAY ON BY GOLF WEEK MAGAZINE. FIVE OF THE TEN HIGHEST RANKED COURSES IN CONNECTICUT ARE WITHIN THIRTY MINUTES OF SEASIDE. ARRANGEMENTS HAVE BEEN MADE FOR OUR RESIDENTS AND GUESTS TO PLAY AT ALL OF THEM.

# HIKING, FISHING AND CANOEING

FOR THOSE WHO ENJOY MORE RIGOROUS FORMS OF OUTDOOR ACTIVITY, CONNECTICUT MAINTAINS OVER 100,000 ACRES OF PARK AND FOREST LAND. THE APPALACHIAN TRAIL AND THE METACOMET TRAIL PROVIDE CHALLENGING HIKES FOR ALL LEVELS OF HIKING. ROCK CLIMBING CANOEING, KAYAKING, CAMPING, MOUNTAIN BIKING, OFF ROAD RIDING AND HORSEBACK RIDING ARE ALL POPULAR IN CONNECTICUT PARKS AND FORESTS.

CONNECTICUT MAINTAINS THREE FISH HATCHERIES AND STOCKS OVER 150 STREAMS, LAKES, PONDS AND RIVERS. THE STATE'S 15 TROUT MANAGEMENT AREAS AND 29 WILD TROUT MANAGEMENT AREAS ATTRACT ANGLERS FROM ALL OVER THE U.S. AS DO THE SHAD AND SEA TROUT RUNS ON THE FARMINGTON, CONNECTICUT AND NIAHTIC RIVERS.

SPORT FISHING ON LONG ISLAND SOUND AND OFFSHORE PROVIDES WORLD CLASS OPPORTUNITIES FOR ANGLERS TO CATCH TUNA, SHARK AND STRIPED BASS.



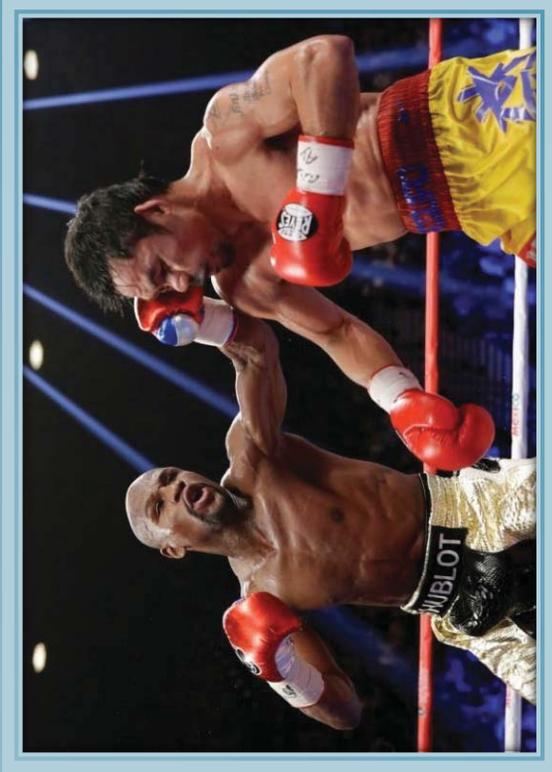
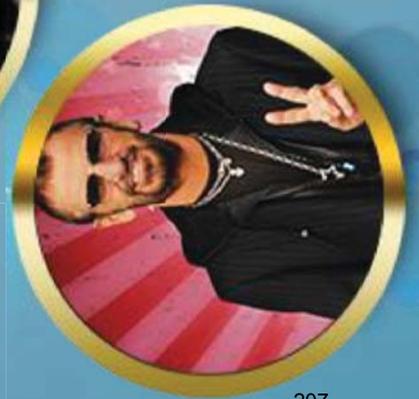
# ENTERTAINMENT AT THE CASINOS



BOTH CASINOS HAVE VEGAS STYLE ENTERTAINMENT AND HAVE FEATURED DIANA ROSS, WILLIE NELSON, THE EAGLES, BILLY JOEL, MADONNA, BON JOVIE, KEITH URBAN, JENNIFER LOPEZ, RINGO STARR, AND DONNY & MARIE.

THE MOHEGAN SUN ARENA IS HOME TO THE CONNECTICUT SUN OF WNBA AND THE PROFESSIONAL LACROSSE TEAM, THE BLACK WOLVES.

CHAMPIONSHIP BOXING AND MIXED MARTIAL ARTS ARE ALSO FEATURED AT FOXWOODS CASINO.



# CULTURE AND THE ARTS

WITHIN THIRTY MINUTES OF SEASIDE, THERE ARE NUMEROUS PROFESSIONAL ARTS VENUES.

## BROADWAY THEATER

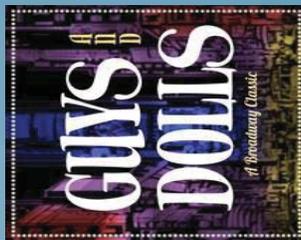


THE TONY AWARD WINNING EUGENE O'NEILL THEATRE CENTER IN WATERFORD HAS, FOR OVER 70 YEARS, PROVIDED AN OPPORTUNITY FOR BROADWAY'S LEADING ACTORS, DIRECTORS AND PRODUCERS TO WORK ON NEW PRODUCTIONS AND WITH NEW ARTISTS, DEVELOPING NEW TALENT AND NEW MATERIAL FOR BROADWAY. THE CENTER WILL PROVIDE SEASIDE RESIDENTS AND GUESTS THE OPPORTUNITY TO ATTEND PERFORMANCES OF NEW WORKS WHERE THEY CAN INTERACT WITH AND MEET ACTORS AND PLAYWRIGHTS AND SEE THEIR WORKS IN DEVELOPMENT. THERE ARE SEVERAL PERFORMANCES WEEKLY THROUGHOUT THE SUMMER.

## MUSICAL THEATER

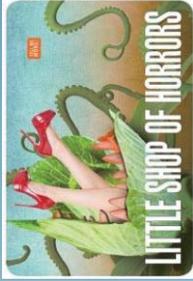
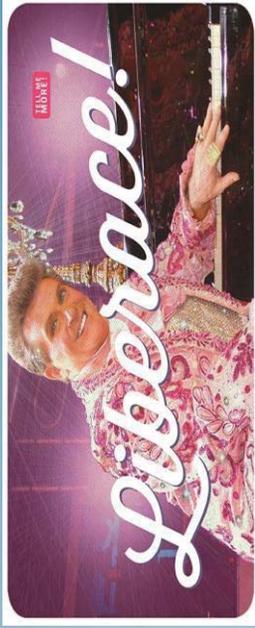


THE TWO-TIME TONY AWARD WINNING GOODSPEED OPERA HOUSE IN EAST HADDAM ON THE CONNECTICUT RIVER HAS LONG BEEN KNOWN AS THE LAST STOP FOR MUSICALS ON THEIR WAY TO BROADWAY OR THE LONDON STAGE. THE NEWLY BUILT ARTIST VILLAGE IS THE TRAINING GROUND FOR WRITERS AND PERFORMERS FOR BROADWAY PRODUCTIONS.

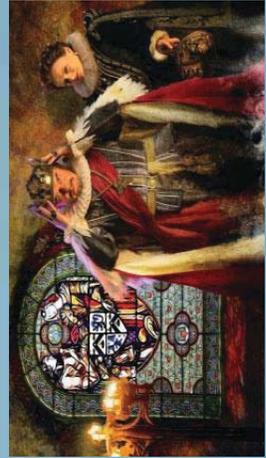
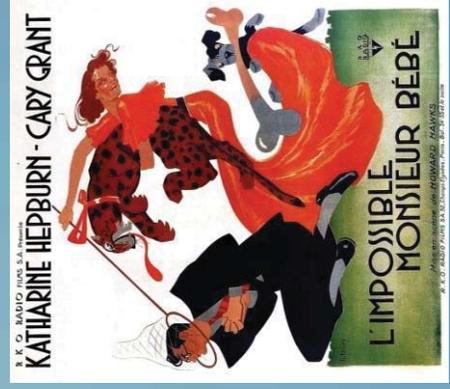
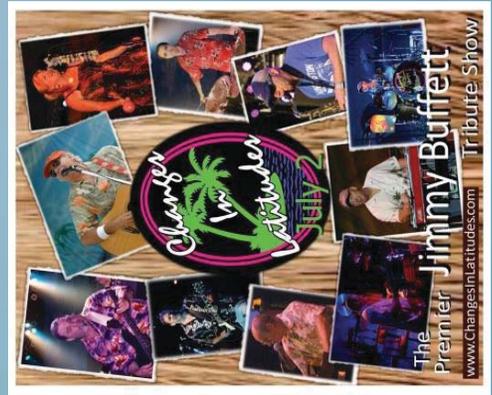


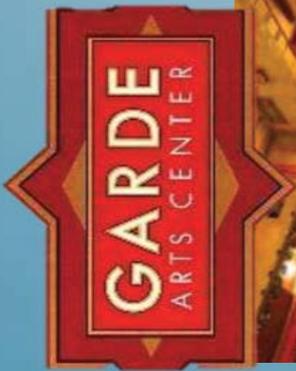


THE IVORYTOWN PLAYHOUSE IN IVORYTON, CONNECTICUT IS CELEBRATING ITS 10th YEAR OF PROFESSIONAL THEATER PRODUCTIONS. THIS YEAR IT WILL PRODUCE SEVEN PLAYS DURING ITS SEASON FROM MARCH TO DECEMBER INCLUDING: STAND BY YOUR MAN, CALENDAR GIRLS, MEMPHIS, THE LAST ROMANCE, LIBERACE, SOUTH PACIFIC AND LITTLE SHOP OF HORRORS.



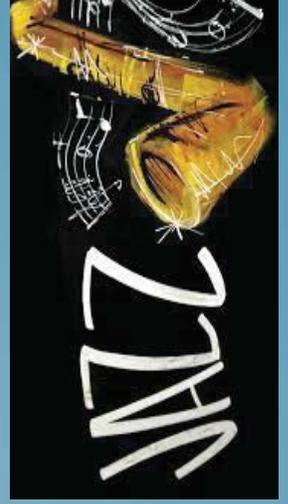
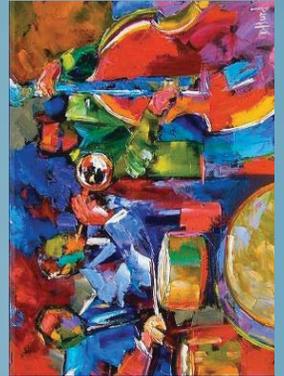
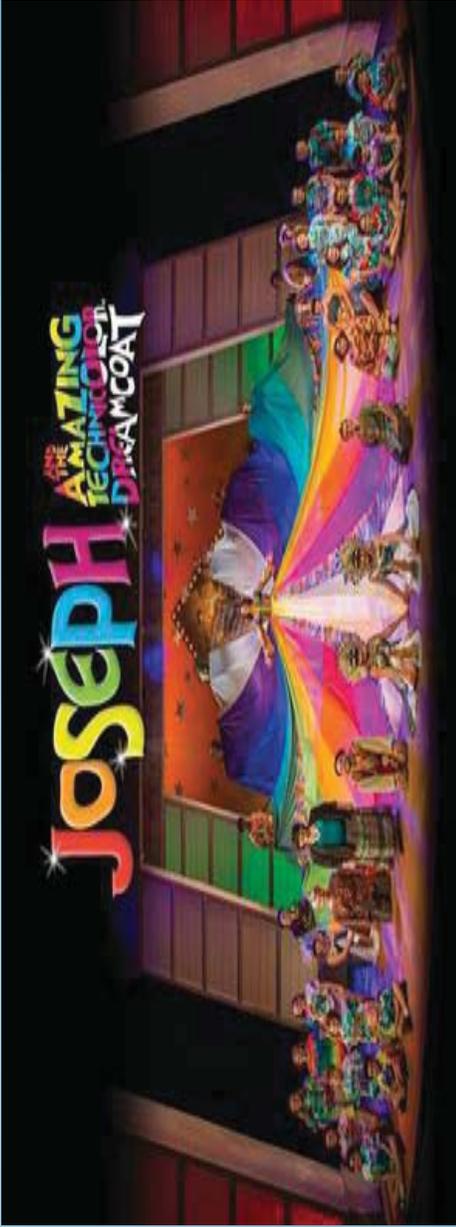
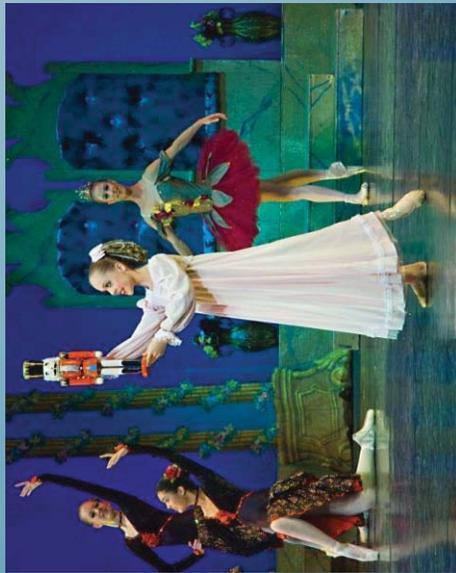
THE KATHERINE HEPBURN CULTURAL ARTS CENTER, FEATURES A WEEKLY SCHEDULE OF LIVE DRAMA, MUSICALS, DANCE AND CONCERTS AS WELL AS THE CONNECTICUT CLASSIC FILM FESTIVAL, AND BALLET, SYMPHONY, AND OPERA SIMULCAST FROM THE MET. THERE ARE PERFORMANCES 2-3 TIMES PER WEEK YEAR ROUND.





# LIVE THEATER, OPERA, BALLET, SYMPHONY

THE GARDE ARTS CENTER IN NEW LONDON FEATURES LIVE SYMPHONY, OPERA AND BALLET, BROADWAY AT THE GARDE, MUSIC LEGENDS AND A CLASSIC FILM SERIES. THE EASTERN CONNECTICUT SYMPHONY IS IN ITS 69<sup>TH</sup> YEAR AND ITS PROGRAM WILL INCLUDE WORKS BY WAGNER, MOZART, BEETHOVEN, DVORAK AND BRAHMS. THE LYRIC BALLET WILL PRESENT ITS NUTCRACKER PERFORMANCE THIS YEAR AND THE BROADWAY SERIES WILL FEATURE: JOSEPH AND THE AMAZING TECHNICOLOR DREAMCOAT, THE PRODUCERS, SATURDAY NIGHT FEVER, HOL HOLBROOK IN MARK TWAIN TONIGHT AND SEVERAL OTHER BROADWAY HITS. THE MUSIC LEGEND SERIES FEATURES GRAMMY AWARDING WINNING ARTISTS PERFORMING JAZZ AND OTHER POPULAR MUSIC.



# MUSEUMS

## MYSTIC SEAPORT

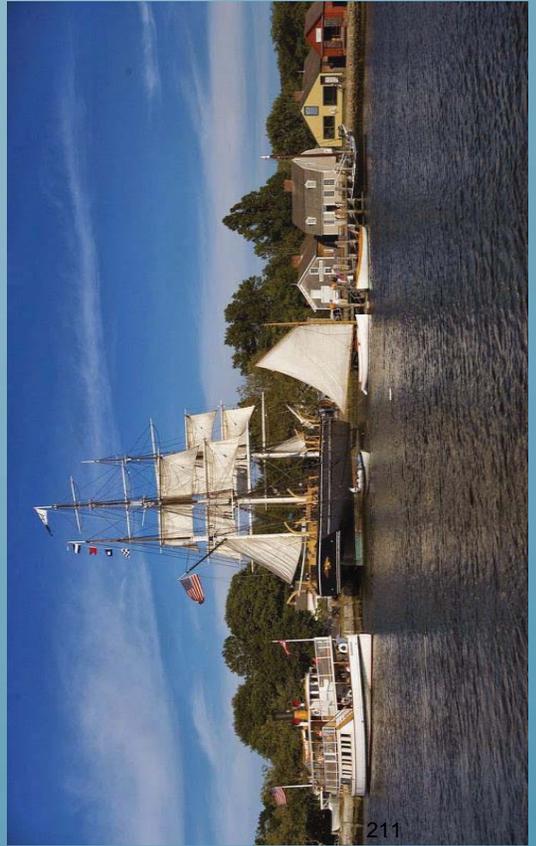
THE MUSEUM

OF AMERICA

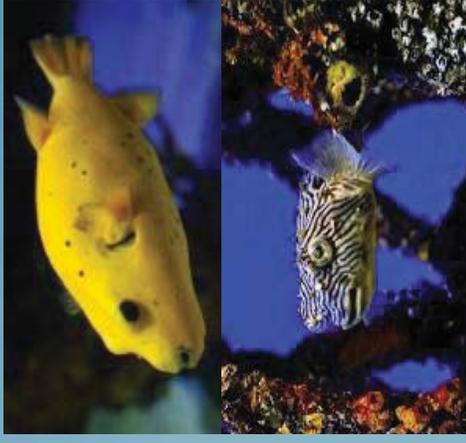
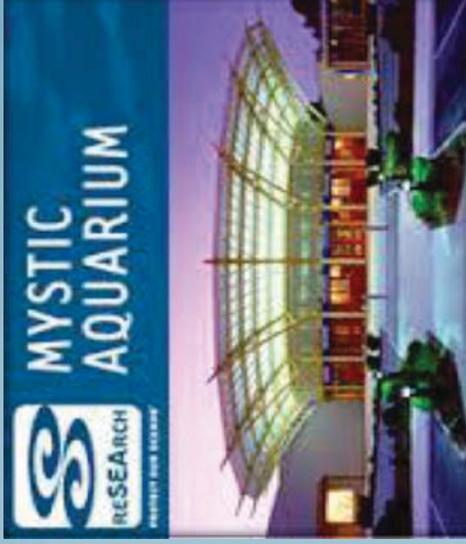
AND THE SEA



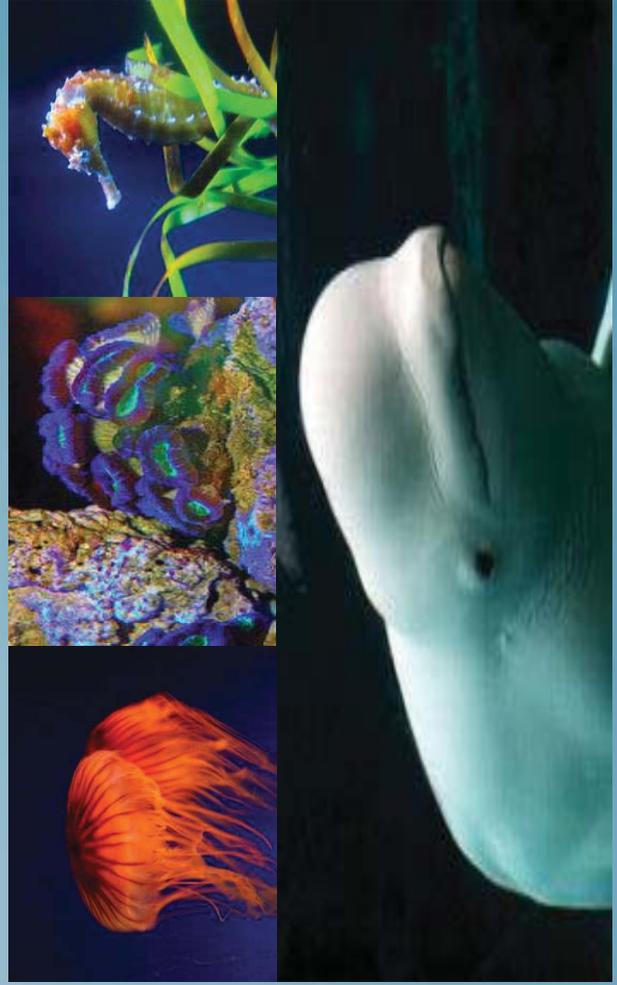
MYSTIC SEAPORT IS AMERICA'S MUSEUM OF WHALING AND SEAFARING. LOCATED ON 19 ACRES IN MYSTIC, CT, IT HAS SEVERAL SHIPS TO TOUR INCLUDING THE CHARLES W. MORGAN, THE LAST WHALING SHIP STILL AFLOAT. THERE IS ALSO AN AUTHENTIC 19TH CENTURY MARITIME VILLAGE, AN ARCHIVE AND A VAST COLLECTION OF SHIPBUILDING TOOLS AND SHIPS' SUPPLIES. THE MUSEUM PROVIDES SAILING LESSONS TO CHILDREN AND ADULTS AND SUNSET SAILING CRUISES.



211

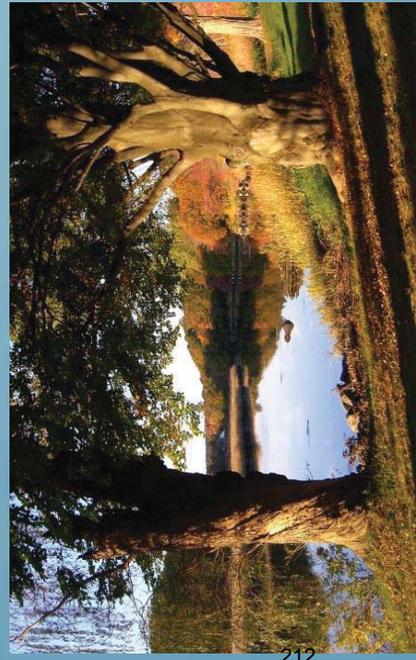
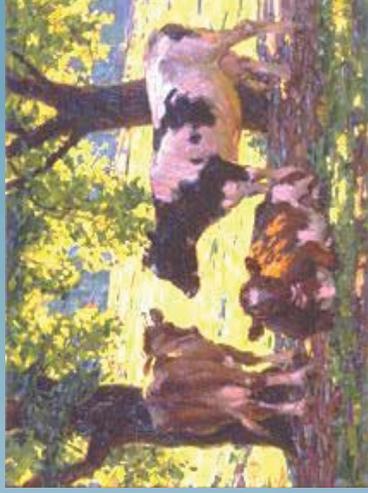
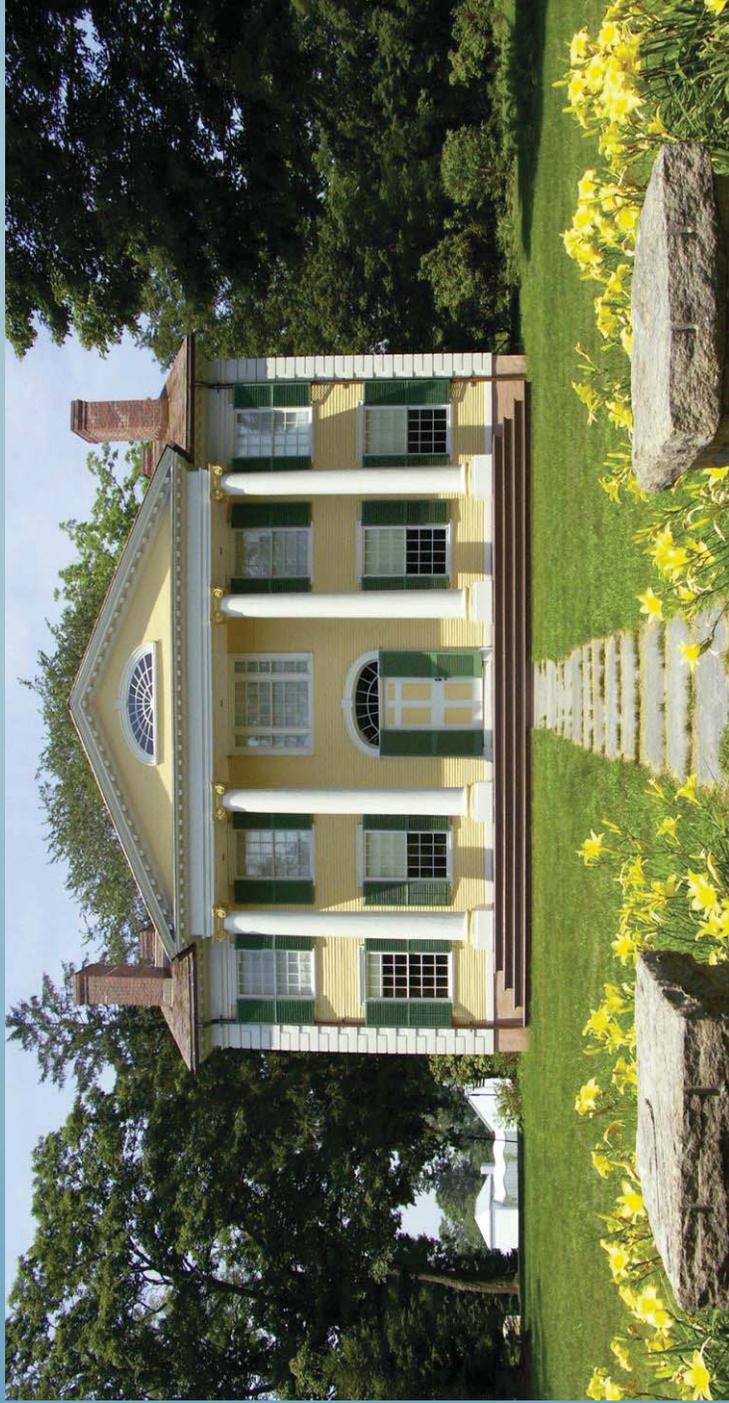


MYSTIC MARINE LIFE AQUARIUM IS NOT ONLY ONE OF THE BEST AQUARIUMS IN THE US, IT IS ALSO HOME TO DR. ROBERT BALLARD'S SEA RESEARCH FOUNDATION. THE FOUNDATION CONDUCTS ALL TYPES OF RESEARCH ON MARINE LIFE THAT PROVIDES THE MUSEUM WITH SPECIES UNAVAILABLE ELSEWHERE. THE MUSEUM ALSO BENEFITS FROM HIS ARCHEOLOGICAL RESEARCH, THE RECENTLY PRODUCED VIDEO ON HIS DISCOVERY OF THE TITANIC IS BEING USED AS AN EDUCATIONAL TOOL AT THE MUSEUM.



## THE FLORENCE GRISWOLD MUSEUM

THE FLORENCE GRISWOLD HOUSE IN LYME, CT WAS THE BIRTHPLACE OF THE AMERICAN IMPRESSIONIST MOVEMENT. TODAY THE HOUSE IS PART OF A MUSEUM COMPLEX THAT HOUSES PAINTING, SCULPTURE AND FURNITURE FOR EVERY TASTE. THE MUSEUM HAS AN ACTIVE EDUCATIONAL PROGRAM FOR ADULTS AND CHILDREN. THE BEAUTIFUL GARDEN AND GROUNDS HOST PROGRAMS FEATURING CONNECTICUT ARTS OF EVERY DESCRIPTION.



# EQUESTRIAN FACILITIES

WITHIN 30 MINUTES OF SEASIDE ARE SOME OF THE PREMIER BOARDING STABLES AND EQUESTRIAN TRAINING FACILITIES IN THE U.S. WHETHER YOU ENJOY HUNTING, JUMPING, DRESSAGE OR CROSS COUNTRY, THERE IS A FACILITY FOR YOU. MANY OFFER LEASES AS WELL AS BOARDING AND ARE ADJACENT TO FOREST AND PARK LAND THAT PROVIDES MILES OF RIDING TRAILS.



# SAILING AND CRUISING



WHETHER YOU ARE INTERESTED IN A PLACE TO DOCK YOUR YACHT OR A CLUB WITH SERIOUS RACING, THE CONNECTICUT SHORE HAS A PLACE FOR YOU. THERE ARE OVER 50 YACHT CLUBS AND MARINAS THAT CAN HANDLE BOATS OF ANY SIZE OR DESCRIPTION

WE ARE ALSO ABLE TO ARRANGE YACHT CHARTERS AND SAILING LESSONS WITH COAST GUARD LICENSED CAPTAINS.

# CONFERENCE FACILITIES

IMAGINE A PLACE WHERE YOU CAN HAVE SALES MEETINGS, PRESENTATIONS FOR CUSTOMERS AND CLIENTS OR STRATEGY SESSIONS FOR YOUR SENIOR LEADERSHIP TEAM IN THE MORNING AND PLAY A ROUND OF GOLF OR RELAX AT THE BEACH IN THE AFTERNOON.

IMAGINE A PLACE TO GET AWAY FROM THE CONSTANTLY RINGING PHONES AND INTERRUPTIONS AND WORK ON BUSINESS OPPORTUNITIES IN A RELAXED ATMOSPHERE WHERE YOU CAN THINK.

IMAGINE ENTRAINING YOUR GUESTS WITH THE FINEST FOOD, WINE AND ACCOMMODATIONS AVAILABLE ANYWHERE.

IMAGINE A PLACE TO DEVELOP RELATIONSHIPS AND CLOSE DEALS WHETHER IT'S A CONFERENCE OR PRESENTATION FOR 100, A COCKTAIL PARTY SERVED IN YOUR SUITE OR A QUIET COUPLES WEEKEND WITH DINNER COOKED AND SERVED IN YOUR SUITE BY ONE OF OUR CHEFS .

SEASIDE IS PERFECT FOR OCCASIONS INCLUDING WEDDINGS, ANNIVERSARIES, BIRTHDAYS AND OTHER IMPORTANT OCCASIONS. WHETHER IT'S BUSINESS OR PLEASURE, THE SEASIDE CONCIERGE WILL WORK WITH YOUR EVENT PLANNER TO INSURE EVERYTHING IS PERFECT.

IN ADDITION TO THE INTERNATIONAL CONFERENCE ON RENEWAL ENERGY IN THE SPRING OF EACH YEAR, SEASIDE EXPECTS TO HOST OTHER CONFERENCES DEALING WITH GLOBAL WARMING, RENEWABLE ENERGY AND THE ENVIRONMENT IN THE NON-PEAK SEASON. WE HOPE TO INVOLVE CONNECTICUT COLLEGES AND UNIVERSITIES IN THESE CONFERENCE.



# THE SEASIDE CONCIERGE

OUR CONCIERGE IS AVAILABLE TO ARRANGE WHATEVER YOU WANT 24 HOURS A DAY INCLUDING:

CAR RENTALS AND TRANSPORTATION

HAVING YOUR SUITE STOCKED WITH YOUR FAVORITE FOOD, WINE AND SPIRITS.

SCHEDULING TEE TIMES.

TICKETS FOR PLAYS, CONCERTS BOXING MATCHES AND OTHER ATHLETIC EVENTS.

DINNER RESERVATIONS

VISITS TO ART MUSEUMS AND GALLERIES.

STOCKING YOUR BOAT WITH FOOD, WINE AND SPIRITS FOR A CRUISING WEEKEND.

PICNICS ON THE BEACH

SPA APPOINTMENTS

CHILD CARE



SPORT FISHING CHARTERS

A SPECIAL BEHIND THE SCENES TOURS OF MYSTIC AQUARIUM OR MYSTIC SEAPORT

A SAILING OR CRUISING CHARTER

TENNIS, CROQUET, WINDSURFING, SQUASH, OR RACQUETBALL LESSONS

VINEYARD OR FARM TOURS.

LIGHTHOUSE TOURS, BIRDING TOURS, SEAL WATCHING OR WHALE WATCHING TOURS

# CONNECTICUT SHORE BEAUTY DISCOVERED



JUL 14, 2015

**LEISURE TRAVEL**

25 Reasons This Part of the East Coast Is Being Dubbed "The New Hamptons"

All of the beauty and old-world charm of the classic getaway without any of the crowds.



In response to the New York Post's recent article declaring the Connecticut shore "the next 'new' Hamptons," we wanted to share a few reasons of our own as to why this the so-called Golden Triangle of Connecticut—Old Saybrook, Essex, and Old Lyme (our hometown)—is a hidden gem.

<http://www.townandcountrymag.com/leisure/travel-guide/a3398/old-lyme-old-saybrook-essex-connecticut/>



The next 'new' Hamptons that many vacationers overlook

By **Troy McMullen**

July 1, 2015



19 SHORE ROAD, CLINTON, \$2.975 MILLION: This five-bedroom home enjoys panoramic views of the Long Island Sound, sitting on a terraced rise overlooking its own beach.

Connecticut's historic colonial coast is an almost equidistant drive from Manhattan as is the Hamptons, Catskills, Boston or the Jersey Shore. New Yorkers are now choosing the Connecticut shore when looking to buy a vacation property. Connecticut is already known for its string of bedroom communities and Eastern Connecticut is a highly desirable alternative for people seeking an ocean front community.

<http://nypost.com/2015/07/01/why-coastal-connecticut-is-the-next-new-hamptons/>

# LOCATION

Seaside is conveniently located on the beach in Waterford, CT. NYC and Boston are about two hours away by car or train.



# IV. INTRODUCTION TO COMMENTS ON ALTERNATIVES

# INTRODUCTION

The State of Connecticut has determined that it wants to create a state park at **Seaside**.

As a first step, in March 2015, DEEP released a report entitled, “**Seaside** State Park Master Plan.”

The project team for the Plan was Benjamin Barnes, Secretary OPM; Susan Whalen, Deputy Commissioner DEEP; and David H. Barkin, AIA, Chief Architect DAS. Oak Associates Architects and Sasaki Associates, land planners, were part of the team.

The Master Plan evaluated four alternatives for the future use of **Seaside**. Cost estimates were provided for each of the four alternatives.

The Master Plan identified a preferred alternative. It was a hotel and a destination park. An important factor was the re-use of the Historic Buildings on the site. The State had already conducted studies that concluded that the re-use of the structures was feasible.

As the next step, DEEP contracted with CBRE/PKF to conduct a study to determine the feasibility of a hotel on the **Seaside** property.

In May 2016, PKF issued their report. They concluded that development of a hotel by a private party would be feasible. Feasibility, according to PKF, was dependent on two factors: (1) the state would repair the exterior structure of the historic buildings so that the

developer’s only building cost would be the interior build out, and (2) the developer would utilize 65,000 of the 80,000 square feet of the existing buildings for the hotel and construct an addition of 15,000 feet to complete the project as a 100-room hotel.

PKF assumed that the exterior walls of the buildings could be repaired for \$10 million. They made this determination based on their assumption that the cost of reconstructing the existing walls would be the same as building exterior walls on a new 80,000 square foot hotel. DEEP released the PKF study accompanied by a statement that the State’s contribution to the **Seaside** development would be limited to \$10 million.

Unfortunately, the PKF assumptions are unsupported. The **Seaside** State Park Master Plan more correctly sets forth the required capital expenditures. More recently three qualified independent experts validated the cost estimates set forth in the Master Plan. When the costs on the Master Plan are adjusted for soft costs, inflation and a contingency, it becomes readily apparent that the State would be required to contribute \$90-100 million to the proposed development. Further, as demonstrated in the EIE, the State would receive no compensation for that contribution.

In accordance with the Connecticut Environmental Protection Act (CEPA), the State contracted for an Environmental Impact Evaluation (EIE). The EIE was released in June 2017. The law requires that an EIE evaluate all reasonable alternatives. It also requires a public comment period, and for all substantive comments to be considered.

# V. COMMENTS ON ALTERNATIVES

# COMMENTS ON ALTERNATIVES

In June 2017, the Department of Energy and Environmental Protection (DEEP) released a draft Environmental Impact Evaluation (EIE) for activities it was proposing to undertake at **Seaside**, 36 Shore Road, Waterford, CT. (“**Seaside**”). The EIE was prepared because of, and in accordance with the Connecticut Environmental Protection Act (“CEPA”).

CEPA states that an EIE--“shall provide full and fair discussions of environmental impacts, ---“including all reasonable alternatives, and [shall] compare the impacts of the alternatives.” {CGS Sec. 22a-1a-7(a)}

Furthermore, CEPA states that the sponsoring agency (DEEP) **must** consider all public comments in deciding how to proceed on a proposed action. CEPA also requires OPM to review the EIE, **together with comments**, and determine, in writing, whether it (the proposed action) complies with the law and the regulations. (CGS Sec.22a-1e).

In simple terms, this means that DEEP and OPM must consider all reasonable alternatives, and select the one which has the least adverse impact on the environment. Section 22a-1a-3(a) and (b) of CEPA identifies the categories of environmental significance that must be considered.

The EIE discussed four alternatives. The first was “do nothing.” This option was dismissed in the EIE. There are several additional reasons why this option is not reasonable. The first is the economic cost to the State. The second reason is that the buildings on the site are on the State and National Historic Registers

They are currently experiencing demolition by neglect. That is prohibited by law. In addition, failure to properly develop **Seaside** is depriving the people of the State of Connecticut of a unique recreation opportunity. Finally, failure to properly develop the property is depriving the Town of Waterford and the State of Connecticut of significant revenue streams in the form of taxes.

Alternative II is described in the EIE as demolition of the existing buildings, and turning the entire parcel into a park. Although this too was dismissed, it is hard to understand why it was even considered as an alternative. It appears that the consultant who prepared the EIE was not aware that historic structures are protected under CEPA. At **Seaside**, an alternative use was proposed and approved by SHPO. In addition, three of DEEP’s consultants, WJE Engineers, Oak/Sasaki, and CBRE/PKF all determined that re-use of the historic structures is feasible. It is also clear that re-use of the buildings will result in significant economic benefit to the Town and the State. For these reasons, Alternative II is not an option.

The third alternative was described as a “Destination Park.” The plan called for retaining the existing structures and converting them into a 63-unit lodging facility. There was no architectural or economic information to support this alternative.

The EIE also dismissed this as an alternative. Although not specifically addressed, it is unlikely that Alternative III would be feasible. The cost of developing Alternative III is 90+% of the cost of development Alternative IV. However, the revenues generated by Alternative III are about 40% less than the revenues generated by Alternative IV.

MS-4

Alternative IV is identified as a “Hybrid Park.” For this alternative, the state would presumably lease the buildings to a private developer who would develop the buildings into a 100-room hotel. The State would operate the balance of the grounds as a destination park. Numerous problems have been cited with this alternative. They are listed below:

MS-5

**The Park:** All four alternatives have proposed a destination park. According to the EIE, the park would accommodate 50,000 visitors per year. Activities would include swimming, kayaking, fishing, and oyster harvesting. This alternative is not practical and not achievable for the following reasons:

- Development of the park as proposed would have an adverse impact on near shore coastal resources, including eel grass beds, a critical diminishing, sub-tidal resource.
- The plan is inconsistent with the policies of the State, as enumerated in the Connecticut Coastal Management Act, and further defined in DEEP’s guidance documents.

MS-7

- The current beach at **Seaside** is limited (please see Exhibit 1). It can accommodate 50-60 visitors. Creating a beach, the size of the one depicted in the **Seaside** Master Plan dated March, 2015 will involve a substantial onetime cost, as well as ongoing costs to replenish the sand.

MS-8

- DEEP previously determined that swimming and kayaking would not be permitted due to hazardous conditions. That begs the question, for what purpose, other than passive recreation would anyone visit the site?

MS-9

- Certain work proposed to create the park will require permits from the Army Corps of Engineers. It is unlikely that these permits will be granted

MS-10

- The plan is contrary to at least 15 years of Public Policy. DEEP was instrumental in creating this policy

MS-11

- The plan is not consistent with the Town of Waterford Plan of Conservation and Development.

MS-12

**The Historic Structures:** Alternative IV appears to include a plan for the re-use of the historic buildings. No specific plan is provided, however.

MS-13

**Social Policy:** In 2002, 2010, and 2012 Legislation was enacted that mandated the sale of **Seaside**. It was also mandated that the funds be used to create residential alternatives for persons with developmental disabilities. Alternative IV is directly contrary to the Legislative mandate, and public policy.

MS-14

**Permitting:** Alternative IV will require a new zoning regulation. Under the best of circumstances, this will take several years. However, the Town has stated that the plan is not consistent with the Town's Plan of Conservation and Development. Thus, zoning is unlikely to be granted.

MS-18

**Environmental:** Construction of the park as contemplated in the Master Plan will result in unreasonable destruction of environmentally sensitive areas of the site.

MS-15

**Validity of the EIE:** In a letter and email to Mr. Michael Lambert dated July 12, 2017, Michael S. Klein, PWS cited at least two flaws in the EIE that render the EIE invalid. Absent a valid response to Mr. Klein's comments, the entire EIE is invalid.

MS-19

**Land Use Policy:** The plan (Alternative IV) is not consistent with the Town of Waterford Plan of Conservation and Development. It is therefore unlikely to receive the necessary zoning permits. Work contemplated to create the park will require a permit from the Army Corps of Engineers. Based on the description of the work intended, it is unlikely that the ACOE will grant a permit.

MS-16

**CONCLUSION:**

Once an agency of state government decides to initiate an action, CEPA requires that an EIE be performed. The purpose of the EIE is to determine the alternative with the least environmental impact.

Section 22a-1a-7 of CEPA requires that an EIE provide "full and fair discussions of all reasonable alternatives."

None of the four alternatives presented in the EIE are feasible and acceptable as defined by the Connecticut Environmental Protection Act (CEPA).

MS-17

MS-20

**Economics:** The State has justified the economics for this project based on a state investment limited to \$10 million, and income to the State in the form of lease payments. The EIE states that, "it is assumed that the \$10 million will be repaid to the State. None of that is correct. The EIE puts the cost at \$45 million. Other credible sources put the cost at \$70-100 million. According to the PKF Study, a developer could be expected to absorb no more than \$10 million of this. It would be difficult to make the case for spending \$90-100 million on a park that would provide passive recreation for 50-60 people.

# SEASIDE ALTERNATIVE V

Alternative V might more appropriately be identified as Alternative I. This plan preceded any of the four alternatives presented in the Environmental Impact Evaluation (EIE).

It is the plan that was in the process of being approved by the Town of Waterford, Planning and Zoning Commission in the Fall of 2014. As noted in the letter from Daniel Steward, First Selectman, Town of Waterford to Susan Whalen, DEEP dated July 10, 2017, approval was expected before the end of Fall 2014.

For ease of reference and to avoid confusion, this plan will be identified in this document as Alternative V. It will be readily apparent that Alternative V is superior to any of the alternatives in the EIE. It is not a matter of Alternative V being the least objectionable. On the contrary, reviewed in the context of the criteria set forth in the Connecticut Environmental Protection Act (CEPA), Alternative V has only positive impacts.

Alternative V has three components:

**THE PARK:** DEEP (formerly DEP) thoroughly evaluated **Seaside** as a public recreational resource more than 20 years ago. Since then it

has been re-evaluated at least five times. Each time the conclusion was virtually identical. The public interest could be best served by providing public access to the beachfront, and parking for 25 cars. Due to the limited beach area and unfavorable conditions including submerged rocks, currents and undertows, swimming would be prohibited. DEEP proposed, and all responsible parties agreed, that the property was best suited for passive recreation.

A site plan for the proposed development is included in this document. It shows the proposed public access and park. This plan was approved by DEEP. The Town of Waterford adopted zoning regulations that would require the park to be a part of any development. The park will be privately built and maintained. There will be no cost to the State or the public. Signs will be erected to direct the public to the park.

**The Historic Structures:** Historic preservation will be in accordance with the approval received from the State Historic Preservation Office.

**Land Use and Permitting:** The site plan included in this section conforms with the zoning that the Town of Waterford was about to approve in the Fall of 2014. It is consistent with the Town of Waterford Plan of Conservation and Development. A wetland permit will not be required due to the fact that there are wetlands on the site. No wetlands are being disturbed so no mitigation will be required.

**The Development:** The development will consist of two distinct elements:

**An Inn:** The Inn will be distinctly upscale. The intent was to replicate other Inns that have been successfully integrated into residential neighborhoods. One of but many examples is Ocean House in Watch Hill, Rhode Island. It is situated in the midst of multi-million-dollar homes, Ocean House enjoys a great relationship with its neighbors. Only an operation of this type is likely to be accepted by the Town.

**Homes:** As shown on the site plan, a limited number of homes will be constructed.

**Compatibility With The Surrounding Neighborhood:** Neighbors took an appeal to the zoning. The Court found that development in accordance with the zoning would have no adverse impact on the neighborhood.

Traffic studies have been completed. Experts have concluded that the traffic generated by the proposed use would have no adverse impact on the neighborhood.

**Zero Carbon Footprint Community:** The developer of *Seaside* has been working with Tesla, an internationally recognized solar energy firm. A plan has been developed for *Seaside* to derive all of its energy from the sun. Tesla plans to use *Seaside* as a model to roll out its new and innovative products. *Seaside* will be the first of its kind and through its marketing *Seaside* will be the World's First Zero Carbon Footprint Community. Connecticut will be recognized as the leader in the use of renewable resources.

**Economics:** It is understood that the State's primary goal is to increase recreational options for the public. It is also clear that the State cannot afford to operate existing parks, let alone new ones. *Seaside* will be operated at no cost to the State.

The economic benefit to the State goes well beyond a free park. The State will receive an \$8.0 million payment when the property is purchased. By law, this money must be used to create residential alternatives for persons with developmental disabilities. Advocates for these persons estimate that use of this money for that purpose will save the state \$80 million annually. The Inn is expected to pay \$5 million annually in room occupancy, and sales taxes.

The Town of Waterford will receive an estimated \$2.0 million annually in property taxes.

When the Inn is operational it will have 250 employees. During the peak season that will rise to 400 employees.

# VI. COMPARISON TABLES

## ALTERNATIVE I - IV AND ALTERNATIVE V

# COMPARISON

	Alternative IV	Alternative V
The park as designed— Suitable use	No	Yes
Consistent with public policy	No	Yes
Consistent with Town of Waterford Plan of Conservation and Development	No	yes
Consistent with Town of Waterford Zoning Regs	No	yes
Army Corps of Engineers Permit Required	Yes	Not needed
Likely to be granted?	No	n/a
Plan in harmony with surrounding neighborhood?	No	Yes
Approved historic plan	No	yes

# ECONOMIC BENEFITS

## ANNUAL BENEFITS/COSTS

<u>Project</u>	<u>State of Connecticut</u>	<u>Waterford</u>	<u>Construction Jobs</u>	<u>Operating Jobs</u>	<u>Initial Cost to State</u>
Alternative V	\$5,000,000 <sup>4</sup> -\$80,000,000 <sup>1</sup> \$85,000,000	\$2,000,000 <sup>5</sup>	250	400 – season 250- off season	\$0 State will receive \$8.0 million payment
Hybrid Park-Alternative IV	-\$269,171 -\$80,000,000 <sup>2</sup>	\$298,127 <sup>5</sup>	225	59	\$44.5 million <sup>3</sup>
Destination Park-Alternative III	-\$520,531	\$205,341 <sup>5</sup>	195	40	\$39.5 million
Eco Park-Alternative II	-\$614,110	\$0 <sup>5</sup>	29	3	\$8.3 million
Passive Park-Alternative I	-\$197,539	\$0 <sup>5</sup>	10	3	\$2.7 million

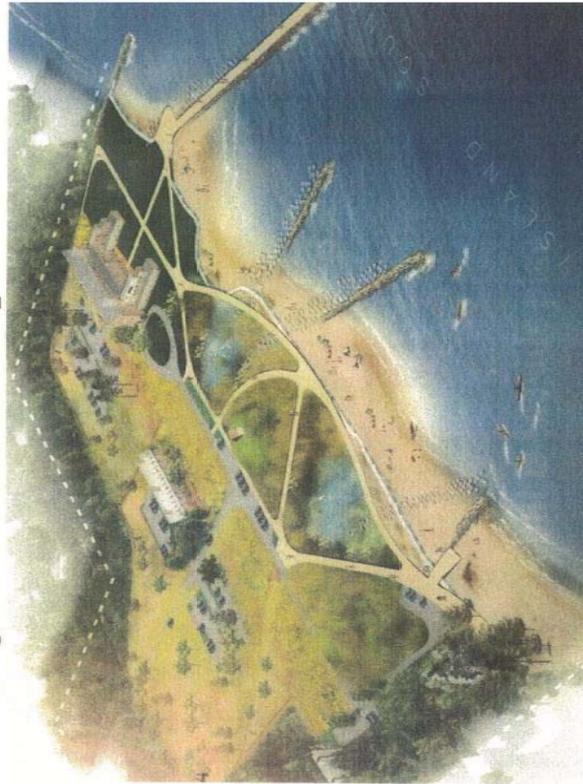
# FOOTNOTES

1. Revenues from the sale of **Seaside** are mandated to be used to create residential alternatives for currently institutionalized persons with developmental disabilities. It is well documented that persons with developmental disabilities can be provided for at half the cost of institutionalization. It is also well documented that the \$8 million would create residential alternatives sufficient to save the State \$80 million per year.
2. Another way of looking at this, is if the State fails to secure and then use the \$8.0 million, it will cost the State \$80 million per year.
3. The EIE estimates that the cost of this alternative at \$44.5 million. Other reliable sources including the committee that is responsible for the **Seaside** Park Master Plan put the cost at \$60-100 million.
4. Consists of room occupancy and sales tax.
5. Property taxes.

**EXHIBIT I**

**THE BEACH AT SEASIDE  
AS ENVISIONED BY DEEP  
AND  
AS IT ACTUALLY EXISTS**

SEASIDE RECREATIONAL AREA AS  
IMAGINED BY DEEP



CTDEEP SEASIDE RENDERING 2016

ACTUAL SEASIDE BEACH AREA



SEASIDE AERIAL PHOTOGRAPH (2016 GOOGLE EARTH)

FIFTEEN ROPE FERRY ROAD  
WATERFORD, CT 06385-2886



PHONE: 860-442-0553  
www.waterfordct.org

July 10, 2017

Ms. Susan Whalen  
Deputy Commissioner  
DEEP  
79 Elm Street  
Hartford, CT 06103



RE: Seaside EIE dated June, 2017

Dear Susan,

Thank you for letting me know that the Seaside EIE has been completed, and for providing a link to it. As this process has been so long in developing, I thought it would be helpful to document the various proceedings over the past 30 years and reference the various experts that have testified in regards to the environmental status and potential uses of the property. The documents are large and I apologize for the deluge of paper in this document.

As you are no doubt aware, the Environmental Impact Evaluation ("EIE") is prepared in accordance with the requirements of the Connecticut Environmental Protection Act ("CEPA" or "Act"). Section 22a-1 of CEPA states, "---the policy of the state [is]---to coordinate the environmental plans of the state---in cooperation with the federal government regions and local governments."

For nearly 30 years the use of Seaside has been the subject of extensive public input. During that time, the state, local, and even the federal government, weighed in on the subject. As a result, the proper use of Seaside is unarguably a matter of public policy as defined in the above noted Section 22a-1. In that context, I have attached a memo entitled "Seaside and Public Policy 1988-2017." (Referred hereinafter as "Policy"). I invite you to review it. As you read this letter you'll see numbers in parentheses. These numbers correspond to documents that are a part of the attached memo.

The process of establishing public policy for Seaside began in 1988. In 1995 the Seaside Advisory Committee (SAC) was formed. The SAC had 19 members including residents, state and local officials. This committee operated for three years until it was replaced by the Seaside Selection Committee (SSC). The SSC also consisted of members of the public and state and local officials. In addition, the SSC held numerous public hearings. In 1997 DEP (hereinafter referred to as DEEP) affirmed the policy (2). By 2000 the Policy for Seaside was fully established (1).

In 2001 the Town of Waterford held a referendum on the matter. By a margin of nearly 2:1 the residents of the Town affirmed the Policy (3).

In 2003 David Kozak, Director of Long Island Sound Programs, DEEP testified extensively on the Policy. As to the overall policy, Mr. Kozak said, **"the state has extensive information in its possession which leads inescapably to the conclusion that the re-use of Seaside by the state is neither feasible**

**or realistic.”** (7 ( I have only enclosed the pertinent pages to the Seaside issue)). Mr. Kozak, once again set forth the objectives of the Policy for Seaside:

- Public access to the waterfront area, and allowable uses that were compatible with the available resource.
- Private re-use of the historic buildings so that they may be preserved and generate tax revenues to the Town.
- Compatibility with the surrounding neighborhood.

In 2005 (9,10 &11), 2007(17), 2010 (18) and 2011 (19) state government formally reviewed and re-evaluated the Policy. Each time the Policy for Seaside was reaffirmed. In every case, the reasons for reaffirmation mirrored those stated in Mr. Kozak’s testimony in 2003 (7).

This EIE is the fifth evaluation of the Policy for the re-use of Seaside. Broadly speaking, I believe the findings in the EIE and the Policy either are or can reasonably be made consistent. The comments below are made for this purpose.

#### **PUBLIC ACCESS TO THE WATERFRONT:**

Public access to the waterfront is a given. It is a precious resource. Therefore, in the case of Seaside, it is not a question of whether, but how to make the best use of this resource. DEEP had primary responsibility for developing a plan for the best public use of Seaside. By 2002 DEEP had determined the following:

- The property landward of the seawall was of little recreational value, and in-fact was more of a liability to the state.
- The beach area was limited; able to accommodate perhaps 50-60 people
- Swimming was hazardous in this area and would not be allowed
- In the immediate area, there were several waterfront parks aggregating more than 2000 acres.

Therefore, DEEP determined that the property immediately adjacent to the water would be best suited for passive recreational uses. OPM affirmed this plan (5). This plan, it was felt, would give older people and people with disabilities a unique opportunity for quiet enjoyment of the waterfront.

DEEP proposed that parking for 25 cars be provided, reflecting what they felt was the limited capacity of the waterfront. On instruction from DEEP, The Town of Waterford inserted the provision for parking for 25 cars into its zoning regulations (6).

In 2007, Gina McCarthy, Commissioner DEEP, reaffirmed DEEP policy including a prohibition on swimming in 2007 (13). OPM Secretary Barnes reaffirmed the policy in 2011 (19). It was left to the Town of Waterford to enact zoning regulations that would implement this policy. The zoning regulations were submitted to DEEP for approval. Approvals were received in 2003 (6) and again in 2014 (22).

We completely agree that there should be public access to the Seaside waterfront. But the use should be consistent with, and not overburden, the resource.

DS-1

The EIE proposes a park that would serve 50,000 visitors per year. Most of those visits would be between Memorial Day and Labor Day. And most of those would be on the weekends. The beach can only accommodate 50-60 people. The park, as envisioned in the EIE, overburdens the resource and is otherwise not appropriate. The plan has not been found to be consistent with the Town of Waterford, Plan of Conservation and Development.

DS-1

We believe that the plan that was proposed by DEEP in 1997 and was reaffirmed multiple times provides for the appropriate public access and use of the property (28).

### **THE HISTORICAL STRUCTURES:**

The entire Seaside property is a designated historic district. It is on the state and national registers of historic places.

The EIE that was prepared by your consultants states that demolishing the historic structures would have no environmental impact. I am unclear on how they reached that conclusion. Section 22a-1c of CEPA defines actions that may have a significant impact on the environment as those “which could have a major impact on the state’s ---historic structures and landmarks.” Demolishing the historic buildings is by definition a major impact and thus subject to evaluation as part of an EIE.

DS-2

Further, Section 22-1b(7)(c) of CEPA states, “Each state department responsible for actions--- shall---make a detailed written evaluation---of the effects on sites of state or national importance.”

DS-3

At DEEP’s request Oak Associates, WJE Engineers and CBRE/PKF all evaluated the historical structures. They all determined that re-use of the structures was feasible. In May 2016, DEEP released the CBRE/PKF study. At that time DEEP publicly affirmed the feasibility of re-using the historical structures.

As defined in CEPA, tearing down the historic structures would have a negative impact. The studies noted above conclusively demonstrate the feasibility of re-use. Therefore, by definition, demolishing these buildings is not an alternative.

DS-4

Beyond that, saving the historic structures has always been a matter of public policy. It is a part of the Town of Waterford’s Zoning and Plan of Conservation and Development (28). The National Trust for Historic Preservation also advocated for the preservation of the buildings (29). It has always been state policy, as well.

Although the EIE seems to favor preservation, it seems equivocal on this subject. For all of the above stated reasons, I hope that DEEP will promptly affirm its commitment to preservation of the historic structures.

DS-5

### **SOCIAL IMPACTS:**

Section 22-1b(7)(c) requires that, as part of an EIE requires, “an analysis of the short and long term social--- benefits and costs of the proposed action.”

Public Act No. 01-154 became law in 2001(4). It required that any funds from the sale of Seaside be used to create residential alternatives for persons with developmental disabilities.

In 2010 the Connecticut General Assembly, as part of the approved budget, included a provision that expressly provided for the sale of Seaside so that the funds could be used for creating residential alternatives for persons with developmental disabilities (18).

This policy was affirmed again in 2012 when the Legislature enacted Section 17a-451d (20).

As Mr. Kozak stated in his previously referenced testimony (7), use of funds from Seaside to create residential opportunities for persons with developmental disabilities is a matter of public policy. It also appears to be a matter of law.

DS-6

### ECONOMIC IMPACTS:

Also in Section 22-1b(7)(c) CEPA requires, as part of the EIE, that “Each state department---in the case of each such proposed action---[perform]---(6) an analysis of the short and long term economic --- benefits and costs of the proposed action.”

DEEP previously stated that the state would have to invest \$10 million in the Seaside project. The Waterford Zoning regulations require that, as part of any development, a public park will be provided at no cost to the state or visitors to the park.

DS-7

The EIE acknowledges that there will be adverse economic consequences for the Town of Waterford if the state goes forward with its intended plan, even if the plan includes saving the buildings. According to the EIE if the state goes forward with its plan the Town would realize a maximum of \$200,000 annually in tax revenues. If the property were to be developed in accordance with Town Zoning Regulations the Town could realize over \$2 million in annual tax revenues based on a \$200 million dollar property. The state would get a beautiful park for free.

In sum, we believe that developing Seaside in accordance with the Town Zoning Regulations would result in a better economic outcome for the state and the town.

DS-8

According to the EIE, the state is not subject to local zoning. We reluctantly acknowledge that this is true for any improvements on the property that are wholly owned by the state. But if any of the improvements are to be privately owned, as proposed in the so-called hybrid alternative, we believe the development will be subject to local zoning. That will require a new zoning regulation and related approvals. As you are aware, any decision of the Planning and Zoning Commission could be appealed by opposing parties. These appeals could significantly delay any development.

DS-9

That notwithstanding, it does not appear to us that the state’s proposals for Seaside are consistent with the town’s Plan of Conservation and Development (28). That will negatively impact the chances to zone the property for the state’s intended use.

DS-10

Even if zoning is not required, CEPA requires the EIE to demonstrate that a proposed use is consistent with the Town’s Plan of Conservation and Development. We do not believe that is the case.

DS-11

We believe that the solution that addresses all of the issues is a development that is in accord with the Town’s Zoning Regulations. Such a development would:

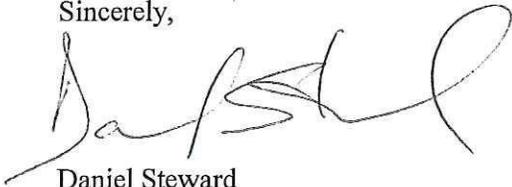
1. Provide public access and a park that is consistent with the available resources;
2. Relieve the state of any financial burden associated with the park;
3. Result in the preservation of the buildings;
4. Generate funds that will create residential alternatives for persons with developmental disabilities. This is a matter of public policy and will potentially generate millions in annual savings to the state.
5. Generate millions in annual tax revenue to the Town and the State.
6. Be compatible with the neighborhood.

As is evidenced by the documents that are a part of this letter, the Town has worked closely with the State on Seaside. To that end, the zoning process has always been handled expeditiously. The last zoning application was no exception. That application was filed on May 16, 2014(21). A written review from DEEP was required before the Planning and Zoning Commission could hold a hearing. The Commission received that review on June 25 (22) and held the hearing the same day. The hearing was continued until the next regularly scheduled meeting in July as a courtesy to neighbors who wanted the opportunity to continue speaking. The Town Planner provided a draft opinion in August (24). In September, the Planning and Zoning Commission voted. The deciding negative vote was cast by a member who was advised by the Town Attorney to recuse himself. That decision was appealed, and the Town supported that appeal. It was our expectation that the Court would support the advice of the Town Attorney, and that a re-vote could result in the approval of the zoning regulation. During the appeal, the Governor declared Seaside to be a State Park, and the appeal was therefore withdrawn.

We believe the appeal process and approval would have taken about 60 days. If re-initiated it should take no longer than that. The Town Planning and Zoning Commission will accept and process any application to that effect.

I hope these comments are helpful to you. I wanted to get them to you in advance of submitting them at the public hearing on July 31<sup>st</sup>. My hope is that by then your presentation will reflect the established policy for Seaside. It is my opinion that we can have both a State Park and a privately owned and run facility that would serve both the State and the Town in a healthy financial way.

Sincerely,



Daniel Steward  
First Selectman  
(860) 444-5834

cc: David Kalafa  
Senator Paul Formica  
Representative Kathleen McCarty

## SEASIDE AND PUBLIC POLICY ("POLICY") 1988-2017

(Unless noted, the numbers below correspond to like numbered attached documents)

1. OPM MEMO ENTITLED, "SEASIDE CHRONOLOGY". COVERS THE PERIOD FROM 1998 TO 1997. IDENTIFIES THE PARTIES WHO WERE ENTRUSTED WITH ESTABLISHING **PUBLIC POLICY** FOR THE USE OF SEASIDE (hereinafter referred to as "**POLICY**").
2. 1997. LETTER FROM DEP COMMISSIONER SIDNEY HOLBROOK TO OPM SECRETARY KOZLOWSKI. POLICY AFFIRMED
3. 2001. REFERRENDUM HELD IN WATERFORD. OVERWHELMING MAJORITY OF VOTERS SUPPORT POLICY
4. 2001. STATE PASSES PUBLIC ACT No. 01-154. MANDATES THAT FUNDS FROM SALE OF SEASIDE BE USED TO PROVIDE FOR RESIDENTIAL ALTERNATIVES FOR PERSONS WITH DEVELOPMENTAL DISABILITIES.
5. 2002. DAVID KALAFI, **OPM AFFIRMS DEP POLICY** THAT SEASIDE PARK BE FOR **PASSIVE RECREATIONAL USE ONLY, AND THAT SWIMMING NOT BE ALLOWED.**
6. 2003. DEP LETTER TO TOWN OF WATERFORD. DEP SUPPORTS ZONING REGULATION BEING CONSIDERED BY THE TOWN OF WATERFORD. ZONING REGULATIONS PROVIDE FOR A PASSIVE RECREATION PARK, PRESERVATION OF THE HISTORIC BUILDINGS, AND A LAND USE PLAN THAT IS COMPATIBLE WITH THE NEIGHBORHOOD. DEEP FINDING: CONSISTENT WITH THE ESTABLISHED POLICY FOR THE REUSE OF SEASIDE. NOTE THAT DEP AFFIRMS THAT PARKING FOR 25 CARS BE PROVIDED FOR PARK VISITORS. DEP STATED THAT THIS WAS CONSISTENT WITH THE ABILITY OF THE PARK TO ACCOMMODATE A MAXIMUM OF 50-60 PEOPLE.
7. 2003. EXTENSIVE TESTIMONY BY DAVID KOZAK, OLISP DEP ON THE ESTABLISHED POLICY FOR SEASIDE. MR KOZAK'S TESTIMONY INCLUDES THE FOLLOWING STATEMENTS ABOUT THE POLICY: (1)[IT] FACILITATES THE OBJECTIVES OF PUBLIC ACT No. 01-154, (2) "**DEP, AS A MATTER OF PUBLIC POLICY**----BELIEVE(S) THAT THE PROPOSED RE-USE OF SEASIDE IS PROVIDING AN EXCELLENT PUBLIC RECREATION FOR THE PEOPLE OF THE STATE OF CONNECTICUT," AND (3) **THE STATE HAS EXTENSIVE INFORMATION IN ITS POSSESSION WHICH LEADS INESCAPABLY TO THE CONCLUSION THAT THE REUSE OF SEASIDE BY THE STATE IS NEITHER FEASIBLE OR REALSTIC.**"

8. 2004. **ZONING THAT WOULD IMPLEMENT POLICY WAS APPEALED. COURT AFFIRMS POLICY.** DECISION STATES: (1) "DENSITY UNDER THE NEW [ZONING] REGULATIONS IS COMPATIBLE WITH THAT EXISTING IN THE NEIGHBORHOOD" AND (2) "a REVIEW OF THE RECORD CLEARLY INDICATES **SUBSTANTIAL EVIDENCE THAT REZONING THE 36.3 ACRE PARCEL WILL NOT DISTURB THE NEIGHBORHOOD AND IS IN ACCORD WITH THE COMPREHENSIVE PLAN.**" (See especially page 16).
9. 2005 (MARCH). THEN SECRETARY OF OPM ROBERT GENUARIO INFORMS THE TOWN THAT THE **STATE WANTS TO RECONSIDER THE POLICY FOR THE REUSE OF SEASIDE.** PAUL ECCARD, FIRST SELECTMAN, WATERFORD SAYS HE IS NOT WILLING TO CONSIDER ALTERNATIVE USES. EXPRESSES CONCERN OF MISDIRECTION AND DELAY
10. 2005 (NOVEMBER). AFTER REVIEWING THE MATTER, **SECRETARY GENUARIO PROVIDES FORMAL REPORT TO GOVERNOR RELL.** THE REPORT **CONCLUDES** THAT THE **POLICY FOR SEASIDE** IS THE **PROPER ALTERNATIVE** (COPY OF REPORT ATTACHED. See especially page 5).
11. 2005. **GOVERNOR AGREES WITH THE FINDINGS IN GENUARIO REPORT. NOTE: CONTRACT TO SELL SEASIDE IN ACCORDANCE WITH THE POLICY IS NOT EXECUTED BY STATE UNTIL 2007.**
12. 2006. DAVID KOZAK (DEP) TO TOWN OF WATERFORD. DEP CONTINUES TO SUPPORT THE ESTABLISHED POLICY FOR SEASIDE
13. 2007. **LETTERS FROM DEP COMMISSIONER GINA MCCARTHY** THAT STATE THE FOLLOWING: AFFIRMS THE DEPARTMENT'S POSITION IN SUPPORT OF THE POLICY: (1) "**DEP DID NOT SEEK OWNERSHIP AND CONTROL OF THE [SEASIDE] PROPERTY,**" BECAUSE (1) THE MAIN RECREATIONAL VALUE OF THE PROPERTY IS THE WATERFRONT, AND (2) "**THE AGENCY'S PRIMARY OBJECTIVE OF PROTECTING AND PROMOTING PUBLIC ACCESS TO THE BEACHFRONT COULD BE REALIZED MOST COST EFFECTIVELY THROUGH A PARTNERSHIP WHERE THE STATE WOULD MANAGE THE SHORELINE AREA.** COMMISSIONER MCCARTHY ALSO REAFFIRMED THE POLICY THAT **SWIMMING BE PROHIBITED AT SEASIDE.**
14. 2007 LETTERS FROM DANIEL STEWARD, FIRST SELECTMAN WATERFORD TO STATE LEGISLATURE AND GOVERNOR RELL REAFFIRMING THE TOWN'S COMMITMENT TO THE ESTABLISHED POLICY.
15. 2007. (November 15). APPROVAL OF THE GOVERNMENT ADMINISTRATION AND ELECTIONS COMMITTEE ("GAE") OF THE STATE LEGISLATURE IS REQUIRED IN ORDER TO CARRY OUT SEASIDE POLICY. **GAE DECLINES TO GIVE ITS APPROVAL, CITING THE FAILURE OF STATE AGENCIES TO FOLLOW STATE REGULATIONS.**
16. 2007. (November 27) **LETTER FROM SENATOR STILLMAN AND REPRESENTATIVE RITTER TO GOVERNOR RELL.** THE LETTER IS **HIGHLY CRITICAL OF THE STATE'S INABILITY TO FOLLOW ITS OWN REGULATIONS. IT ALSO DEMANDS THAT THE GOVERNOR PUBLICLY STATE HER COMMITMENT TO THE POLICY FOR SEASIDE.**

17. 2007. RELL STATES THAT SEASIDE SHOULD REMAIN IN STATE HANDS. **(NOTHING HAPPENS FOR THREE YEARS).**
18. 2010. **2010 STATE BUDGET CONTAINS A PROVISION FOR THE SALE OF SEASIDE IN ORDER TO CARRY OUT THE POLICY FOR SEASIDE.**
19. 2011. **OPM SECRETARY BARNES ISSUES MEMO AFFIRMING THE REUSE OF SEASIDE AS ESTABLISHED BY POLICY.**
20. 2011. CONNECTICUT GENERAL STATUTES, SECTION 17a-451d ENACTED. **REAFFIRMS AND CLARIFIES PUBLIC ACT No 01-154, THE USE OF PROCEEDS FROM SEASIDE TO PROVIDE FOR PERSONS WITH DEVELOPMENTAL DISABILITIES**
21. 2014 (MAY) APPLICATION FOR AMMENDED ZONING REGULATION FILED FOR SEASIDE.
22. 2014 (JUNE 25) DEEP AGAIN ENDORSES THE PLANNED REUSE OF SEASIDE AS ESTABLISHED BY POLICY.
23. 2014 (JUNE 25) WATERFORD PLANNING AND ZONING COMMISSION HOLDS HEARING ON PROPOSED ZONING REGULATION. THIS IS THE FIRST POSSIBLE DAY THE HEARING CAN BE HELD AS THE COMMISSION COULD NOT LEGALLY HOLD A HEARING BEFORE RECEIVING THE ABOVE NOTED JUNE 25 LETTER FROM DEEP. PLANNING AND ZONING COMMISSION GRANTS NEIGHBORS REQUEST FOR A CONTINUANCE UNTIL JULY TO PERMIT ADDITIONAL PUBLIC TESTIMONY. TESTIMONY COMPLETED IN JULY. PUBLIC HEARING CLOSED.
24. 2014 (AUGUST) WATERFORD DIRECTOR OF PLANNING AND DEVELOPMENT ISSUES PROPOSED DECISION. APPROVAL RECOMMENDED. RECOMMENDATION IS BASED ON OVERWHELMING EVIDENCE IN THE RECORD.
25. 2014 (SEPTEMBER) PLANNING AND ZONING COMMISSION DENIES ZONING. DENIAL RESULTED FROM NEGATIVE VOTE BY COMMISSION MEMBER WHO WAS ADVISED BY TOWN ATTORNEY TO RECUSE HIMSELF DUE TO A CONFLICT OF INTEREST.
26. 2014 (OCTOBER) APPEAL OF DENIAL FILED WITH SUPERIOR COURT. APPEAL SUPPORTED BY TOWN. MATTER WOULD BE RETURNED TO COMMISSION FOR VOTE TO APPROVE. TOWN ANTICIPATED THAT THIS ENTIRE PROCESS INCLUDING APPROVAL WOULD TAKE 60 DAYS.
27. 2015 (DECEMBER) LETTER FROM WATERFORD FIRST SELECTMAN TO DEEP. LETTER SUPPORTS LONG STANDING POLICY AND ASKS THAT ANY USE OF PROPERTY BE CONSISTENT WITH THE POLICY AND THE ZONING REGULATION.

28. 2015. LETTER FROM DENNIS GODDERRE, DIRECTOR OF PLANNING AND DEVELOPMENT, TOWN OF WATERFORD. MR. GUADIERRE COMMENTS EXTENSIVELY ON THE FUTURE OF SEASIDE AND THE RELEVANCE OF THE ESTABLISHED POLICY.
29. 2015 (MARCH) **NATIONAL TRUST FOR HISTORIC PRESERVATION** REQUESTS THAT ANY PLAN FOR SEASIDE INCLUDE PRESERVATION OF THE HISTORIC STRUCTURES.
30. 2016 (AUGUST) **PUBLIC SCOPING MEETING. PREFERRED USE FOR SEASIDE IS A PARK AND PRESERVATION OF THE HISTORIC STRUCTURES.** THE STRUCTURES WOULD INCORPORATE A PRIVATELY OWNED AND OPERATED LODGING FACILITY. **79.5% OF THOSE RESPONDING TO A SURVEY CONDUCTED BY DEEP SUPPORT RETENTION OF THE HISTORIC STRUCTURES.**

## SEASIDE CHRONOLOGY:

### JOINT TASK FORCE ON FACILITY USE:

March 29, 1988, Report from the Joint Task Force on Facility Use, to Kathryn DuPree, Regional Director Department of Mental Retardation, Region 6 & Lawrence Bettencourt, Waterford First Selectman. Town representatives: Bill Whelan, Recreation and Parks Commissioner, Ron Bugbee, Recreation and Parks Director, Kit Porter, Rick DeMatto, Director of Special Services Board of Education, Tom Wagner, Town Planner.

### STATE AGENCY INTEREST IN USING SEASIDE, 1993:

August 2, 1993,, Letter to David Kalafa, OPM from Bruce L. Morris Commissioner DPW, regarding their recommendations for reuse of Seaside by another state agency upon DMR's vacating the site.

June 16, 1993, Letter from DEP Commissioner Timothy Keeney to DECD Commissioner Kenneth Roberts, expressing interest in the Seaside Regional Center, including a lengthy review of the site by DEP divisions.

### UNH:

August 30, 1994, Board of Selectmen informational meeting, presentation by representatives of the University of New Haven regarding their potential interest in consolidating its school of hotel, restaurant and tourism administration at the Seaside Regional Center.

### SEASIDE ADVISORY COMMITTEE:

June 13, 1995, organizational meeting of the Seaside Advisory Committee (SAC) whose membership of 19 included residents of Great Neck, Elected Officials, Appointed Commissioner & Appointed Officials.

July 10, 1995, SAC tours Seaside with state officials.

June 20, 1996, SAC, Draft Revision 1, Supportive positions on possible usage.

July 18, 1996, SAC, Draft Revision 2, Supportive positions on issue areas.

### TOWN AGENCY REVIEW OF REUSE OF SEASIDE:

March 10, 1997 letter to all boards and agencies from Thomas A. Sheridan , First Selectman requesting thoughts on future reuse of the Seaside Regional Center and inviting them to a public forum on June 10, 1997.

April 7, 1997, Call Item RTM Meeting Item 4,

May 13, 1997 Report from the Recreation and Parks Commission to the Board of Selectman regarding the Seaside property and their interest in the waterfront and not the buildings. Attached was 1998 report referenced above.

### STATE AGENCY REUSE PROPOSALS 1997:

June 12, 1997, letter to Michael W. Kozlowski, Secretary OPM, from Sidney J. Holbrook, Commissioner DEP requesting transfer of Seaside to DEP or alternatively establish a public access easement over the waterfront, shorefront lawn, beaches and groins for passive public recreational use.

June 17, 1997, letter to Michael W. Kozlowski, Secretary OPM, from William Cibes, Chancellor, Connecticut State University System regarding his proposal for the adaptive reuse of the Seaside Regional Center into an academic program in hospitality and tourism including academic conference center serving the university system.

July 1, 1997, OPM representatives and consultants meet with SAC to update them on status of use of Seaside, Responses by State Agencies interested in adaptive reuse of the site and the scope of services to be provided by the real estate consultant firm of Bertram and Cochran.

July 7, 1997, SAC meeting at which a review of proposal received by state agencies was conducted. In addition to those listed above the State Library proposed to use a building for storage of printing machines. All proposals due to a lack of funding were rejected by OPM.

#### OPM INITIAL MARKETING:

December 18, 1997, Report from RKG Associates entitled "Four Conceptual Site Plans and Preliminary Fiscal Impacts & "Summary of Market Research and "Information Interview Findings" prepared by MBIA Associates presented at progress meeting with State and Town Officials.

April 19, 1998, SAC letter to Ben Cohen, OPM regarding review of proposals received from 3 state agencies.

April 30, 1998, Letter to Thomas A. Sheridan, First Selectman from Michael W. Kozlowski, Secretary OPM, providing information on outstanding bond obligations for Seaside as well as information on public access and historic preservation from DEP & State Historic Preservation Office. This letter was in response to a letter sent by Mr. Sheridan on April 8, 1998 expressing potential interest in town acquisition of Seaside.

#### SEASIDE SELECTION COMMITTEE

October 22, 1998, SAC meeting at which the process to select a developer of the Seaside Regional Center was presented by OPM.

December 2, 1998, Seaside Selection Committee initial meeting. Consisting of 5 representatives of the town and 5 from the State.

February 24, 1999, Public Information Session jointly sponsored by OPM and Selectman on the process for disposal of state property, Seaside reuse and public offering (RFQ) and Planning, Zoning & Permitting issues.

May 10, 1999, 15 responses to the RFQ's received by the State OPM.

July 20, 1999 Selection Committee meeting which resulted in narrowing the 15 developers to 5.

July 29, 1999 Public Information Session jointly sponsored by OPM and Selectman to present results of RFQ process and to describe the remaining RFP and Zoning processes. Proposals placed in the library and town hall for public inspection.

November 22, 1999, 3 responses to the RFP received from 5 developers selected out of the 15 which submitted projects at the RFQ stage. 2 selected after the RFQ stage did not submit proposals at the next stage. Proposals placed in the library and town hall for public inspection.

January 5, 2000, Public presentation of the proposals submitted by the 3 finalists in the auditorium of the Waterford High School, prior to any review by the selection committee.

March 9, 2000, Seaside Selection Committee interviews 3 short listed developers.

September 20, 2000, RFH-GDH notified of being selected as the preferred developer.

September 29, 2000, Commission Anson, DPW notifies Paul B. Eccard, First Selectman, of initiation of 45 day time period to respond as to whether or not the Town of Waterford is interested in exercising its right to acquire the property subject to meeting the conditions contained therein and based on the proposal submitted by the preferred developer.

October 12, 2000, Public Information Meeting sponsored by the Board of Selectmen at which the conditions of sale and process that brought the project to this stage were discussed.

October 17, 2000, Board of Selectmen vote to respond to Commissioner Anson's letter within required time frame. Also vote to request 12.4 million dollar appropriation being the best estimate of what resources will be needed to meet the state conditions.

10/20/2000-today

July 15, 2003 rezoning of Seaside to the "Seaside Preservation District" became effective. Approval was appealed to the superior court and the Commission's decision was upheld. Further appeal was attempted, but did not obtain required action to be heard at the appellate level.



STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



79 ELM STREET HARTFORD, CONNECTICUT 06106

PHONE: (860) 424-3001

Sidney J. Holbrook  
Commissioner

June 12, 1997

RECEIVED

JUN 16 1997

OFFICE OF POLICY & MANAGEMENT

Mr. Michael W. Kozlowski, Secretary  
Office of Policy and Management  
450 Capitol Avenue  
Hartford, CT 06134-1441

Re: State Property Reuse Application-Seaside Regional Center, Waterford, CT

Dear Secretary Kozlowski:

In response to your request for proposals for state agency reuse of the former Seaside Regional Center, the Department of Environmental Protection provides the attached completed application including a conceptual reuse plan narrative and property transfer site plan (extra copies provided). Through this application DEP is requesting the transfer of ownership of, or alternatively the transfer of a public access easement for, the waterfront portion of the site including the shorefront lawn areas, beaches, and groins for passive public recreational use. Such use would be a significant addition to the state's limited supply of state coastal public access recreation areas. Please note that this proposal is consistent with the Department's interest in the property as expressed previously in correspondence dated June 16, 1993 from the Department of Environmental Protection to the Department of Economic Development (copy enclosed).

Although DEP attempts to respond to continued public demand for additional coastal outdoor recreational areas, high coastal waterfront property values, infrequent acquisition opportunities and limited open space acquisition bond authorizations severely limit the agency's ability to consistently meet the public's demand for these areas. Seaside Regional Center provides the best and likely last state opportunity to secure over one-quarter mile of sandy beach on Long Island Sound for general public recreational use and open space protection without significant expenditure of limited state land acquisition funds. Further, transfer of the shorefront area to DEP and its management for public recreational use can be designed to be compatible with a variety of uses of the larger inland area of the site. We remain committed to assisting you develop a reuse plan for the site which meets a variety of needs including public recreational reuse of the waterfront.

As a separate but related issue, if an appropriate public or private reuse interest cannot be found for the Seaside property, the Department would be interested in exploring the feasibility of an alternative concept which would involve the relocation of the Department of Mental Retardation's Camp Harkness facility to the Seaside campus and the concurrent expansion of Harkness Memorial State Park to include the Camp Harkness Property. Relocation of Camp

Harkness to Seaside and reuse of the Camp Harkness property as an expansion of Harkness Memorial State Park would provide general public coastal recreation enhancement opportunities which currently cannot be provided at the existing state park and this expanded park facility could be readily managed as one contiguous unit.

Thank you for this opportunity to provide our proposal for the reuse of the Seaside Regional Center. If you have questions regarding the attached application materials you may contact Charles Evans, Director of the DEP's Office of Long Island Sound Program at 424-3034.

Sincerely,

A handwritten signature in black ink, appearing to read "S. J. Holbrook", with a long horizontal line extending to the right.

Sidney J. Holbrook, Commissioner

cc: David Kalafa, OPM

encls.

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## Proposed Purchase Of Seaside Rejected By Waterford Residents

*\$12.4M too much for majority of voters*

By [Patricia Daddona](#) - [More Articles](#)  
Published on 1/24/2001

Waterford — Though the former Seaside Regional Center sits on 36 acres of prime waterfront land, voters Tuesday weren't convinced that it would be worth spending millions in tax dollars for the town to realize its potential.

By a vote of 1,755 to 930, voters defeated a proposal at referendum for the town to spend \$12.4 million to buy and preserve the state-owned property. Although the 23 percent turnout was better than average for single-issue referendums here, more than 20 percent of the town's 11,875 registered voters would have had to vote favorably Tuesday for the measure to pass.

Seaside used to house handicapped, mentally disabled and tuberculosis patients. The uninterrupted views its buildings afford of Long Island Sound are now expected to be a feature of 80 age-restricted condominiums in an exclusive retirement community proposed by GDH Associates of Farmington.

With the referendum's defeat, decades of public use of all but four acres of the property come to an end. The state, which owns the property, intends to provide public access to 3.7 acres along the coast, leaving GDH 32 acres to develop. A committee of town citizens, political leaders and state officials selected GDH from a field of 15 would-be developers.

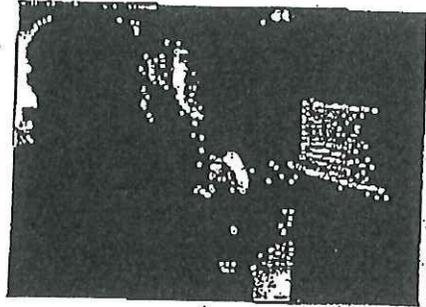
Patricia Graber of Rope Ferry Road worked as a nurse at Seaside for about four years when the state Department of Mental Retardation operated it, leaving in 1993. She voted against a town purchase.

"When I was there they were scaling down," she said. "It's a beautiful place. I certainly enjoyed the sunsets. But we need to be fiscally responsible and be able to pay our debts."

After the votes were counted, First Selectman Paul B. Eccard, who opposed a town purchase but wanted voters to decide its fate, said he would notify the state that the town would waive any claim to the property.

At the polls, opponents said that passing up a chance to own the property was a necessary trade-off. They cited the hundreds of thousands of dollars in tax money that private development could bring, the extensive and costly building renovation and environmental cleanup, and the impending decline in tax revenue the town faces when Northeast Utilities' Millstone nuclear power plants are sold in April.

"Let someone else who's got the money take care of it," said Laura Sears of Yorkshire Drive. "I don't want my money to take care of it. I'd rather my money go to the schools or to something else the town might need."



Elliot, Sean

*George and Bessie Dallas study a sample ballot on display at Great Neck School in Waterford as voters went to the polls to vote in a referendum on whether the town should purchase the former Seaside Regional Center property. Voters rejected authorizing the purchase.*

Information Source: www.the-day.com Page 2 of 2  
Voters rejected the purchase in every district, but the tally was closest in the fourth district, where Seaside is located, with 531 opposed and 407 supporting the appropriation. Supporters envisioned affordable elderly housing, day care and youth centers, or an aquaculture school on the property.

Others supported plans espoused by residents Kathy and Allan Jacques and Selectman Paul A. Suprin to sell off some of the property and retain town ownership of the rest.

"I want to try and keep that piece of land," said Pat McKay of Goshen Road. "It's a shame to give it up to developers."

Kathy Jacques, who helped lead the petition drive that forced the referendum, said the town's failure to take control of Seaside will "eternally alter" the town's landscape.

Density and traffic in the Shore Road neighborhood remain issues they and others intend to address when GDH applies for land use permits for its project, she said.

"I'm devastated trying to imagine what the end result would be on that property," she said, referring to GDH's proposal. "I'm still having a hard time accepting the alteration in the landscape that a private developer is going to make."

GDH Principal Mark Steiner said he was pleased with the outcome.

"It certainly is gratifying because we've worked on this for two years now. It's nice to know we're going to be able to take the next step. We've committed from the outset to be inclusive in the process. I can't promise we'll solve all the problems but we're going to listen. I want as many people as possible to feel good about this as we go forward," Steiner said.

Eccard said GDH's proposal is still only a plan. It will have to pass muster with land use agencies after state officials negotiate a final price and terms for the deal.

Negotiations between the state and GDH will involve the state Attorney General's office and are expected to take months, said Richard Nuclo, director of asset management for the state Office of Policy and Management. ■

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**Substitute House Bill No. 6610**

**Public Act No. 01-154**

**AN ACT IMPOSING A MORATORIUM CONCERNING CERTAIN STATE PROPERTY USED FOR RESIDENTIAL PURPOSES BY PERSONS WITH MENTAL RETARDATION OR PSYCHIATRIC DISABILITIES AND CONCERNING THE PLACEMENT OF CERTAIN CLIENTS OF THE DEPARTMENT OF MENTAL RETARDATION.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) (a) Notwithstanding any provision of the general statutes concerning the sale, lease or transfer of real property by or on behalf of the state, during the period commencing on the effective date of this act and ending on the date that is three years from the effective date of this act or on the date on which the General Assembly approves a plan that shall be developed by the Department of Mental Retardation for the elimination of all emergency and priority one waiting list categories of the department and a plan that shall be developed by the Department of Mental Health and Addiction Services to meet the needs identified in the report of the Governor's Blue Ribbon Commission on Mental Health, whichever date is earlier, no state-owned real property that is being used or has been used within the previous ten years for residential purposes by persons with mental retardation or psychiatric disabilities may be sold, leased or transferred by or on behalf of the state, except that such property may be leased if the property continues to be used for the same purpose.

(b) Subsection (a) of this section shall only apply to any state-operated community-based residential facility, boarding house, group home or halfway house meeting the criteria set forth in subsection (a) of this section and occupied by persons with mental retardation, persons with psychiatric disabilities, alcohol-dependent persons or drug-dependent persons.

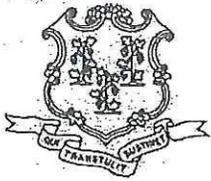
Sec. 2. (NEW) There is established a nonlapsing fund that shall contain (1) any moneys received by the state from the sale, lease or transfer of all or any part of Fairfield Hills Hospital, Norwich Hospital or any regional center that takes place after January 1, 2001, and (2) any other moneys required by law to be deposited in a separate account within the General Fund for purposes of this act. The Treasurer shall credit the fund with its investment earnings. Any balance remaining in said fund at the end of any fiscal year shall be carried forward in the fund for the fiscal year next succeeding. The principal and interest of the fund shall be used solely for the purpose of site acquisition, capital development and infrastructure costs necessary to provide services to persons with mental retardation or psychiatric disabilities, provided amounts in the fund may be expended only pursuant to appropriation by the General Assembly.

Sec. 3. (NEW) The Commissioner of Mental Retardation shall adopt regulations, in accordance with chapter 54 of the general statutes, to establish and implement the policy of the Department of Mental Retardation with respect to the placement and care of department clients who are evaluated by the department as posing a serious threat to others without specific measures for their supervision and security. Such regulations shall include, but not be limited to, provisions concerning the criteria or factors to be considered in: (1) Evaluating and placing such clients; (2) siting of residential facilities for such clients; (3) giving notice, if any, to the community in which such client is to be placed; (4) determining appropriate levels of security and supervision; and (5) providing appropriate programs and quality of life for such clients in the least restrictive environment. Such regulations shall not permit the siting of more than one such facility in any one municipality.

Sec. 4. The Commissioner of Mental Retardation, in consultation with the Commissioner of Public Works, shall evaluate, within available appropriations, the feasibility and appropriateness of the use of any state-owned property of at least twelve acres for a facility for the placement of not more than fifteen clients of the department who are evaluated by the Commissioner of Mental Retardation as not appropriate for community placement. Not later than February 1, 2002, the Commissioner of Mental Retardation shall submit a report containing the commissioner's findings and recommendations to the joint standing committee of the General Assembly having cognizance of matters relating to public health, in accordance with the provisions of section 11-4a of the general statutes. Such report shall include the criteria and standards used by the commissioner to evaluate such properties.

Sec. 5. This act shall take effect from its passage.

Approved July 6, 2001



STATE OF CONNECTICUT  
OFFICE OF POLICY AND MANAGEMENT

5

MAR 25 2002

March 21, 2002

As discussed at our March 19<sup>th</sup> meeting, I have enclosed documents from the Connecticut DEP regarding public access at the Seaside site. Please find the following three documents:

- "Seaside Park Allowed and Prohibited Uses"
- "Seaside Park Management Agreement"
- "Seaside Regional Center Land Disposition Agreement"

We look forward to discussing the public access aspects of this proposed development at our next meeting on April 16<sup>th</sup>.

If you have any questions regarding this information please call me at 860 418-6301.

Sincerely,

*David A. Kalafa*  
David A. Kalafa  
Planning Specialist

Attachments

Cc: Marianne B. Dubuque, Carmody & Torrence

## Seaside Park Allowed and Prohibited Uses

### Beach Area

#### *Allowed Uses:*

- Fishing
- Shellfishing (as authorized by CT Department of Agriculture or Waterford Shellfish Commission)
- Saltwater wading
- Nature observation
- Crabbing
- Canoe/kayak launching
- Picnicking
- Walking/hiking
- Scuba diving
- Sunbathing
- Saltwater physical therapy
- Walking pets on leash only
- Other passive uses not otherwise prohibited below which are consistent with quiet recreation enjoyment of the site by others, as determined by the site manager

#### *Prohibited Uses:*

- Swimming
- Motorized vessel launching
- Camping
- Consumption/possession of alcoholic beverages
- Fires
- Motorized vehicle use by general public
- Special events (i.e., organized gatherings greater than 25 people requiring special equipment) without written approval of the CT DEP-Parks Division

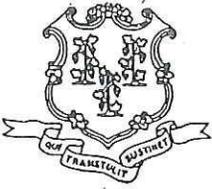
### Lawn Area

#### *Allowed Uses:*

- Lawn games (e.g., croquet)
- Picnicking
- Walking/hiking
- Nature observation (including interpretation)
- Board game recreation (gazebo)
- Other passive uses not otherwise prohibited which are consistent with quiet recreation enjoyment of the site by others, as determined by the site manager

#### *Prohibited Uses:*

- Kite-flying
- Ball games (unless as part of group physical therapy)
- Consumption/possession of alcoholic beverages
- fires
- Motorized vehicle use by general public



STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

6



JAN 8 5 2003

January 13, 2003

Waterford Planning and Zoning Commission  
c/o Mr. Thomas Wagner, Planning Director  
Hall of Records  
15 Rope Ferry Road  
Waterford, CT 06385-28998

**Subject:** Consistency of proposed Seaside Preservation Zoning District (#PZC 2002-002) with the goals and policies of Connecticut Coastal Management Act

**Finding:** Consistent, minor modifications.

Dear Commissioners:

Thank you for submitting the above-referenced proposed zoning regulation amendment for our review and comments. Based upon our review of the proposed amendment for consistency with the goals and policies of the Connecticut Coastal Management Act (CCMA), we generally support the proposed Seaside Preservation District. However, in order to ensure consistency with the goals and policies of the CCMA, we recommend several modifications to the proposed district regulations.

The Seaside Preservation District would allow for an adaptive re-use of the former Seaside Regional Center campus, continue the site's legacy of meeting the region's special housing and health care needs and provide significant open space and waterfront public recreation benefits while protecting coastal resources at or adjacent to the site. The District regulations would be applied to a site that is one of the State's last opportunities to provide over 1/4 mile of new public beach access along Long Island Sound.

Although the proposed district's residential dwelling unit density is greater than the site's existing RU-120 district regulation density standard, we find that the proposed district setback, lot/building coverage, open space and design requirements could allow for a re-use of the property that is more compatible with the goals and policies of the CCMA than the existing zoning district regulations. Generally, a zoning district, such as the one proposed, that allows for a creative adaptive re-use for a coastal property with significant site constraints will more likely result in a re-use that is consistent with the policies and standards of the CCMA than a residential zoning district that merely minimizes residential dwelling unit density.

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However, in order to ensure that a proposed adaptive re-use will fulfill the site's potential to conserve coastal resources and promote water-dependent uses, provisions regarding public access facilities and stormwater management should be strengthened. Accordingly, we suggest the following sections of the proposed district regulations be amended to ensure that the site's public recreational amenities are constructed early in the site's development process, properly maintained and readily accessible by the public and that potentially affected coastal resources are protected:

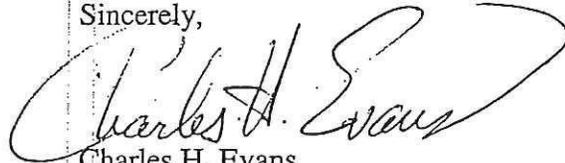
Section #	Proposed Text Amendment (additions/deletions)	Explanation
4.1	A 24' wide public street <del>with a sidewalk set</del> within a 50' right-of-way shall be improved . . .	A sidewalk is a required element of new public streets within 5,000 feet of a public park pursuant to Section 5.6.11 the Town's Subdivision Regulations. Further, sidewalks promote non-vehicular access to the site's public access area by neighbors.
4.2	The public street <del>right-of-way</del> shall extend from Shore Road to a point where 50 feet (50') of frontage is provided to the public access parking area <del>described in Section 12.5.</del>	Existing text should be clarified to ensure public has right to travel from Shore Road to a designated public access parking area adjacent to the site's public park.
11.2	The stormwater management plan shall, based on <del>best</del> available technology, have the ability to treat the first inch of runoff . . . and floatable debris <del>and result in no net increase in the volume of stormwater runoff from the site.</del>	Ensures that best available stormwater pollution control technology is used and that the volume of stormwater runoff discharging from the site does not increase.
12	. . . Association documents governing this obligation shall be submitted to the Commission for approval <del>including documentation demonstrating adequate capitalization for constructing and maintaining required public recreation amenities.</del>	Significant public recreation amenities could be required /provided at this site. Provision should be made in any proposed homeowner association documents to ensure they will be built and properly maintained with dedicated funding
12.2	A Conservation and Public Access Easement over the public park, <del>public parking area and a pedestrian public access path from Shore Road to the public park shall be conveyed</del> granted to the State with the Town as its successor. An agreement <del>between the grantor and grantee (referred to as "The Village at Seaside Management Agreement")</del> governing the use, operation and maintenance . . .	Clarifies the extent to which the access easement should be required throughout the site, provides alternative means for the pedestrian public (e.g., DMR facility residents) to access the site's public recreation facilities and references the document by which the applicant has agreed to manage the public portions of the property.
12.5	<del>Public parking for at least 25 vehicles. . .</del> The Commission may require additional public parking areas be established . . .	Clarifies that this section addresses parking needs of the general public using the site's public recreation facilities rather than site residents or their guests.

Section #	Proposed Text Amendment (additions/deletions)	Explanation
15	The development may be phased as approved by the Commission for a period of up to 5 years. <del>All required site utilities and public recreation amenities shall be provided during the first phase of the development and prior to issuance of certificates of occupancy.</del>	Ensures that public recreation amenities are provided up-front.

If implemented, the proposed zoning district, with the recommended amendments, along with other applicable Town of Waterford coastal resource management zoning regulations, will help ensure that the former Seaside Regional Center will be adaptively re-used in a manner which protects coastal resources and provides for appropriate public use of a site that is both a magnificent public open space opportunity and challenge to redevelop.

These comments are provided pursuant to CGS Section 22a-104(e) which requires that they be read into public hearing record. We hope that they are helpful to the Commission in evaluating the proposed Seaside Preservation Zoning district's consistency with the goals and policies of the CCMA. If we can be of any further assistance to you in this or any other coastal management or Long Island Sound related matter, please contact David Kozak of my staff. Thank you.

Sincerely,



Charles H. Evans

Director

Office of Long Island Sound Programs

cc: Health Care Consulting Corp., applicant  
David Kalafa, OPM  
Richard Clifford, DEP-BOR

**PUBLIC TESTIMONY OF DAVID KOZAK,  
DIRECTOR OF LONG ISLAND SOUND PROGRAMS, DEEP:  
MR. KOZAK EXPLAINS WHY THE PLAN FOR SEASIDE IS A  
MATTER OF PUBLIC POLICY**

Notwithstanding the above, there are other impacts on public policy. Mostly notably there is an impact on the state's mentally retarded population, and their families. On 5/31/2001 the Connecticut Legislature enacted a moratorium on the sale of property owned by the State of Connecticut. The legislature in passing a bill by a vote of 124 to 19 specifically exempted Seaside from this moratorium. The reason they did this is because this bill also mandated that proceeds from the sale of Seaside be used for housing and services for the mentally ill and mentally retarded. This was in response to what the Legislature viewed as a severe shortage of such housing and services<sup>1</sup>. This shortage is so severe that recently the State settled a Federal lawsuit brought against it by the Connecticut ARC. In doing so the State agreed to provide \$41 million for group homes for the mental retarded. However, it is generally acknowledged that this is just a start. DMR for instance, acknowledged that there are currently 1,064 mentally retarded individuals in Connecticut awaiting community placement. Connecticut ARC puts the number at 2000<sup>2</sup>.

Thus, the consequences of not selling Seaside go well beyond the impact on the property, and the Town of Waterford. This has a direct impact on the state's mentally retarded population and their families. It also is directly contrary to the mandate given by the Legislature, and the policy acknowledged by the fact of the settlement reached in Federal court.

DEP also has weighed in on the desirability of selling Seaside, as a matter of public policy. Part of the developer's plan for the property is creation and maintenance of a public park and other facilities, as well as creation of public access and parking and maintenance of the beach. When the Town of Waterford, Planning and Zoning Commission was considering rezoning Seaside to facilitate its sale and private re-use, David Kozak of DEP gave the following testimony:

"...we believe that the [developer's] proposal [for the re-use of Seaside] provides one of the last and best opportunities to secure approximately ¼ mile of sandy beach within the public domain...."

"[The developer's proposed re-use of Seaside] ...is providing an excellent public recreation for the people of the State of Connecticut."

#### Feasibility of Re-Use of Seaside by the State

The above notwithstanding, the State has extensive information in its possession which leads inescapably to the conclusion that the re-use of Seaside by the State is neither feasible nor realistic. Shortly after DMR vacated Seaside, the State engaged two experts, Bartram and Cochran and RKG Associates to evaluate the future use of Seaside. In their report the consultants specifically ruled out re-use by another State agency<sup>4</sup>.

Beyond that, in accordance with state statutes, every State agency evaluated Seaside for its use and all concluded that it was unsuitable for their needs. This caused the State to declare the property surplus. This was reported to the Legislature by Richard Nuclio<sup>5</sup>.

TESTIMONY OF DAVID KOZAK, DIRECTOR OLISP, DEEP  
BEFORE WATERFORD P&Z COMMISSION  
APRIL 8, 2003

listing of Connecticut towns that have age restricted regulations and it shows you how many units per acre these towns allow. Some allow more, some allow less, but it shows you where this regulation falls within the broad spectrum of towns across the state of Connecticut. Where there is a range, where there is a wide range of units per acre, for various towns, it's an indication that age-restricted housing is handled by an overlay zone. So it depends on where the zone map drops, and that dictates the number of units per acre. I think at this time Mr. Chairman, we have concluded our remarks. We reserve, of course, the right to rebut in the event there is any opposition.

T. Wagner: You had referred earlier to an 8-24 report. Do you intend that that report which involved the commission's review of the acquisition request by the board of selectmen be entered into the record?

F. Londregan: Yes.

T. Wagner: Okay, you didn't happen to bring a copy?

F. Londregan: No, I didn't.

T. Wagner: Just by point of information the, it should also be noted that we currently have a regulation on age restricted housing that allows a density equivalent to what is currently being proposed. Thank you.

E. Maguire: Before we get to Mr. Kozak, I would like to briefly expound upon a point that it was either Mr. Brown or Mr. Londregan brought up, and that was the pieces of this commission up here. We are both a planning and a zoning commission. Now, what does that mean to the average person in Waterford? Probably not very much. But here's what it means to me and the commission members, and the town staff. The planning part of our organization determines what to do with a piece of property and why to do it. That's sort of the planning function of the town. That's why we spent so many years going around to the various districts in town and developing the plan as you see it today, I believe it's dated 98 or 99. The Waterford town plan of preservation conservation and development. That was about a 5 or 6 year project. The zoning piece or the zoning application of our commission is how do we do something and when do we do it. So those are sort of the conditions upon we put on our planning hat. Just wanted to explain that to everybody in the audience of what it is we're trying to do here. Mr. Kozak?

D. Kozak: Good evening, commission members. My name is David Kozak with the Connecticut Department of Environmental Protection within our office of Long Island Sound Program division. The Office of Long Island Sound Programs is the state's coastal management division. In addition to all the responsibilities one of our statutory responsibilities is to oversee the implementation of the Connecticut coastal

management act at the municipal level. So what I do, along with other colleagues in my office is work with commissions in helping them make decisions about land use (unintelligible) coastal boundary are consistent with the policy and standards of the Connecticut coastal management act. In that capacity I submitted through the director of our office, Charles Evans in a letter dated January 13 of this year a detailed report on the proposed zoning district regulations consistency with the Connecticut coastal management act. Before I get into that just tell you a little bit of background on the type of work that I do. For the past 10 years I've been assisting coastal towns in the state of Connecticut implement the Connecticut coastal management act, review plans of conservation and development, review land use proposal, zoning regulations, and that's to ensure there is consistency with the municipal decisions with the standards of the Connecticut coastal management act. I'm a member of the American Institute of Certified Planners and have been doing (unintelligible) work prior to my 10 years with the state in this capacity and other states in the country. Very briefly, as reported in the letter dated January 13, we have found that the proposed zoning district regulations are consistent with the Connecticut coastal management act. And we believe that the proposal provides one of the last and best opportunities to secure approximately ¼ mile of sandy beach within the public domain, and the surrounding uplands that will be an important component of proposed development pursuant to these regulations as much of the area just upland of the beach area that will be retained by the state of Connecticut will continue to be within the public domain, secured through public access easements over much of that lawn area that will be preserved for public use, up to about the 12 foot contour. The existing zoning, we feel, provides a greater flexibility...excuse me, the proposed zoning provides greater flexibility to do more creative and adaptive reuse of this parcel, then the existing property allowing the developer to improve the property for public use as well as to minimize any adverse impacts to coastal resources that might result from anyone developing this site. I think, as was pointed out earlier, the commission needs to realize, and I'm sure that they do because they are familiar with the site, this site is not a pristine coastal site as sited in previous correspondence on this matter from our commissioner, Arthur Rooque. That the site does contain contaminated soils and groundwater, is constrained by historic buildings, yet there are significant opportunities something can be built on this site for public benefit. That is providing an excellent public recreation for the people of the state of Connecticut. (change side)  
Good design rather than design rather than density that determines or differentiates good development versus poorly planned development, so I think that the commission needs to consider, do the provisions within this zoning district, do they provide an opportunity and flexibility and the guidance to developers to have good design which will result in good development. Again I think you need to take a look at design driving quality development rather than just density. We have also made very specific recommendations on the (unintelligible) that the zoning kept. And in the interest of time, these are detailed in our letter of January 13, 2003. I won't go into them in detail, but generally concern the following 7 matters as referenced in

the table inserted in that document dated January 13 2003. There were some suggestions we made to improve the proposed zoning district. And those are one to make the site more pedestrian friendly by requiring sidewalks along the public street, the street that is proposed. You go down to the waterfront from Shore Road. To clarify, that a public right of way from Shore Road is being proposed down to the parking area. The word public is not used within the section of the regulations section 4.2. Thirdly, we would suggest that the regulations be amended to require that there be no net increase in stormwater runoff from development of the site. I don't suspect that will be a problem, because there is, as we pointed earlier, (unintelligible) excuse me, a 15% cap on the amount of cover that can be developed at that site, impervious cover. Fourth, we suggest that the regulation be amended to require adequate assurance that the homeowners association that will eventually take over the management of much of this property has adequate capital to provide or maintain the public amenities that might be required at the site. Fifth, there should be a reference within the regulations to a proposed DEP and applicant management agreement by which much of the public area of the site would be managed. That is the beachfront that would be retained by the State of Connecticut Department of Environmental Protection, and the great lawn that would be open to the public. The state and the applicant are working on a management agreement, any disputes regarding how the public can use it, how it can be maintained, what public facilities need to be provided, should be, we should be referencing that agreement that is in the works. We should ensure that public parking needs are met at the site. That is addressed, it starts to be addressed in section 12.5, but again it leaves out the important word of public parking versus just generally parking at the site, it might be confused or interpreted as providing parking for residents and guests versus the (unintelligible) public. And lastly there should be some provision that the public amenities that would be required at the site are provided up front in the development process. Quite often we have worked in the past with communities that have not required this, and the developer has waited until later in the development process to apply those promised public amenities, but they don't materialize, sales don't move in the direction or as quickly as sometimes the developer would like, so we'd like to see a requirement for those public amenities be provided up front. Those are my general comments, let me be just a little bit more general as to the DEP's interest into this property. There was a lot of questions and concerns about why doesn't the state of Connecticut through the department take over the site, it's already state owned, why don't we just retain it. The real value, public value to this site is along its waterfront, not the interior portions. As a matter of fact, as you move back from the waterfront to the part of the campus that is developed, and is proposed to be redeveloped, there are significant issues concerning historic structures, site contamination, and just public recreational value really diminishes as you move away from the waterfront. So those are some of the reasons why the agency did not request that the Office of Policy and Management simply transfer the property to the department. I think that's important to be recognized. There are a host of issues associated with this property that don't make it amenable for the entire site to be

retained by the public and the state of Connecticut has determined that and the Town of Waterford has determined that through their public referendum. So with those comments I will conclude giving others opportunity to comment. But we'll be happy to answer any questions you might have on our written or testimony here today. Thank you very much.

E. Maguire: David, I have one question. Or actually a couple questions. One is what does the state deem as the value of this property.

D. Kozak: In terms of dollars (unintelligible) or to the public?

E. Maguire: In dollars and cents:

D. Kozak: The dollars and cents were worked out through, or are being worked out through the Office of Policy and Management and the applicant and I'm not at liberty to disclose that financial information.

E. Maguire: I really want to make two more comments, but I might delete one of them. I believe in part of our hearing process, process over the past two years, I recall a number around 12 and a half or 13 million dollars. Does that make any sense to you Mr. Londregan?

F. Londregan: The number makes sense. And what that number was was the request to the Board of Finance by the Board of Selectmen to appropriate 12.4 million dollars to acquire and remediate.

E. Maguire: Acquire and remediate, okay I forgot about that piece. And why wouldn't the state just go ahead and hold a tag sale and just sell the piece of property as is?

D. Kozak: The state believes that there is a lot of public interest in this property and that is why it's convened several work groups for almost the past eight years to try and determine what would be in the best interest of all the people of the state of Connecticut, the Town of Waterford, the Department of Mental Retardation, which will continue to have a presence at this property. So very simply the state of Connecticut could have a put a for sale sign up there and sold the property to the highest bidder, but we felt given the past history of this property, it's institutional use, its importance to Waterford, and the people of the state of Connecticut, we wanted additional control that we will have through a very rigorous process of sending out requests for qualifications, reviewing those requests for qualifications, and then going through a very detailed review process of asking selected interested parties and developers to submit detailed requests for proposals, respond to the requests for proposals to develop the site, a very rigorous process to evaluate those. To have additional control as to what should go on on this property. As a matter of fact, the sales agreement that is being negotiated between the state and the applicant

will make reference to existing plans that have been developed in concert with various folks who were on the Seaside select committee, which were made up of representatives of this town, the Department of Public Works, Department of Environmental Protection, and the Office of Policy and Management. The purpose of that team was, again, to try to make sure we weren't just trying to maximize the value of the sales price of this property, but to ensure that the town of Waterford was, with the development that it wanted, and that's why we're here today.

E. Maguire: Thank you, the reason I asked that question, I wanted the audience to clearly understand the process that's being gone through here for, not only for the Town of Waterford residents, which we are all taxpayers, but also for the residents of the State of Connecticut. This being state property, we have paid taxes over the years to support that piece of property, so we all kind of have a little piece of the pie. And I wanted you also to know that we didn't just go to a cocktail party on New Year's Eve and dream this scheme up. It's been going on for years with studies from lots of people lots smarter than I am, I can guarantee you that. So, and it's a very important decision process and planning process that we're going through, and we appreciate all your input that you're about to give. Commission members have any comments at this time?

T. Wagner: I just wanted to enter in the information Attorney Londregan had referred to. I have a letter from Mr. Eccard to Mr. Maguire dated October 23, 2000 which is the request CGS 8-24 report for the acquisition for Seaside Regional Center, and associate backup, and then there's a memo from David Martin to the Planning Commission regarding the same 8-24 report with backup material which goes into detail what the town was faced with at the time of acquisition and this is just a summary of that as well. So I'd just like to...I'm sorry (unintelligible audience speaking) I will: I just asked the commission to enter into the record the documents relating to the commission's review of the acquisition of the Seaside property back in 1999-2000, along with the associated backup documentation.

(Unintelligible)

D. Cholsy: October 23, 2000, letter from Paul Eccard, October 26, 2000 memo from David Martin with backup.

E. Maguire: At this time we're going to request public comments, the way we'd like to do that is for everybody to have a chance to provide comments. We may or may not finish this hearing tonight. Secondly, we would prefer that you address your comments to the commission, and if it requires an answer from a technical representative here, we will direct your question to that appropriate representative. Is there anybody in the audience that would like to make a comment relative to this application. Yes sir. Please identify yourself and your address.

NO. 566413

KATHLEEN F. JACQUES, ET AL

SUPERIOR COURT

JUDICIAL DISTRICT OF NEW LONDON  
AT NEW LONDON

V.

TOWN OF WATERFORD PLANNING  
AND ZONING COMMISSION, ET AL

APRIL 27, 2004

MEMORANDUM OF DECISION

This is an appeal by plaintiffs, Kathleen F. Jacques, Kem Bruno, Pamela L. Award and Philip Antupit from the action of the defendant, Planning and Zoning Commission of the Town of Waterford, in granting the application of Healthcare Consulting Corporation (hereinafter HCC) for a change of zone to land in the Town of Waterford and in approving certain amendments to the zoning regulations.

For reasons hereinafter stated, the action of the Commission is affirmed.

All parties necessary to the action have been joined. All public notices required to have been given have been timely published and no questions concerning jurisdictional defects have been raised or noted.

This appeal is brought under the provisions of C.G.S. §§ 8-8 and 8-9. Section 8-8 limits such appeals to persons aggrieved by the decision appealed from. Pleading and proof of aggrievement are essential to establish subject matter jurisdiction over an appeal under § 8-8. Hughes v. Town Planning and Zoning Commission, 156 Conn. 505, 507 (1968). The question of aggrievement is essentially one of standing. McNally v. Zoning Commission, 225 Conn. 1, 5-6 (1993).

FILED

APR 28 2004

SUPERIOR COURT - NEW LONDON  
JUDICIAL DISTRICT AT NEW LONDON

Two distinct categories of aggrievement exist, classical and statutory. Lewis v. Planning and Zoning Commission, 62 Conn. App. 284, 288 (2001). Statutory aggrievement exists by legislative fiat. In cases of statutory aggrievement, particular legislation grants standing to those who claim injury to an interest protected by that legislation. Cole v. Planning and Zoning Commission, 30 Conn. App. 511, 514-15 (1993). C.G.S. § 8-8(a)(1) provides that "aggrieved person" includes any person owning land that abuts any portion of the land involved in the decision of the board. In this case, the parties have stipulated and agreed that all plaintiffs own land which abuts land which was the subject of the zone change in question. It is found, therefore, that the plaintiffs are aggrieved and have standing to prosecute this appeal.

The record indicates that by application dated December 5, 2002, HCC applied to the defendant, Commission, for a change of zone from RU-120 to Seaside Preservation Zoning District for a 36.3 acre parcel of land in the Town of Waterford owned by the State of Connecticut. The application also requested an amendment to the Zoning Regulations to create a Seaside Preservation Zoning District and to provide regulations for such district.

The property being located within the regulated coastal boundary of the Town of Waterford the applicants submitted a coastal site plan review report. By letter dated January 13, 2003, the Department of Environmental Protection informed the Commission that the proposed district would be consistent with the goals and purposes of the Connecticut Coastal Management Act with minor modifications.

The record indicates that the property involved here is a 36.3 tract of land with existing buildings. It has been described as a high plateau with 1800 feet of frontage of Long Island

Sound and two small wetland areas. The property is located in the Rural Residential (RU-120) zone. Much of the development in the area preceded zoning and there are a number of smaller non-conforming lots adjacent to the property in the RU-120 and the R-40 zones. The entire property is now owned by the State of Connecticut. In 1934, the property was developed as a sanatorium for children with tuberculosis. At that time, staff would be between 80-100 with approximately 50 patients. With the decline of tuberculosis among children, the facility was closed in 1958 and opened as a geriatric hospital in 1959. At that time staff would be between 100-150 with 100 patients. The state closed the geriatric hospital in 1961 and converted it to a facility for retarded and physically handicapped children. At this time the institution grew to 17 buildings with as many as 220 patients and a staff of 300. It was known as the Seaside Regional Center.

In the 1980's, plans were made to move the children from an institutional setting to the main stream and group homes.

Sometime in 1988, the state began to look for a new use for the property. A facility study committee involving the Department of Mental Retardation (DMR), the Department of Public Works (DPW), the Office of Policy and Management (OPM) and the Town of Waterford was set up to consider the future use of the property.

Several new uses were proposed but never agreed to. In 1994, the town selectman held an informational meeting. The Town Planning Department began to study the future use of the area. This department prepared a plan for the "Seaside Residential District" which was the genesis of the proposal presented to the Commission in connection with the application now on appeal.

In 1997, the Seaside facility was closed. It has remained vacant ever since. A proposal that the town purchase the property, with the exception of four historic buildings to be retained by the state and a requirement that certain contamination be removed, for 12.4 million dollars was considered by the town but rejected. The DMR transferred the property to the state DPW and OPM recommending that it be used for housing. Defendant, HHC, was selected by the state from a number of applicants to develop the property in accordance with the proposed regulations. HCC then filed the application which is the subject of this appeal.

A public hearing on HCC's application to change the zone and amend the regulations was scheduled for February 10, 2003. The hearing was continued to March 10, 2003. On that date, the hearing was again continued to March 24, 2003. The meeting was again continued to April 8, 2003 when the parties were heard.

At its regular meeting held May 5, 2003, the Commission discussed the application and the exhibits admitted at the public hearing. The matter was then continued for further action at the next meeting. Mr. Wagner, Director of Planning, was requested to review specific items of the proposed regulations for that meeting. At the next meeting of the Commission held May 19, 2003, Mr. Wagner reviewed the proposed regulations together with recommendations suggested by the Office of Long Island Sound Program, the environmental planner and other specific items. Problems with the regulations were discussed and further action was deferred to the next meeting. Staff was asked to prepare a series of findings for review at that meeting. At the June 9 meeting, the draft documents prepared by staff were reviewed. Upon motion duly made and seconded, it was voted unanimously to grant the application to change the zone of the 36.3 acre parcel to Seaside Preservation Zoning District

with modification. The Commission then stated the reasons for its action. The Commission next proceeded to approve the amendments to the zoning regulations with modification stating the reasons for such approval.

Within the time allowed by statute, plaintiff commenced the present appeal.

In deciding the issues presented by the appeal, the court is limited in its scope of review by statute and applicable case law. Review of the decisions of local zoning authorities is limited to a determination, principally on the record before the Commission, whether the Commission abused the discretion vested in it. Tazza v. Planning & Zoning Commission, 164 Conn. 187, 191 (1972). This court can sustain the appeal only upon determination that the action taken by the Commission was unreasonable, arbitrary and illegal; it must not substitute its judgment for that of the local Commission and must not disturb the decision of the Commission as long as honest judgment has been reasonably and fairly exercised. Baron v. Planning & Zoning Commission, 22 Conn. App. 255, 257 (1990). Conclusions reached by the Commission must be upheld by the court if they are reasonably supported by the record. Primercia v. planning & Zoning Commission, 211 Conn. 85, 96 (1989). The question on review of the Commission's action is not whether the court would have reached the same conclusion but whether the record before the Commission supports the decision reached. *Id.*

Although the factual and discretionary determinations of the Commission must be given considerable weight, it is for the court to expound and apply governing principals of law. Domestic Violence Services of Greater New Haven, Inc. v. FOIC, 47 Conn. App. 466, 470 (1998).

The basic question raised in this appeal is whether or not the Commission abused its

discretion in granting HCC's application to change the zone and amend the regulation.

In considering these issues, the court is mindful that a zoning commission, when changing a zone or amending zoning regulations, acts in a legislative capacity, and in so doing, it has broad discretion and the court on appeal should not substitute its judgment for that of the commission unless the appellants prove that the commission's action was clearly arbitrary or illegal. Burnham v. Planning & Zoning Commission, 189 Conn. 261, 266 (1983).

A zoning commission has broad discretion when it acts within its prescribed legislative powers. First Hartford Realty Corporation v. planning & Zoning Commission, 165 Conn. 533, 540 (1973). The question on appeal is not whether the court would have reached the same conclusion as the agency, but whether the record before the commission supports the decision reached. Burnham v. Planning & Zoning Commission, supra, 189 Conn. 265.

The court allows zoning authorities this discretion in determining the public need and the means of meeting it because the local authority lives close to the circumstances and conditions which create the problem and shape the solution. Burnham, Id.

When exercising its legislative function, however, the Commission's discretion is not wholly unfettered. It must follow the law. Woodford v. Zoning Commission, 147 Conn. 30, 31 (1959).

At the June 9<sup>th</sup> meeting, the Commission proceeded to first approve the change of zone. The Commission then took up and approved the proposed amendments to the zoning regulations which would establish the Seaside Preservation Zoning District. Plaintiffs have appealed both of these actions. In considering the issues now before the court, it is considered more appropriate to take up the issue concerning the amendment of the regulations first.

In approving the amendment to the zoning regulations at its June 9<sup>th</sup> meeting, the Commission gave the following reasons for its actions:

1. Regulations provide for the preservation of the site and contributing buildings as listed on the Register of historic Places.
2. Regulations provide for public access opportunities to a waterfront site that is not considered suitable for a water dependent use. The site is considered suitable for waterfront public access as designated in the 1998 Plan of Preservation, Conservation and Development.
3. Regulations provide for design review and restrict land coverage, impervious coverage and building setbacks in a manner which is equal to or more stringent than allowed in the RU-120 zoning district.
4. The public purposes to be achieved as set forth in the proposed regulations are considered additional reasons for approval of the creation of the new zoning district.

The Commission approved the amendment with modifications which it found “necessary to provide sufficient standards, clarification of intent and to conform to recent changes in regulations.”

Where, as here, the Commission stated the reasons for its action the court must decide whether the reasons assigned are reasonably supported by the record and whether they are pertinent to the considerations which the Commission is required to apply. The Commission’s decision must be sustained if the record contains substantial evidence that supports any one of the reasons given. Bethlehem Christian Fellowship, Inc. v. Planning & Zoning Commission, 73 Conn. App. 442, 458 (2002).

Plaintiffs argue in their brief, that the regulations, as modified and adopted, are unconstitutional, arbitrary and unenforceable as they contain insufficient or ineffective standards. The burden of showing that the regulations are unconstitutionally vague rests with

the plaintiffs. Connecticut Health Facilities, Inc. v. Zoning Board of Appeals, 29 Conn. App. 1, 5 (1992).

“[A] Commission’s regulations must be reasonably precise in the subject matter and reasonably adequate and sufficient to give both the Commission and those affected by its decision notice of their rights and obligations. [V]ague regulations which contain meaningless standards lead to ambiguous interpretations in determining the approval or disapproval of different subdivisions. Adequate, fixed and sufficient standards of guidance for the Commission must be delineated in its regulations so as to avoid decisions, affecting the right of property owners, which would otherwise be a purely arbitrary choice of the Commission; such a delegation of arbitrary power is invalid.” Barberino Realty & Development Corp. v. Planning and Zoning Commission, 222 Conn. 607, 618-19 (1992) (citations and interior quotation marks omitted). In their brief, plaintiffs quote a learned text in which the writer sums up the test as “whether a person of ordinary intelligence can know what is prohibited.” Section 22.3 P490, Fuller Land Use Law and Practice.

A review of the proposed regulations as enacted with modifications, in the abstract, leads to the conclusion that such regulations are reasonably precise and adequate to give affected parties notice of their rights and obligations. The proposed regulations are as precise as the existing zoning regulations. Although plaintiffs dispute it, the proposed regulations are effectively integrated into the existing regulations. For example, the uses permitted in the Seaside Preservation Zoning District are made subject to the existing lot design standards of the existing § 3.34 and all of such uses are permitted only by the special permit provisions of the existing § 23. Section 11 of the proposed regulations is effectively tied into § 25 of the

existing regulations also covering environmental protection. The modifications made by the Commission further integrated the new regulations into the existing regulations.

“Zoning must be sufficiently flexible to meet the demands of increased population and evolutionary changes in such fields as architecture, transportation and redevelopment. the responsibility for meeting these demands rests, under our law with the reasoned discretion of each municipality acting through its duly authorized zoning commission. Courts will not interfere with these local legislative decisions unless the action taken is clearly contrary to law or in abuse of discretion. The test of the action of the Commission is two-fold: (1) zone change must be in accord with the comprehensive plan; and (2) it must be reasonably related to the normal police power purposes enumerated in § 8-2.” Harris v. Zoning commission, 259 Conn. 402, 417 (2002) (citations and internal quotation marks omitted).

Plaintiffs point out specific language which could conceivably cause problems of application in specific situations. Courts do not usually decide such issues in a vacuum however. A party attempting to demonstrate that regulations are impermissibly vague and imprecise must generally do this in connection with the facts of a case. Connecticut health Facilities v. Zoning Board, supra, 29 Conn. App. 6.

Plaintiffs have attempted an attack on the facial validity of the amendment in a situation where no adverse action with respect with the amendment has taken place. Such attack should be reserved to situations where adverse decisions applying the amendment could be presented to the court. Queach Corp. v. Inland Wetlands Commission, 258 Conn. 178, 188 (2001).

In Bombero v. Planning and Zoning Commission of Trumbull, 218 Conn. 737, 745

(1991), the court held that "Where, as here, the plaintiff mount a general attack on a legislative enactment of a regulation, primarily based on constitutional vagueness grounds and combines therewith nonconstitutional grounds for the regulations invalidity, he must do so by a declaratory judgment action rather than an appeal from the enactment." There is nothing about the procedural posture of the case that would cause a deviation from the above-requirement.

Harris v. Zoning Commission, supra, 259 Conn. 417 stated that the test to be applied to the validity of an amendment to the zoning regulations was two-fold. It must be in accord with the comprehensive plan and it must be reasonably related to the normal police power purposes enumerated in § 8-2.

The comprehensive plan consists of the zoning regulations themselves and the zoning map which has been established pursuant to those regulations. Burnham v. Planning and Zoning Commission, supra, 189 Conn. 267. Although the amendment is specific in its application to the area of the zone change, a review of the existing zoning regulations and the zoning map indicates that it is consistent with the comprehensive plan. The regulations and the zoning map indicate that there are 20 zoning districts within the Town of Waterford. Some of these districts like the Seaside Preservation Zoning District created by the amendment, appear to be designed for specific application. For example, the Civic Triangle District and the Special Aquifer Industrial Park District.

As previously noted, the amendment is tied directly into the existing regulations which make up the comprehensive plan.

The clustered, age restricted residential use created by the amendment is compatible

with other zones existing under the regulations. For example, age restricted residential use is allowable in the R-40 zone adjacent to the area within which the amendment will be applicable. The setbacks and building coverage requirements under the amendment are also comparable to those found in the R-40 and RU-120 zones and are more stringent than those in the RU-120 zone.

To be valid, the amendment must be reasonably related to the normal police power purposes found in § 8-2. There does not appear to be any question but that the amendment is related to the police power purposes found in § 8-2. The amendment regulates buildings, the percentage of area which may be occupied, size of yards, density and location of buildings, procedures for special permits promotes the general welfare and makes reasonable provisions for the protection of historic buildings.

Section 8-2 also requires that zoning regulations, and any amendments, be in accordance with the comprehensive plan and provides that the "Commission shall consider the plan of conservation and development prepared under § 8-23." The Town of Waterford adopted, by resolution of the Commission effective October 1, 1998 a Plan of Preservation, Conservation and Development. This plan was produced under the provisions of C.G.S. § 8-23. A view of the record indicates that in enacting the amendment, the Commission considered this document with great fidelity.<sup>1</sup> The plan was placed in evidence before the Board and returned to court as a part of the record.

When the plan was approved in 1998, Seaside was closed and vacant. The plan

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<sup>1</sup> Defendants claim that the plan was not followed. It is noted that § 8-2 merely requires the Commission to consider the plan.

specifically addressed Seaside and advised that the town should continue to actively participate in ongoing discussions with the state regarding the reuse of the property. The plan stated that the future use should take into consideration and be consistent with the residential uses in the area and provide public use of the waterfront. The plan also addressed the protection of historic structures and noted that Seaside was on the National Register of historic Places.

A document entitled "consistency review" was also considered by the Board and made a part of the record. This document addresses the question of consistency of the Plan of Preservation, Conservation and Development to the proposed Seaside Preservation Zoning District and other related zoning regulations. Although the review appears to have been produced prior to the actual application now in question, it concludes that the amendment properly addressed the special needs of the coastal areas, open space, special needs, housing or persons over age 55 and historic preservation of buildings.

A review of the record leads to the conclusion that the amendment to the regulations approved by the Commission is not impermissively vague and imprecise as alleged by plaintiffs. In enacting the amendment to the zoning regulations, the Commission properly considered the Plan of Preservation, Conservation and Development. The regulations as approved are consistent with this plan and in accordance with the comprehensive plan and are related to the police powers enumerated in § 8-2.

The reasons given by the Commission for the approval of the amendment are valid supported by substantial evidence in the record and pertinent to the consideration which the Commission was required to apply.

## II

Plaintiffs argue that the zone change must be overturned because it amounts to spot zoning and is not consistent with the comprehensive zoning plan as contained in the 1998 Plan of Preservation Conservation and Development.

“Our courts consistently have invalidated zoning decisions that have constituted spot zoning. Spot zoning is the reclassification of a small area of land in such a manner as to disturb the tenor of the surrounding neighborhood. Two elements must be satisfied before spot zoning can be said to exist. First, the zone change must concern a small area of land. Second, the change must be out of harmony with the comprehensive plan for zoning adopted to serve the needs of the community as a whole. The comprehensive plan is to be found in the scheme of the zoning regulations themselves.” Michel v. Planning & Zoning Commission, 28 Conn. App. 314, 319 (1992) (citations omitted; internal quotation marks omitted).

Case law on the question as to whether an area is too small so as to constitute spot zoning is not of particular assistance. In Pelchat v. Planning & Zoning Commission, 162 Conn. 603 (1971), it was decided that rezoning a lot less than 150 square was spot zoning. In Kutcher v. Planning Commission, 138 Conn. 705 (1952), it was decided that it was not spot zoning to rezone a small tract where the new zone was appropriate to the area.

The area rezoned here, is a 36.3 acre parcel. Plaintiffs do not specifically rely on a claim that the area of the zone change is too small. They argue that spot zoning does not turn on the size of the area rezoned. The parties here appear to agree that the essence of spot zoning is the “wrenching out of the character of and totally disruptive of the community as a

whole.”<sup>2</sup>

Even though Michel v. Planning & Zoning Commission, supra, speaks of the zone change being in harmony with the “comprehensive plan for zoning adopted to serve the needs of the community as a whole.” Plaintiffs claim that to avoid the onus of spot zoning, the change in zone must not disturb the tenor of the surrounding neighborhood. Pierrepont v. Zoning Commission, 154 Conn. 463, 469 (1967) supports this argument. In First Hartford Realty Corporation v. Plan & Zoning Commission of Bloomfield, 165 Conn. 533, 541 (1973), the court laid down a two-fold test which a commission must meet in changing a zone. “(1) zone change must be in accordance with a comprehensive plan, and (2) it must be reasonably related to the normal police power purposes enumerated in § 8-2.” (Citations omitted.)

In enacting the change of zone, the Commission made the following modification:

**Modification:** The district boundary shall be reduced by the area of the land to be retained by the State of Connecticut, which shall include at least 120,000 square feet and not result in the creation of a non-conforming structure.

The Commission gave as the reasons for it's the change of zone:

1. Consistent with the 1998 Plan of Preservation, Conservation and Development which anticipated the transition of this site from State to Private ownership and regulation.
2. The district contains Historic Properties and public access opportunities and is therefore considered consistent with the Connecticut Coastal Management Act.
3. The character of the site is unique and warrants a separate zoning district in order to facilitate the preservation and restoration of this important resource.

Plaintiffs differ with the Commission and claim that the change in zone is not consistent with the comprehensive zoning plan as contained in the 1998 Plan of Preservation,

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A quote from HCC's attorney's presentation at the public hearing and used in plaintiffs' brief.

Conservation and Development. The comprehensive plan and the 1998 plan of development are not the same. The comprehensive plan is found in the scheme of the zoning regulations themselves. First Hartford Realty Corporation v. Plan & Zoning Commission of Bloomfield, 165 Conn. 533, 542 (1973). The Plan of Preservation and Development is a document prepared under the provisions of C.G.S. § 8-23 and was adopted by resolution of the Commission. Section 8-2 requires that the Commission consider this plan.

Both plaintiffs and the Commission stress the importance of the Plan of Preservation, Conservation and Development. Although this plan is not the comprehensive plan with which the change of zone must be in accordance, under the facts of this case it must be concluded that the 1998 plan is a vital part of the comprehensive plan.

Many of the issues pertinent to the change of zone have been addressed in connection with the amendment which established the zone, for example, compliance with Connecticut General Statutes § 8-2 and the comprehensive plan.

The land use analysis placed in evidence for the Commission's consideration and the testimony of Mr. Cegan, ASLA, who helped prepare the analysis, indicated that the past use of the land had been for institutional use not typical of that found in the RU-120 zone. It was also pointed out that much of the surrounding land in the neighborhood did not conform to either the RU-120 or the R-40 zone standards. This was because the area had been developed prior to the current zoning regulations. Density under the new regulations would be compatible with that existing in the neighborhood. As previously stated in connection with the consideration of the amendments to the regulations, the development standards in the new zone would be at least equal to and in other cases more restrictive than those existing in the

adjoining zones.

Age restrictive housing and nursing homes are allowed by special permit in the R-40 zone. Mr. Cegan and the analysis stated that under the new regulations such development would be limited and would be more compatible with the surrounding uses.

A review of the record clearly indicates substantial evidence that rezoning the 36.3 acre parcel will not disturb the tenor of the neighborhood and is in accord with the comprehensive plan. Plaintiffs have not proven that the change of zone constituted spot zoning.

The reasons cited by the Commission for the change of zone are pertinent to the considerations which it was required to apply and are supported by substantial evidence in the record.

The first reason stated by the Commission that the change of zone was consistent with the 1998 plan of Preservation, Conservation and Development is well-supported by substantial evidence before the Commission. The plan, a part of the comprehensive plan, specifically addressed the Seaside problem. In changing the zone, the Commission followed the anticipated transition of the site to private use as contemplated in the plan.

The second reason cited by the Commission mentioned historic properties and public access opportunities and consistency with the Connecticut Coastal Management Act. The Connecticut Coastal Management Act must be considered as a part of the comprehensive plan. The testimony of Mr. Cegan and other substantial evidence indicates that with the change of zone and the amended regulations, the historic properties will be preserved and public access to the waterfront will be provided.

III

Considering all of the evidence in the record, it must be found that there is substantial evidence to support the reasons stated by the Commission for the amendment to the zoning regulations and the change of zone. Plaintiffs have failed to prove that in amending the zoning regulations and changing the zone the Commission has abused the discretion vested in it.

Accordingly, judgment is rendered in favor of the defendant Commission affirming the actions of the Commission.



Joseph J. Purtil, JTR

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

March 16, 2005

Robert L. Genuario  
Secretary  
Office of Policy and Management  
450 Capitol Avenue  
Hartford, CT 06106

Dear Secretary Genuario,

Thank you for providing me with a copy of a recent letter from you to Mark Steiner regarding a 32-acre parcel owned by the State and located on Long Island Sound which was the Seaside Regional Center. You indicated that circumstances had changed and therefore the State is reconsidering the sale price of the property. The Town of Waterford has worked diligently to facilitate the transition of the Seaside Regional Center property at 36 Shore Road from public to private ownership. We are all aware of the changes in real estate values and therefore the purpose of this letter is to ensure that the State is taking into consideration certain important cost issues.

Seaside is an important historic and coastal resource. It is listed on the National Register of Historic Places and provides an opportunity for public access to Long Island Sound. The Town of Waterford by referendum defeated a proposal to purchase Seaside. The Planning and Zoning Commission has at Mr. Steiner's request rezoned the property to a special "Seaside Preservation District". The rezoning was appealed and the decision of the Commission was upheld; the Appellate Court similarly did not agree to hear a further appeal of the case. Both the Zoning Regulation and the decision of the court are attached to further your understanding of the direction in which the community expects the development of this property to go.

My concern is one of delay and misdirection. The historic buildings that by law must be protected and renovated, continue to deteriorate daily and are a burden on the state and a concern of our local fire officials. The state went through the process required by law offering the property to State agencies and ultimately the Town. We understand and honor the States authority over its lands, but the Town of Waterford is prepared and has been patiently waiting for the transition to private ownership and for this project to proceed.

Robert L. Genuario  
March 16, 2005  
Page 2

In conclusion, I am not prepared to support a change in the Zoning which was adopted and supported by the courts. If the State intends to divest itself of this land, it will be developed in accordance with our new regulations. We do not have the appraisals to which you refer in your letter and therefore do not know if they reflect the current zoning and the cost of contaminant remediation, renovation of the historic structures or the improvements required to create a five-acre waterfront park.

I hope that this additional information is useful in determining the policy direction you are considering. I would appreciate an opportunity to meet with you so that I can be assured that the State will continue to pursue the restoration and preservation of this special place in Waterford.

Sincerely,



Paul B. Eccard  
First Selectman

Enclosure

cc: Commissioner James Fleming, Dept of Public Works  
Senator Andrea L. Stillman  
Richard Nuclo, OPM  
Thomas V. Wagner, Planning Director, Town of Waterford  
Robert A. Avena, Town Attorney

place to visit. Perhaps funds should also be allocated to enhance this existing piece of recreational infrastructure. Through our master planning process for Mago Point, we will be requesting the state address the condition of the launch and we will be creating further business opportunities to make this area an inviting destination for tourist and residents. To that end, there would appear to be direct connections between our master planning efforts. We should work to find compatible and complementary economic development strategies.

Over the last eighteen months, the State of Connecticut has invested nearly \$2 million in the future of Waterford. This includes your efforts, Mago Point, two Brownfield grants and the Vibrant Communities Initiative program. The nearly \$1 million in Brownfield grants helps position the Town to adaptively reuse the historic Cohanzie School for market rate rental housing. Our selected developer is committed to preserving this structure and is in the processing of reviewing final development options. The Town is excited about this reuse potential and it would not be possible without the assistance of the Office of Brownfield Remediation and Development.

It was encouraging when you stated that the structural integrity of the Cass Gilbert buildings was favorable for reuse. However, this gave way to disappointment when this opportunity was quickly dispelled as a result of anticipated costs. And while we respect individual landowner rights and the fact the State of Connecticut is entitled to certain levels of immunity in the use of their land, we hope every avenue of reuse at Seaside is explored.

Your presentation drew comparisons to several park precedents from around the United States. Many of these examples required public/private partnerships to be successful. Being in the shadow of the Norwich State Hospital's demolition, what is before your team is an opportunity to create an adaptive reuse model the State and local agencies can apply to future endeavors. This includes transforming how our park system can contribute to the economic viability of the communities they reside within, not simply being islands of their own. While I understand DEEP's statutory responsibility is to protect open space, the fact is that this property is nearly 100% disturbed, and planning for it as a state park should not be done solely in a manner to protect natural systems or offer recreation amenities. The protection of this national historic property as a vital resource cannot be overlooked. ←

I would like to reiterate a point I raised during our January 12<sup>th</sup> meeting. The eastern shoreline of CT is already home to four significant state parks. Bluff Point, Harkness, Rocky Neck and Hammonaset, all within this 20 mile stretch of the eastern Connecticut coast, represent over 2,000 acres of park land with very similar programming features. This does not include the numerous parks and recreational facilities operated by nearby municipalities. It also does not include the recently protected 1,000 AC parcel known as the Preserve, a fine example of open space preservation consisting of numerous sensitive natural resources. Therefore, the 32 acre Seaside property must be programmed in a unique manner in order for it to be successful and to complement, rather than compete, with the current park system which struggles to be appropriately maintained as a result of fiscal constraints.

One final point, and certainly not insignificant, is the direct impact a park can have upon adjacent properties. As you are aware, the neighborhood enjoys, and would like to preserve, the tranquil





March 18, 2015

Commissioner Robert Klee  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, CT 06106-5127

via email: [DEEP.SeasideStatePark.ct.gov](mailto:DEEP.SeasideStatePark.ct.gov)

RE: Seaside Sanatorium in Waterford

Dear Commissioner Klee:

I am writing to you on behalf of the National Trust for Historic Preservation regarding the condition and future of the Seaside Sanatorium buildings located on the Long Island Sound in Waterford, Connecticut. The Trust is greatly interested in Connecticut Governor Dannel Malloy's announcement in October 2014 to create a waterfront park at this site, the first such park in decades. We write to you today to strongly recommend the preservation and adaptive re-use of the Seaside Sanatorium complex and make it part of any new plan for the site. Such an important cultural asset will only enhance this magnificent park.

The National Trust for Historic Preservation is a privately funded nonprofit organization chartered by Congress in 1949 to lead the private historic preservation movement in this country. Throughout the nation, we work with partners and advocates to save America's historic places. We strive to create a cultural legacy as diverse as the nation itself so that all of us can take pride in our part of the American story.

Situated within 36-acres of land on the Long Island Sound, the Seaside Sanatorium was built in the 1930s as a medical facility and is nationally significant as the first institution designed for heliotropic treatment of children suffering from bone and lymphatic tuberculosis. The site is enhanced by a highly significant collection of Tudor Revival style buildings, including the Stephen J. Maher Infirmary and the Nurses' Residence, both designed by renowned architect Cass Gilbert, architect of the Woolworth Building in New York City and the U.S. Supreme Court in Washington D.C. Due to its historical importance in the history of public health and for its outstanding architectural significance, Seaside was listed on the State and National Register of Historic Places in 1995.

**Boston Field Office**

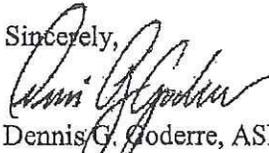
Seven Faneuil Hall Marketplace, 4<sup>th</sup> Floor Boston, MA 02109

E [info@savingplaces.org](mailto:info@savingplaces.org) P 617.523.0885 F 617.523.1199 [www.PreservationNation.org](http://www.PreservationNation.org)

setting they have come to enjoy. From personal experiences during visits to other state parks, tranquility is often nonexistent. In some instance, thousands of individuals and vehicles visit a single park on a single day during the height of the season. Often these visitors bring revelry that is sure to disrupt any neighborhood. The challenge before you is to program a state park that will not allow this to occur and will not increase burdens upon Waterford's local law enforcement.

Overall, I believe a balance can be achieved to accomplish the multiple objectives. I trust that you will take my comments into consideration and consult with the State officials you are working closely with. Do not hesitate to contact me if you have any questions regarding the topics covered within this correspondence or any other matters. I look forward to future discussions with your team.

Sincerely,



Dennis G. Goderre, ASLA, AICP CUD  
Director of Planning & Development

cc:

Daniel Steward, First Selectman  
Waterford Planning and Zoning Commission  
Joe Courtney, U.S. Representative  
Christopher Murphy, U.S. Senator  
Richard Blumenthal, U.S. Senator  
Paul Formica, State Senator  
Kathleen McCarty, State Representative  
Robert Klee, Commissioner CT DEEP  
Susan Whalen, Deputy Commissioner CT DEEP  
Daniel Forrest, State Historic Preservation Officer  
Tim Sullivan, Office of Brownfield Remediation and Development  
Helen Higgins, CT Trust for Historic Preservation  
Gary Smith PE, Mago Point Business Association  
Chief Murray Pendleton, Waterford Police Department  
Robert Nye, Municipal Historian  
Barbara Christen, Ph.D.  
Randy Collins, the BETA Group, Inc.  
Tess Townsend, *The Day*  
Susan Haigh, Associated Press

While preserving and repurposing a large complex of buildings is a challenge, there have been many successful examples of public/private partnerships for state parks and the buildings located within their boundaries. This has allowed for the preservation of important cultural assets while also producing a financially feasible income stream. A few comparable sites include the Gideon Putnam Hotel located within the Saratoga Springs State Park and the Bear Mountain Inn in Bear Mountain State Park, both in New York State. On the West Coast are Cavallo Point Lodge and the Bay Area Discovery Museum, located on a waterfront site at Fort Baker in the Golden Gate National Recreational Area in San Francisco and Fort Worden State Park in Washington State. These are but a handful of examples of effective partnerships that adaptively reused historic resources within a park setting.

Many of these projects took advantage of Federal and State Historic Tax Credits. While the tax credit is often used by private parties who own historic properties outright, it is available to private leaseholders whose lease is of a long enough term to satisfy tax law requirements. Eligible lessees who rehabilitate a property and place it into commercial use are able to claim the 20 percent historic rehabilitation tax credit for qualified rehabilitation expenses.

We respectfully ask the state of Connecticut to retain and preserve these highly significant buildings on Connecticut's shore within the proposed waterfront park and to explore a joint venture with a partner to ensure the preservation of the Seaside Sanatorium complex.

If I can be of further assistance, do not hesitate to contact me.

Sincerely,



Alicia Leuba  
Field Director

# Connecticut Environmental Policy Act

## Public Scoping Meeting

### Seaside State Park Master Plan Implementation

Connecticut Department of Energy & Environmental Protection  
&  
Connecticut Department of Administrative Services

August 24, 2016

**HYBRID DESTINATION / ECOLOGICAL /  
PASSIVE PARK**



**PREFERRED ALTERNATIVE**

What elements from Concept A do you like?

	Like	Dislike	Ambivalent	Total Responses
Varied landscape (meadows, grass)	344 (92.0%)	12 (3.2%)	18 (4.8%)	374
Tidal pools	275 (76.8%)	36 (10.1%)	48 (13.4%)	358
Boardwalk	257 (70.6%)	76 (20.9%)	31 (8.5%)	364
Fishing pier	221 (60.9%)	56 (15.4%)	87 (24.0%)	363
Preservation of historic architecture	311 (79.9%)	39 (10.0%)	40 (10.3%)	389
On-site lodging	146 (40.2%)	149 (41.0%)	70 (19.3%)	363
Access road	230 (64.6%)	59 (16.6%)	69 (19.4%)	356
Sufficient parking/visitor capacity	267 (75.2%)	40 (11.3%)	50 (14.1%)	355
Constructed shoreline	152 (42.5%)	129 (36.0%)	80 (22.3%)	358
Revenue and job-generating model	187 (51.7%)	93 (25.7%)	84 (23.2%)	362
High investment	81 (23.1%)	154 (43.9%)	116 (33.0%)	351

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Friday, July 7, 2017 4:49 PM  
**To:** Stephen Lecco  
**Cc:** Bolton, Jeffrey; Whalen, Susan  
**Subject:** FW: seaside plans

Another comment from today.

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** robertsmith7674@gmail.com [mailto:robertsmith7674@gmail.com]  
**Sent:** Friday, July 7, 2017 9:39 AM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** seaside plans

Michael I am writing because my wife and myself frequent seaside at least once a week. We have done so even before it was made a state park. When it became a state park and comments were asked for I had sent one in saying I would like to see a fishing pier similar to ones in Florida. I saw the three proposals and liked the passive one the best and now I am having second thoughts about many improvements. The state should only improve seaside to what they can maintain and keep this place similar to Bluff Point. Try to keep fishermen and locals happy. It is so enjoyable to see people walking dogs and riding bikes and fishing and not upsetting the environment. I have second thoughts about the pier because the more I thought about it the ones in Florida are usually on huge beaches and this beach is small in comparison to them. After going two days ago we were really discouraged to see how the porta-potty's were left with bags of baby diapers in them and bags of dog doo in or around them. We did put some of the blame on funding and some on the people that don't have the respect or knowledge to leave it like you find it. We usually bring a bag to clean up after some of them. If the state cant take care of this park or Harkness or Bluff point we must be careful what we wish for. Right now and the last few years my wife reads a book and I fish, sometimes we are by ourselves and sometimes we make new friends and share our findings there with newcomers. Things we would like to see would be some work done on the seawall, access

for a wheelchair by the gate, a place for people to dump their doggy doo and baby diapers I haven't been to Rockyneck since I was a kid I don't know what they do there, maybe a couple more picnic tables in the shade. I guess I am saying I



hope we can keep it's natural footprint as long as we can.

Sent from [Mail](#) for Windows 10  
Robert Smith 24 George Street Plainfield, Ct.  
06374

RS-1  
cont.

## Jennifer Burke

---

**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Wednesday, August 23, 2017 4:43 PM  
**To:** 'Helen Post Curry'  
**Cc:** Stephen Lecco  
**Subject:** RE: Letter in Support of Saving Cass Gilbert Buildings at Seaside

Dear Ms. Curry,

Thank you for your e-mail. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** Helen Post Curry [mailto:hpc@lookllc.com]  
**Sent:** Tuesday, August 22, 2017 10:26 AM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Letter in Support of Saving Cass Gilbert Buildings at Seaside

August 22, 2017

Michael Lambert, Bureau Chief, Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection 79 Elm Street  
Hartford, Connecticut 06106

Dear Mr. Lambert:

As a great-granddaughter of the architect Cass Gilbert, I am writing in support of plan option #1 for the long-term use of the Seaside Property in Waterford, CT, so that the sanitarium building and the nurses residence can be preserved.

HPC-1

Many others will also be writing on behalf of the effort to save the buildings but no one has quite the personal perspective that I have. Over the last dozen or more years I have devoted significant time and resources to the preservation and promotion of Cass Gilbert's work. This commitment has taken me all over the country and has given me a deep understanding of the importance of the Seaside buildings in the context of his entire career.

Seaside was built as a sanitarium for children with TB. Cass adored children and must have wanted to do whatever he could to help the ones who were sick. That, and the fact that his own father had died of the disease at an early age, must have influenced Cass' decision to take on the project and even to stop work on the Supreme Court Building in Washington, DC in order to finish it.

There is no question that any building designed by Cass Gilbert is an important one, but those who have studied all of his work have said that you really cannot understand it unless you go to Seaside. There he revisited many of the design elements that he used in his early residential and church architecture in St. Paul, MN, making them both architecturally important and historically significant.

In addition to adding my voice to the chorus of those wanting to save the Seaside buildings, I am willing to do whatever I can to promote their importance, and to assist the State of Connecticut in finding the right solution to renovate and preserve them.

Please let me know how I can help.

With best regards, Helen

Helen Post Curry  
64 Ludlowe Road  
New Canaan, CT 06840

Tom Blanck  
228 Gibbs St N  
Prescott, WI 54021

Mr. Michael Lambert  
Bureau Chief, Outdoor Recreation  
Connecticut Dept. of Energy and Environmental Protection  
79 Elm Street  
Hatford, CT 06106

Dear Mr. Lambert,

I practiced architecture for forty-two years, specializing in the restoration and conservation of historic building. In addition, I am one of the founders of the Cass Gilbert Society Inc.

My first exposure to Seaside Sanitarium came in a discussion about twenty years ago with the late Oberlin Professor, Geoffrey Blodgett. Dr. Blodgett wrote a book on Cass Gilbert's early years, and was emphatic when he said that the Seaside building is essential to understanding the work of Cass Gilbert. He made it clear that in this rather late work of Gilbert's, Mr. Gilbert revisited most every theme in his entire career. It is the summation of a good deal of his thinking on architecture.

I have visited the property and toured the buildings. The property is a masterpiece of site planning. The structure is build of reinforced concrete, something Gilbert helped pioneer as early as 1895.

The general building plans of both the main building and the nurses' residence are related to High Schools and Collegiate buildings of this design at the turn of the Century. Gilbert's related plan concepts from 1902 in the block square Madison, WI High School and the 1915 St. Paul Academy and the Shattuck School work 1915-1930 are related.

Seaside is inherently a modern building. Its stepped seaside front incorporating terraces, bears some similarity to parts of the Brooklyn Army Terminal of 1917, a building Le Corbusier said was the best concrete building in America. While Gilbert is known for a diversity of architectural accomplishments, the integration of sophisticated concrete structures within his designs is deserving of more study.

The exterior designs of both buildings present a guidebook on to create animated graceful meaningfully detailed exteriors in otherwise rather functional and practical buildings.

If there is any doubt about the importance of this building in Cass Gilbert's mind ....., consider that the canopy that crowns the roof is the same tower that is seen on the 1886 Cass Gilbert designed Virginia Street Church in St. Paul, MN.

The preservation and adaptive reuse of this building is critical to our nation's architectural heritage.

TB-1



T.R. Blomck  
229 Main St. N.  
Pewee H, WI  
54021

SAINT PAUL MN 550

23 AUG 2017 PM 11



Mr. Michael Lambert  
Bureau Chief, Outreach Research  
Connections to Dept of Energy and  
Environmental Protection  
79 Elm St.  
~~St. Paul, MN 55101~~      ~~55101~~

**From:** [Marquez, Brenda](#) on behalf of [SeasideEIE, DEEP](#)  
**To:** [Stephen Lecco](#)  
**Subject:** FW: Seaside  
**Date:** Tuesday, August 15, 2017 7:55:41 AM

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FYI

**From:** James Law [mailto:jlaw1929@gmail.com]  
**Sent:** Monday, August 14, 2017 5:57 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Seaside

Gentlemen:

Please do not destroy Seaside.

Look for an alternative use for this building by this famous architect. | JV-1  
He was THE most prominent architect during the first half of the 20th Century.

Do not destroy. Preserve.

Sincerely,  
Jean Velleu  
Founder, Cass Gilbert Society  
525 Fairview Ave S # 336  
St. Paul, MN 55116

## Jennifer Burke

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**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Wednesday, August 23, 2017 4:24 PM  
**To:** 'Chas Pankenier'  
**Cc:** Stephen Lecco  
**Subject:** RE: Cass Gillbert's Seaside Sanatorium

Dear Mr. Pankenier,

Thank you for your e-mail. Your comments will be reviewed and incorporated into the Record of Decision for this project.

Regards,

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** Chas Pankenier [mailto:cpankenier@gmail.com]  
**Sent:** Saturday, August 19, 2017 3:55 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Cass Gillbert's Seaside Sanatorium

The Seaside Sanatorium buildings are worthy of preservation for at least three reasons: Gilbert made his summer home in Ridgefield for the most productive quarter-century of his career as America's most distinguished architect, which included the Sanatorium.

The Sanatorium is among Gilbert's most notable designs for Connecticut civic and commercial buildings, century-old structures valued by the residents of New Haven, Waterbury, and Lakeville.

Third, the Sanatorium is an example of Gilbert's quiet philanthropy, and of his ability to unite poetry and practicality in designing for the best therapeutic practice of the time. You may want to consult Gilbert authority [Barbara Christen](#) on this score. CP-1

Charles Pankenier

## Jennifer Burke

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**From:** Lambert, Michael <Michael.Lambert@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Sent:** Monday, July 24, 2017 7:58 AM  
**To:** Stephen Lecco  
**Cc:** Whalen, Susan; Bolton, Jeffrey; Tyler, Tom  
**Subject:** FW: Seaside - In favor of it being a park

EIE Comment.

Michael D. Lambert  
Bureau Chief  
Outdoor Recreation  
Connecticut Department of Energy and Environmental Protection  
79 Elm Street, Hartford, CT 06106-5127  
P: 860.424.3030 | F: 860.242.4070 | E: Michael.lambert@ct.gov



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**From:** Carl Freeman [mailto:carlcolleenf@atlanticbb.net]  
**Sent:** Thursday, July 20, 2017 5:50 PM  
**To:** SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>  
**Subject:** Seaside - In favor of it being a park

It sure would be smart not to miss the opportunity to make it a park that would be enjoyable to all. | CF-1

Carl Freeman

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SEASIDE STATE PARK MASTER PLAN  
ENVIRONMENTAL IMPACT EVALUATION

PUBLIC HEARING

WATERFORD TOWN HALL

15 ROPE FERRY ROAD

WATERFORD, CONNECTICUT

JULY 31, 2017

C O P Y

COMMENCING AT 7:07 P.M.

S P E A K E R S:

MICHAEL LAMBERT, CT DEEP

JEFF BOLTON, CT DAS

STEPHEN LECCO, GZA

Jennifer Still, SHR, License No. SHR000301  
Shea & Driscoll, LLC  
30 Pepperbox Rd.  
Waterford, CT 06385

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MR. LAMBERT: Good evening. I'd like to welcome everyone to the public hearing for Environmental Impact Evaluation for the Seaside State Park Master Plan. I'm Mike Lambert, Chief of the Bureau of Outdoor Recreation for the Connecticut Department of Energy and Environmental Protection; and I have the good fortune of administering state outdoor recreation programs across Connecticut and our state parks, our forests, and our boating access areas.

Before we start, there's a few people I'd like to introduce here in the room. Representative Kathleen McCarty is here, she was here earlier. First Selectman Dan Steward; Rob Brule, Selectman of Waterford; Bill Sheehan, Board of Finance; Paul Goldstein, RTM; Frank Ribas, RTM. I think also Tony Sheridan is here with the Chamber of Commerce. I think I got all the Waterford representatives.

PUBLIC SPEAKER: Cheryl Larder, Board of Finance.

MR. LAMBERT: Welcome. Welcome, Mr. Arnold. I'd also like to introduce some of my colleagues here. I'd like to introduce Steve Lecco from GZA Environmental; Jeff Bolton, Division of Construction Services; Susan Whalen, Deputy Commissioner for

07:07:13P  
07:07:16P  
07:07:16P  
07:07:16P  
07:07:24P  
07:07:27P  
07:07:28P  
07:07:32P  
07:07:35P  
07:07:36P  
07:07:40P  
07:07:44P  
07:07:49P  
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07:08:11P  
07:08:25P  
07:08:27P  
07:08:31P  
07:08:32P  
07:08:32P  
07:08:33P  
07:08:36P  
07:08:42P  
07:08:45P

1 Environmental Conservation; Tom Tyler, Director of State 07:08:53P  
2 Parks & Public Outreach; and then also there in the back 07:08:53P  
3 Vinny Messino, Park Supervisor at Harkness Memorial and 07:08:53P  
4 Seaside State Parks; and a couple other representatives 07:09:03P  
5 from OPM, Paul Hinsch and David Kalafa. 07:09:03P

6 So thank you all for coming. 07:09:11P

7 Our state parks are very diverse offering 07:09:15P  
8 outdoor recreation opportunities in a variety of 07:09:19P  
9 natural, historic, and scenic settings. Each state park 07:09:21P  
10 has its own identity and draws on its share of people to 07:09:25P  
11 enjoy what it has to offer. For example, Bluff Point 07:09:29P  
12 State Park was established in 1963 to protect and 07:09:33P  
13 conserve the shorelines natural beauty and outstanding 07:09:36P  
14 natural resources. Gillette Castle State Park was 07:09:40P  
15 brought into the park system in 1943 because of its 07:09:44P  
16 cultural and historic significance. Kent Falls in 07:09:46P  
17 western Connecticut was established as a state park 07:09:51P  
18 specifically because of its scenic beauty and resulting 07:09:53P  
19 public popularity. 07:09:58P

20 Seaside is a resource that is filled with 07:09:59P  
21 natural scenic and cultural significance. The Master 07:10:01P  
22 Plan reveals the potential for Seaside State Park, and 07:10:05P  
23 we're excited about continuing this process. So those 07:10:09P  
24 are some of the people that we introduce earlier. 07:10:13P

25 A little bit about the history of Seaside: In 07:10:16P

1 September of 2014, Governor Malloy designated Seaside as 07:10:20P  
2 a state park, Connecticut's first shoreline park 07:10:25P  
3 established in over 50 years. The gently rolling 07:10:28P  
4 32-acre park offers a variety of natural landscapes, 07:10:31P  
5 acces to Long Island Sound, and scenic vistas offering 07:10:36P  
6 an ideal park experience. The park contains seven 07:10:38P  
7 nationally registered historic buildings designed by the 07:10:43P  
8 famed architect Cass Gilbert. The design of the 07:10:50P  
9 buildings and campus were based on the once-favored 07:10:51P  
10 principles of heliotropic healing in the treatment of 07:10:55P  
11 children with tuberculosis. The Seaside Sanatorium 07:10:56P  
12 opened its doors in 1934 and operated for several 07:11:01P  
13 decades. Seaside was repurposed twice: in 1959 as a 07:11:04P  
14 geriatric hospital and again in 1961 as a residential 07:11:10P  
15 institution for the developmentally disabled, which 07:11:16P  
16 remained in operation until 1996. Since 1996, there has 07:11:16P  
17 been a variety of public private development options 07:11:21P  
18 considered to utilize the property. 07:11:23P

19 So the Master Plan kicked off in December of 07:11:28P  
20 2014 with the first public information meeting being 07:11:31P  
21 conducted right here at town hall. In addition to the 07:11:34P  
22 first information meeting, the Master Plan firms of 07:11:38P  
23 Sasaki & Associates and Oak Park Architects lead a 07:11:41P  
24 series of three open houses in an effort to hear ideas 07:11:44P  
25 and suggestions from the public on the development of 07:11:48P

1 the Master Plan. A social media campaign, a website, 07:11:50P  
2 and two online surveys also served as platforms for 07:11:54P  
3 soliciting public feedback. In total, approximately 400 07:11:58P  
4 people attended the public meetings and over 1,300 07:12:03P  
5 people responded to online surveys. In addition, PKS 07:12:06P  
6 Consulting conducted a feasibility study of the historic 07:12:17P  
7 buildings to determine the market for the adaptive 07:12:18P  
8 re-use of the buildings as a state park lodge. 07:12:20P

9 At the completion of the Master Plan process, we 07:12:24P  
10 identified the range of preferred alternatives for the 07:12:26P  
11 park's future based on public input. Now in this 07:12:30P  
12 current phase we're conducting an Environmental Impact 07:12:34P  
13 Evaluation in order to analyze potential environmental 07:12:37P  
14 impacts that may be created by the various project 07:12:40P  
15 alternatives. Approximately 40 people attended the 07:12:43P  
16 public scoping meeting last August and 86 comments were 07:12:47P  
17 received. So tonight is the public hearing phase of the 07:12:51P  
18 Environmental Impact Evaluation, and we appreciate your 07:12:55P  
19 participation and welcome your comments. 07:12:58P

20 So now I'm going to turn the presentation over 07:13:02P  
21 to Jeff Bolton, Supervising Environmental Analyst for 07:13:04P  
22 the Division of Construction Services, who will give you 07:13:08P  
23 an overview of tonight's public hearing. 07:13:10P

24 Thank you. 07:13:12P

25 MR. BOLTON: Thank you, Mike. 07:13:12P

1           Hi. My name is Jeff Bolton. I'm with the 07:13:12P  
2 Department of Administrative Services. 07:13:26P  
3           Before we get into the full presentation 07:13:28P  
4 tonight, I just want to go through a couple housekeeping 07:13:32P  
5 items. Just to remind everybody, that in the event of 07:13:35P  
6 an emergency, take a look at the exits in case we had to 07:13:37P  
7 leave quickly. 07:13:40P  
8           A couple of things: On the back table, there is 07:13:43P  
9 a sign-in sheet. If you care to speak, please, sign 07:13:45P  
10 your name. We'll go through that list later on after 07:13:48P  
11 the presentation, and we will turn it over to you to 07:13:52P  
12 comment on whatever aspects of the EIE you would like to 07:13:57P  
13 provide to us. 07:14:01P  
14           We would like to limit the speaking, at least 07:14:02P  
15 for the first round, same as last time, to three 07:14:05P  
16 minutes. Then if you have more to say, we ask that you, 07:14:08P  
17 please, wait until everybody has had a chance to speak; 07:14:11P  
18 and then you can come back for an additional about five 07:14:14P  
19 minutes. We will keep a close tab on the time. There 07:14:18P  
20 are a lot of people that have already signed up to 07:14:18P  
21 speak, so we want to make sure that everybody has an 07:14:31P  
22 opportunity to say what they want to say. 07:14:31P  
23           So just to reiterate, there are many ways to 07:14:31P  
24 provide public comments to us. Obviously, tonight 07:14:34P  
25 verbally we are recording it. The stenographer is here. 07:14:37P

1 But also there's written comments that can be provided 07:14:40P  
2 to us tonight. There's sheets on the back table. 07:14:45P  
3 Again, if you want to handwrite comments to us, you can 07:14:47P  
4 either mail those in or hand it to me after the meeting. 07:14:50P  
5 But we also the contact information at the end of the 07:14:54P  
6 presentation for e-mail and the address to send it to 07:14:57P  
7 Mike Lambert and they will run through -- excuse 07:15:01P  
8 me -- that information will get to us and our 07:15:03P  
9 consultants as far as to review those comments. 07:15:07P  
10 The purpose of tonight's meeting: Tonight's 07:15:12P  
11 meeting is not to get into a back and forth of question 07:15:14P  
12 and answer. This is really an opportunity to hear your 07:15:17P  
13 comments on the EIE; and, hopefully, you've had a chance 07:15:20P  
14 to review it or to look it over or parts of it. So 07:15:23P  
15 tonight is to hear your comments on that, on the work 07:15:27P  
16 that GZA has done and we have done. So it's not to 07:15:30P  
17 answer questions and go back and forth. 07:15:34P  
18 We also want to just let everybody know that 07:15:39P  
19 when we get to the public comment period we ask that you 07:15:44P  
20 be respectful, be respectful of the process, of each 07:15:47P  
21 other, and of the allotted time. We definitely want 07:15:50P  
22 tonight's hearing to proceed in an orderly fashion; so 07:15:55P  
23 with that we definitely ask that you, please, respect 07:15:58P  
24 the time. 07:16:04P  
25 Okay. The CEPA process, it's been around since 07:16:05P

1 1973. It governs state actions versus local actions, 07:16:07P  
2 and CEPA really is a decision-making tool or 07:16:11P  
3 decision-making process. So no final decision has been 07:16:16P  
4 made regarding the implementation of the Seaside Master 07:16:19P  
5 Plan. Those are the General Statutes that govern the 07:16:23P  
6 CEPA process. It also has regulations that accompany it 07:16:26P  
7 in the statutes. Various types of state actions trigger 07:16:31P  
8 CEPA based on the size and scope of a project or 07:16:36P  
9 potential impact. In the case of Seaside, the triggers 07:16:39P  
10 are the impact to historical resources and the potential 07:16:41P  
11 change in use. So that kicked off the public scoping 07:16:45P  
12 process that we did over a year ago and lead to this 07:16:48P  
13 EIE. 07:16:53P

14 The DEEP is the sponsoring agency. It's their 07:16:53P  
15 Master Plan; and DAS, we're a participating agency. So 07:16:57P  
16 CEPA does allow public involvement. There's two 07:17:02P  
17 important phases. We've obviously held the public 07:17:05P  
18 scoping process last August; and now this is the public 07:17:10P  
19 hearing on the EIE. 07:17:13P

20 So this is the flowchart of the CEPA process in 07:17:18P  
21 general. As you can tell, the public scoping started on 07:17:23P  
22 August 2, 2016, last year; and it ended on September 1st 07:17:27P  
23 with the public scoping meeting here last August 24th. 07:17:31P  
24 During that -- after that process we actually reviewed 07:17:36P  
25 your comments. We worked with GZA to develop the EIE. 07:17:39P

1 The EIE was published on June 20, 2107; and tonight's 07:17:44P  
2 the public hearing on that. We did extend the public 07:17:49P  
3 comment period to August 25, 2017; so it's up there on 07:17:50P  
4 the slide. 07:17:55P

5 And after this process, after the public comment 07:17:56P  
6 period, we will review all the public comments and the 07:18:01P  
7 agency comments that come into us; and we will prepare 07:18:04P  
8 responses to substantive comments. And then the agency 07:18:08P  
9 will make a final decision, package everything up into 07:18:11P  
10 what we call a "record of decision." And then that gets 07:18:15P  
11 submitted to OPM for their determination as to how well 07:18:17P  
12 we did as far as immediacy of process but also in the 07:18:21P  
13 analysis and addressing concerns and comments that the 07:18:27P  
14 public make. 07:18:29P

15 So going forward you can follow the project 07:18:30P  
16 using the DEEP website. It's specific for Seaside. 07:18:35P  
17 That's [www.ct.gov/DEEP/Seaside](http://www.ct.gov/DEEP/Seaside). That's -- you'll find 07:18:40P  
18 the EIE up there, but you'll find any subsequent 07:18:51P  
19 information up there like the record of decision and 07:18:55P  
20 OPM's determination. 07:18:58P

21 So with that I'd like to turn it over to Steve 07:18:59P  
22 Lecco so he can go over some highlights of the EIE. 07:19:02P

23 MR. LECCO: Thank you, Jeff. My name's Steve 07:19:02P  
24 Lecco, Senior Project Manager with GZA GeoEnvironmental, 07:19:12P  
25 and I'm going to go through the presentation tonight. 07:19:16P

1 It's a little bit long; and I'll try to make it as short 07:19:19P  
2 as possible, but we are analyzing four alternatives. We 07:19:22P  
3 have analyzed four alternatives. I want to make sure we 07:19:28P  
4 get a good summary for you folks because we know the EIE 07:19:31P  
5 document is quite lengthy. 07:19:35P

6 The purpose of the project is to implement the 07:19:39P  
7 Master Plan which was developed by DEEP, in conjunction 07:19:42P  
8 with their consultants Sasaki and Oak Park, and to fully 07:19:46P  
9 incorporate Seaside into the State Park system. And 07:19:51P  
10 there's a recognizing need for additional public access. 07:19:54P  
11 Only 27 percent of Connecticut's coastline has public 07:19:58P  
12 access. And as many of you know, the attendance at the 07:20:02P  
13 state parks this year has been very, very high which 07:20:06P  
14 underscores the need for more coastal parks for the 07:20:13P  
15 state. 07:20:16P

16 The Master Plan identified a shortage of 07:20:16P  
17 amenities, some of which can be addressed at Seaside 07:20:20P  
18 including multi-use trails for hiking, car-top boating, 07:20:23P  
19 fishing, various waterfront activities -- beach combing, 07:20:28P  
20 picnicking, etc. -- and wildlife observation. 07:20:33P

21 The goal of the project is to promote and 07:20:38P  
22 improve recreation and public access to Long Island 07:20:41P  
23 Sound and to restore, preserve, and reuse historic 07:20:46P  
24 assets where feasible. Also we looked to preserve and 07:20:49P  
25 improve the sites ecology and habitat where it makes 07:20:52P

1 sense and to create an implementation of an operating 07:20:56P  
2 plan that is financially feasible. And, of course, we 07:20:59P  
3 have and continue to engage the public, you, in helping 07:21:04P  
4 to shape the future of Seaside. Many of you, of 07:21:07P  
5 course -- all of you probably know where the site is, 36 07:21:13P  
6 Shore Road on Long Island Sound, west of New London and 07:21:20P  
7 Groton, east of Old Lyme and Niantic, south of 07:21:20P  
8 Uncasville and Chesterfield. Access is via I95 or 395 07:21:27P  
9 to Route 156 and to Route 213, Great Neck Road to Shore 07:21:33P  
10 Road. 07:21:38P

11 The site is 32 acres. It's level to gently 07:21:42P  
12 rolling topography, and it's nestled primarily within a 07:21:46P  
13 residential community. The only nonresidential property 07:21:49P  
14 is the DDS facility, Department of Development Services 07:21:53P  
15 facility, on the corner. That's not part of this 07:21:59P  
16 project. There are seven historic buildings, all on the 07:22:00P  
17 National Register of Historic Places. We have existing 07:22:04P  
18 seawall. We have several groins emanating from the 07:22:10P  
19 seawall, five pocket beach areas. And one thing to 07:22:15P  
20 note, there is also a town waste water pump station 07:22:20P  
21 here, which is actually owned by the town, which is used 07:22:24P  
22 for sewer transmission. 07:22:27P

23 These are the historical structures on the site. 07:22:33P  
24 Many of you know them. This is the sanitorium, also 07:22:37P  
25 known as the main hospital building, and then the 07:22:42P

1 nurses' residence. These two structures are the prime 07:22:44P  
2 structures on the site. Other structures include the 07:22:49P  
3 renovated garage building -- which is near Shore 07:22:52P  
4 Road -- superintendent's residence, a duplex residence, 07:22:56P  
5 and a duplex garage, which are all on the western corner 07:22:59P  
6 of the property. There's also a pump house near the 07:23:05P  
7 renovated garage. That's also an historic restructure. 07:23:08P  
8 All these structures were designed by Cass Gilbert, 07:23:09P  
9 famous architect, who designed, among other buildings, 07:23:12P  
10 the Woolworth Building and the U.S. Supreme Court in the 07:23:19P  
11 1930s. 07:23:20P

12 The natural resources on site are many. There 07:23:22P  
13 are mapped eelgrass beds off shore. Within and 07:23:27P  
14 extending outward from the groins, as I mentioned, 07:23:35P  
15 several pocket beaches of varying size and character. 07:23:38P  
16 Some patches of dune grass are contained within some of 07:23:42P  
17 those pocket beaches. There is a natural diversity 07:23:46P  
18 database area, which is this polygon here. What that 07:23:50P  
19 means is that there are known rare species either within 07:23:56P  
20 the property or in close proximity to the property that 07:24:00P  
21 would have to be dealt with during the permitting phase 07:24:08P  
22 of the project. There are two freshwater streams on 07:24:11P  
23 site that carry storm drainage as well as ground water 07:24:16P  
24 through the seawalls at several points. And there are 07:24:20P  
25 some woodlands up here in the upper northwest corner of 07:24:25P

1 the site; but the area is primarily lawn and a few 07:24:30P  
2 ornamental trees along the main drag, Seaside Drive. 07:24:37P  
3 Existing water resources, I mentioned a few. 07:24:44P  
4 There's, you know, the brooks that come down through the 07:24:47P  
5 seawall. But in terms of flooding, a portion of this 07:24:49P  
6 site is within the FEMA flood hazard zone. What we have 07:24:52P  
7 is the VE16 zone, which means the velocity zone, which 07:24:57P  
8 goes basically up to the seawall. What that means is 07:25:01P  
9 that that's the area that's subject to wave and storm 07:25:04P  
10 surge action, and it's regulated as such. Anything 07:25:07P  
11 that's built in that area would have to conform to FEMA 07:25:10P  
12 standards. 07:25:15P  
13 We have the AE12 zone. 12 is the 07:25:16P  
14 elevation -- denotes the elevation of a 100-year flood 07:25:20P  
15 under a 100-year flood condition. The water would rise 07:25:26P  
16 to Elevation 12. The existing ground there is about 07:25:30P  
17 elevation -- anywhere between Elevation 6 and 7. That's 07:25:33P  
18 also regulated by FEMA. 07:25:37P  
19 Then we have Zone X, which is most of the rest 07:25:40P  
20 of the property, which is a 500-year flood which is a 07:25:43P  
21 less frequent flood. 07:25:47P  
22 The infrastructure on site is extremely complex, 07:25:51P  
23 as you can see from this diagram. What I can tell you 07:25:55P  
24 is that most of the utilities on site are not currently 07:25:59P  
25 functioning or being used. The one takeaway here is 07:26:04P

1 that the waste water pump station is active, and there 07:26:07P  
2 is a sewer and gravity main that emanates from that 07:26:12P  
3 along this portion of the site basically parallel on the 07:26:17P  
4 seawall and also running up through this portion of the 07:26:21P  
5 site as well. There is a water line that runs alongside 07:26:24P  
6 Seaside Drive that feeds this waste water pump station, 07:26:28P  
7 which is owned by the town. The rest of the utilities 07:26:32P  
8 are pretty much abandoned water lines, storm water 07:26:36P  
9 lines, electric utilities, etc. There are three 07:26:41P  
10 underground storage tanks which remain on site, which 07:26:45P  
11 will be removed by DEEP. 07:26:48P

12 Now, the alternatives that we evaluated in the 07:26:53P  
13 EIE consisted of four, what we call, build 07:26:58P  
14 alternatives: the Destination Park, the Ecological 07:27:02P  
15 Park, Passive Recreation Park, a Hybrid Park. And then 07:27:07P  
16 we also look at no action, which is basically leaving 07:27:08P  
17 the park the way it is now and continuing to operate it 07:27:12P  
18 as it is today. Those are the alternatives that were 07:27:16P  
19 evaluated, and I'm going to go through each one of them; 07:27:20P  
20 and I'm going to hit the highlights of each. So, 07:27:23P  
21 please, bear with me. 07:27:27P

22 Now, environmental elements of CEPA, these are 07:27:29P  
23 the things we evaluate in the CEPA document. A lot of 07:27:32P  
24 the same things that you would evaluate if you were 07:27:35P  
25 being at, you know, a zoning application or an 07:27:38P

1 inland-wetlands or coastal permitting application. And 07:27:41P  
2 we divide them into three categories: physical, 07:27:45P  
3 natural, and socioeconomic. 07:27:48P  
4 The physical environment consists of things like 07:27:49P  
5 noise, light shadow, traffic, utilities, storm water, 07:27:52P  
6 aesthetics, cultural resources, etc. 07:27:57P  
7 Natural environment, things like air quality, 07:27:59P  
8 geology, soils, water resources, floodplains, wetlands, 07:28:04P  
9 etc., protected species, wildlife. 07:28:04P  
10 Socioeconomic, we also look at that part of the 07:28:10P  
11 environment. Land use, state and local plans, economic 07:28:13P  
12 impacts, whether or not the project is within a low 07:28:17P  
13 minority income population in accordance with the 07:28:22P  
14 Environmental Equity Act. 07:28:27P  
15 So those are the things that we look at and have 07:28:28P  
16 been covered in the EIE. Now, those elements in the 07:28:31P  
17 yellow are the ones that, based on your public scoping 07:28:34P  
18 comments and based on your professional expertise, we 07:28:37P  
19 believe that those needed to be addressed more than some 07:28:41P  
20 of the other items; so these are the things I'm going to 07:28:45P  
21 focus on tonight. 07:28:48P  
22 First up is the Destination Park. And Jeff has 07:28:52P  
23 a blown-up version of that over there. It might be 07:28:59P  
24 easier for you to read. 07:29:04P  
25 The Destination Park alternative is a 07:29:06P

1 combination of park lodging and passive and active 07:29:09P  
2 recreation as well as ecological enhancements. 07:29:14P

3 Lodging would be -- would consist of 70 rooms, 07:29:15P  
4 which would be mostly within the two main buildings, 07:29:19P  
5 those two. Okay. There would also be event space 07:29:24P  
6 associated with one or both of those buildings. And 07:29:29P  
7 this plan calls for approximately 250 parking spaces to 07:29:33P  
8 accommodate park use as well as hotel use. 07:29:37P

9 Other features of this alternative include a 07:29:42P  
10 boardwalk, tide pools, meadow areas, a fishing pier atop 07:29:46P  
11 the existing groin that's out there, kayak launch along 07:30:04P  
12 the shoreline. And in order for this coastal work to 07:30:11P  
13 happen, this seawall which runs pretty much parallel 07:30:15P  
14 with the shoreline would have to be reconfigured. 07:30:23P

15 Now, this alternative does call for a breaching 07:30:26P  
16 of the seawall at certain locations in order to create 07:30:30P  
17 some coastal meadow areas; so that seawall would be 07:30:31P  
18 reconfigured, and there would also be a few openings to 07:30:33P  
19 allow -- to allow, you know, the tide to come in and 07:30:37P  
20 flood some of these areas in order to create a coastal 07:30:42P  
21 meadow environment. 07:30:46P

22 The impact of this alternative on the physical 07:30:50P  
23 resources, we focused on traffic because, you know, 07:30:54P  
24 people are -- a lot of people are concerned about 07:30:57P  
25 traffic, so we did a traffic study. And it was based on 07:30:59P

1 uses that are being proposed and 250 parking spaces in 07:31:04P  
2 the interior of the site. The existing drive would be 07:31:09P  
3 used for access. And we estimate there would be an 07:31:12P  
4 additional 710 vehicle trips per day to and from the 07:31:16P  
5 site; so 710 represents a trip to and a trip from the 07:31:21P  
6 site. So if you come, stay at the park, and leave, 07:31:28P  
7 that's two trips. In the a.m. peak hour, that would be 07:31:31P  
8 24 vehicles; and in the p.m. it would be higher. It 07:31:37P  
9 would be around 52 vehicles. 07:31:40P

10 So on this slide over here, these are the 07:31:43P  
11 intersections that we evaluated. It was based on 07:31:46P  
12 existing travel patterns to Seaside and the areas that 07:31:50P  
13 could potentially be affected. Okay. And when we 07:31:55P  
14 analyze intersections we look at -- we grade them 07:32:00P  
15 basically like a report card, A through F: A being a 07:32:05P  
16 free flow condition where drivers feel no restrictions 07:32:10P  
17 all the way to F which is a forced flow, basically stop 07:32:13P  
18 and go, extreme delays, gridlock basically. And in 07:32:19P  
19 traffic engineering a level of service D or better is 07:32:24P  
20 considered acceptable and would not necessarily warrant 07:32:30P  
21 any traffic improvements to mitigate. 07:32:36P

22 So other things we looked at include noise. And 07:32:45P  
23 for this alternative, because we've got a hotel use, 07:32:49P  
24 we've got, you know, more intensive land use here. 07:32:53P  
25 There would be an increase in noise from vehicles, 07:32:57P

1 utilities -- such as, HVAC systems on those buildings, 07:33:00P  
2 depending on which type of system is chosen -- and just 07:33:05P  
3 park visitors, and hotel patrons. There could be some 07:33:09P  
4 evening activities associated with this alternative 07:33:13P  
5 because there would be event space for the hotel. But 07:33:17P  
6 the project would need to comply with current state and 07:33:25P  
7 local noise ordinances, and that is they both mirror 07:33:29P  
8 each other in terms of decibel readings: 55 decibels 07:33:34P  
9 during the daytime and 45 decibels at nighttime. Those 07:33:39P  
10 are the current standards for noise. 07:33:43P

11 There would also be potential light impact. 07:33:45P  
12 There would be increased lighting for hotel and park 07:33:49P  
13 usage, but those lights would be downward directed light 07:33:53P  
14 to minimize light trespass and sky glow; and where 07:33:57P  
15 appropriate vegetation screening would be installed, 07:34:00P  
16 which would be needed potentially for some of the 07:34:05P  
17 parking -- near some of the parking areas because of 07:34:10P  
18 headlights. 07:34:14P

19 In terms of aesthetics, certainly the buildings 07:34:16P  
20 would be improved. The exteriors would be renovated. 07:34:20P  
21 The interiors would be improved back to use. And there 07:34:25P  
22 would be no viewshed impacts. The site -- you would 07:34:30P  
23 still have the same views, the neighbors, to Long Island 07:34:35P  
24 Sound as they have now except that the buildings would 07:34:40P  
25 be in much better condition; so in that respect it's a 07:34:43P

1 positive impact. 07:34:46P

2 We also looked at cultural resources. We know 07:34:48P  
3 the buildings are historic. That's been well 07:34:51P  
4 documented. But we also look at the property, and we 07:34:55P  
5 did some investigation of potential archeological 07:34:58P  
6 habitats. A lot of the site initially was thought to 07:35:07P  
7 have high potential for archeological artifacts. We did 07:35:11P  
8 a Phase 1 study, and we narrowed that down to some of 07:35:16P  
9 these areas here. And then we did a Phase 1B study and 07:35:19P  
10 found that these areas were disturbed; but that these 07:35:23P  
11 areas still have soils that pretty much remain intact 07:35:25P  
12 and have the potential for containing historic and/or 07:35:29P  
13 prehistoric artifacts. So any work that's done for this 07:35:35P  
14 alternative or any of the alternatives, any subsurface 07:35:39P  
15 work -- grading, planting trees, trails, etc. -- there 07:35:44P  
16 would need to be additional investigation to see if 07:35:48P  
17 there are actually artifacts there that need to be 07:35:52P  
18 preserved. 07:35:56P

19 The seawall, although it's not on the National 07:35:57P  
20 Register of Historic Places, does have historic 07:36:06P  
21 significance. It was built in the '30s during the 07:36:08P  
22 Roosevelt era by the Civilian Conservation Corps, and 07:36:13P  
23 it's likely a significant contributor to the historic 07:36:18P  
24 character of the property. 07:36:22P

25 And in terms of natural resources we have on the 07:36:28P

1 site, we have wetlands that would require, one, improve 07:36:31P  
2 stream crossing. We would create some wet meadows near 07:36:38P  
3 the seawall which would be an improvement and a habitat 07:36:41P  
4 that currently doesn't exist there. In terms of 07:36:46P  
5 floodplain impacts, the seawall reconfiguration, as I 07:36:51P  
6 mentioned before, would create a breach at several 07:36:55P  
7 locations in order to create some of those coastal 07:36:59P  
8 meadow areas; and that could result in increased 07:37:03P  
9 shoreline erosion and flood levels along the southern 07:37:07P  
10 portion of the property. But overall, in terms of 07:37:12P  
11 ecology, there would be an enhancement of existing 07:37:14P  
12 coastal resources and inland resources as well. 07:37:19P

13 Permitting would be required to implement of lot 07:37:21P  
14 of these activities, particularly along the 07:37:24P  
15 shoreline: the fishing pier, the creation of coastal 07:37:27P  
16 meadows and tidal pools, and the wetland crossing for 07:37:29P  
17 the road here. 07:37:33P

18 State and federally protected species, there are 07:37:40P  
19 known protected species known to be on site; but there 07:37:46P  
20 are some in adjacent areas, particularly to the east. 07:37:50P  
21 We've identified potential habitat for some organisms 07:37:54P  
22 such as the brown thrasher, which is a shrub-loving 07:37:59P  
23 bird; tiger beetle, which likes the sand; a couple of 07:38:02P  
24 moth species; sandworm which are beach species that like 07:38:07P  
25 the sandy environment. And this alternative would 07:38:14P

1 improve habitat potential for most of these species. 07:38:19P  
2 However, some of the increased erosion that would occur 07:38:21P  
3 as a result of the seawall breaching could alter the 07:38:24P  
4 habitat for some of these species, particularly those 07:38:28P  
5 dependent on the sand environment. DEEP is committed to 07:38:32P  
6 conducting plant surveys at Seaside in the summer to 07:38:38P  
7 confirm if -- you know, see if these species are in deed 07:38:42P  
8 located on the property. And, if so, mitigation would 07:38:47P  
9 be incorporated into the design if those species are 07:38:51P  
10 found. 07:38:55P

11 Socioeconomic impacts, this project is 07:39:01P  
12 estimated -- the estimated construction cost -- this is 07:39:05P  
13 a gross estimation based on concept at this point -- is 07:39:07P  
14 about 39 1/2 million dollars. And using that number and 07:39:11P  
15 the proposed uses associated with this alternative, we 07:39:17P  
16 did an economic impact study; and we determined that, in 07:39:23P  
17 terms of construction, it would be about 300 07:39:27P  
18 construction jobs created as a result of this project. 07:39:31P  
19 And then operationally, mostly associated with the 07:39:34P  
20 hotel, there would be 51 permanent jobs. 07:39:39P

21 The total -- now, these other items, output and 07:39:44P  
22 earnings really deal with -- it's important to remember 07:39:51P  
23 a couple things. We look at the direct impact of the 07:39:54P  
24 project; that is, the amount of money that's put into 07:39:55P  
25 the economy. For example, just building the buildings 07:39:58P

1 or doing stuff like that, that's the direct, you know, 07:40:02P  
2 cost of doing that, is the direct impact. Then there's 07:40:06P  
3 the indirect impact which is a multiplier effect which, 07:40:10P  
4 you know, if you're building a building and you need 07:40:13P  
5 bricks, then you got to buy them from somebody, a dealer 07:40:17P  
6 who deals in bricks. They take those profits. They 07:40:22P  
7 spend that money. Okay. That's called a multiplier 07:40:26P  
8 effect, so it's not just the money spent directly. It's 07:40:29P  
9 also indirect. And also the induced impact which deals 07:40:33P  
10 with what we call "household spending." People that are 07:40:36P  
11 working there -- you know, they have more money to spend 07:40:40P  
12 so that money goes into the economy. So these numbers 07:40:45P  
13 in terms of the output and earnings presented here and 07:40:48P  
14 in the other alternative is a culmination of the direct 07:40:51P  
15 impact, indirect, and induced. 07:40:53P  
16 So the total output for the project would be 60 07:40:56P  
17 million dollars in construction and about 5 1/2 million 07:41:00P  
18 dollars operationally on an annual basis. Total 07:41:05P  
19 earnings for workers' wages could be 16.99 for 07:41:08P  
20 construction and about 1 1/2 million per year annually. 07:41:13P  
21 Okay. And revenue -- local revenue would be 07:41:19P  
22 approximately \$246,000 annual; and the state revenue 07:41:25P  
23 would be about \$642,000 annually. And now 07:41:30P  
24 we're -- that's the Destination Park, lodging, passive, 07:41:38P  
25 and active recreation. 07:41:43P

1           The second alternative was the Ecological Park. 07:41:46P  
2           In this alternative the historic buildings would be 07:41:50P  
3           demolished. The foundations would be filled and the 07:41:54P  
4           wall outlines would be retained, if feasible. This is 07:41:58P  
5           being done at a lot of parks now where the actual walls 07:42:03P  
6           of the structures remain as historic remnants of the 07:42:08P  
7           site. There would be parking for 90 cars at a visitor 07:42:13P  
8           center which would be this renovated garage which would 07:42:18P  
9           be converted to a visitor center. He 90 spaces would be 07:42:24P  
10          near the road. 07:42:27P  
11           Under this alternative we have grassland meadows 07:42:29P  
12          and woodlands that would be enhanced on site. Woodlands 07:42:33P  
13          here. Grasslands in these areas and some meadows as 07:42:38P  
14          well. The seawall would be removed -- completely 07:42:41P  
15          removed under this alternative, but these groins would 07:42:46P  
16          be retained. And with this alternative there would be a 07:42:51P  
17          fishing pier created on top of the existing groin and a 07:42:57P  
18          kayak launch located on the shoreline. 07:43:01P  
19           Now, in terms of traffic, this project obviously 07:43:05P  
20          has -- this alternative rather has less because we only 07:43:08P  
21          have 90 parking spaces. As with all the alternatives, 07:43:12P  
22          the existing driveway would be the main access. In 07:43:17P  
23          terms of additional traffic, you're talking about 148 07:43:21P  
24          additional vehicles per day, which is five vehicles in 07:43:25P  
25          the a.m. peak hour and 9 vehicles in the p.m. peak hour. 07:43:30P

1 And all of the intersections would operate at acceptable 07:43:32P  
2 levels of service. These -- the traffic generation is 07:43:38P  
3 very minor under this alternative. 07:43:41P  
4 In terms of noise, there would be a minor 07:43:48P  
5 increase in noise from vehicles and there -- but there 07:43:51P  
6 would be increased site usage. We would be providing 07:43:54P  
7 more parking than currently exists there now. But again 07:43:58P  
8 the project would comply with the current state and 07:44:03P  
9 local noise ordinances. 07:44:06P  
10 In terms of light, that impact would be minor; 07:44:08P  
11 but there would be some lights above and beyond what's 07:44:13P  
12 currently out there now required for park safety during 07:44:17P  
13 the dawn and dusk hours. That lighting, again, would be 07:44:20P  
14 downward directed to minimize light trespass and sky 07:44:23P  
15 glow; and vegetation screening would be provided as 07:44:27P  
16 appropriate when we get further into the design of the 07:44:32P  
17 project. 07:44:37P  
18 In terms of aesthetics, those historic buildings 07:44:37P  
19 would be demolished; so that would have a negative 07:44:41P  
20 effect on the historic character of the site. But 07:44:44P  
21 there's always another side. There would be increased 07:44:47P  
22 viewshed of Long Island Sound for many neighbors because 07:44:51P  
23 those buildings block some views of Long Island Sound 07:44:54P  
24 for some of the neighbors. So better views but loss of 07:44:58P  
25 historic character of the site. 07:45:01P

1           And I'm not going to go into too much detail           07:45:06P  
2           because I already said this before; but any work done on           07:45:10P  
3           the site over the west side that involves digging or           07:45:14P  
4           grading would have to undergo a Phase 2 archeological           07:45:17P  
5           study to see if there are any artifacts there. But the           07:45:21P  
6           historic seawall being removed also is a negative           07:45:25P  
7           historic impact associated with this alternative.           07:45:29P

8           In terms of impacts to natural resources and the           07:45:34P  
9           ecology of the site, the nature trail that would be           07:45:37P  
10          created -- okay -- would span stream in three new           07:45:43P  
11          locations; so those would have to be designed to           07:45:48P  
12          minimize impacts and to convey proper flows. The           07:45:52P  
13          seawall removal increase -- would increase shoreline           07:45:57P  
14          erosion and flood levels; and I'll talk about that in           07:46:01P  
15          the next slide.           07:46:07P

16          In terms of ecology, there would be an overall           07:46:07P  
17          enhancement of inland natural resources in the           07:46:07P  
18          terrestrial environment here. There would be some loss           07:46:14P  
19          or repositioning of the coastal beach and some of the           07:46:16P  
20          dune grass areas because of that coastal erosion which           07:46:19P  
21          would increase. And permitting would be required for           07:46:23P  
22          both seawall removal and the wetland crossings           07:46:27P  
23          associated with the trail.           07:46:31P

24          And in terms of shoreline erosion, I don't know           07:46:36P  
25          if -- if you hark back, if you can remember the previous           07:46:39P

1 slide where I showed the existing FEMA flood zones, here 07:46:43P  
2 we have the velocity zone. Waves and storm surge have 07:46:48P  
3 an effect, and that stopped at the seawall previously. 07:46:54P  
4 If we remove the seawall, that velocity zone comes into 07:46:57P  
5 the site, and it's highest here at this particular 07:47:01P  
6 location. So this area which was well protected would 07:47:03P  
7 now be eroded and scoured out. 07:47:09P

8 The flood levels, in terms of the area of a 07:47:13P  
9 100-year flood would be roughly the same, but the level 07:47:17P  
10 would go up. So where this was an 80/12 before, where 07:47:20P  
11 the flood would go up to elevation 12, under this 07:47:26P  
12 alternative it would go up another flood elevation, 13. 07:47:29P

13 PUBLIC SPEAKER: That's the same for the 07:47:34P  
14 Destination Park too because you're removing seawall 07:47:36P  
15 there too. 07:47:36P

16 MR. LECCO: It would be. It would be similar, 07:47:39P  
17 not exact, but it would be similar. 07:47:41P

18 In terms of economic impact, the Ecological Park 07:47:47P  
19 alternative, the construction cost is estimated around 07:47:52P  
20 8.3 million dollars. There would be relatively minor 07:47:54P  
21 economic benefit with respect to construction and 07:47:59P  
22 employment; and the primary economic benefit is from 07:48:01P  
23 tourism generated from the recreational activities that 07:48:06P  
24 would be arriving at the site, mostly passive 07:48:10P  
25 recreation. 07:48:13P

1           It's important to note that the town, which 07:48:13P  
2 receives pilot money payment in lieu of taxes, money for 07:48:16P  
3 the state property now, there would actually be a 07:48:22P  
4 decline in pilot money of approximately 20 percent 07:48:22P  
5 because the property would be devalued because we no 07:48:26P  
6 longer have the buildings there. So that's a rough 07:48:30P  
7 estimate of what that decline would be. 07:48:33P

8           And the state revenue generated from the site 07:48:36P  
9 would be about \$83,000 annually. 07:48:38P

10          Okay. Two down, two to go. 07:48:43P

11          Passive Park. So the Passive Park is as close 07:48:48P  
12 to what's out there now as any of these alternatives. 07:48:51P

13 Under this alternative we would have parking of about 90 07:48:59P  
14 spaces near Shore Road. There would be a walking trail 07:49:04P  
15 around the site. Picnicking areas would be provided. 07:49:12P

16 The open lawn area would be created and enhanced with 07:49:19P  
17 some other grasslands. The seawall would stay and would 07:49:22P

18 just be repaired. There are some areas of the seawall 07:49:28P  
19 that are in poor condition. Overall the seawall is in 07:49:31P

20 good condition, but there are some areas that need to be 07:49:34P  
21 repaired; and that would be done under this alternative. 07:49:37P

22 This alternative does not have a fishing pier. So, as 07:49:41P  
23 you can see, it's very similar to what's out there now. 07:49:45P

24          And this alternative would have to same impact 07:49:51P  
25 in terms of traffic as the Ecological Park alternative 07:49:55P

1 primarily because it's very similar; and we're providing 07:50:00P  
2 the same number of parking spaces, 90 parking spaces. 07:50:05P  
3 So 148 additional vehicle trips a day; 5 in the a.m. 07:50:08P  
4 peak hour, 9 in the p.m. peak hour. And all of these 07:50:14P  
5 intersections would operate at a good level of service. 07:50:15P  
6 And impacts to the physical resources, slight 07:50:20P  
7 increase in noise from increased park usage. Again, we 07:50:24P  
8 would comply with state and local noise ordinances. 07:50:29P  
9 There would be a minor increase in lighting required for 07:50:32P  
10 safety reasons. Downward directed lighting to minimize 07:50:37P  
11 light trespass and sky glow. Vegetation screening as 07:50:42P  
12 needed particularly in the parking areas. 07:50:46P  
13 In terms of the aesthetics, loss of the 07:50:48P  
14 buildings would certainly be a negative effect on the 07:50:51P  
15 historic aesthetics of the property; but, again, there 07:50:56P  
16 would be increased viewsheds of Long Island Sound for 07:51:00P  
17 some of the neighbors. 07:51:04P  
18 Cultural resources, the same. The western side, 07:51:10P  
19 any of the trail work that's proposed would have to 07:51:11P  
20 undergo Phase 2 archeological study to see if there are 07:51:14P  
21 any artifacts of significance there. 07:51:19P  
22 In terms of wetlands, this alternative does not 07:51:23P  
23 propose any new wetland crossing, just using the 07:51:27P  
24 existing ones. 07:51:30P  
25 In terms of floodplains, there would be no 07:51:31P

1 impact. The FEMA flood zone would stay the same because 07:51:34P  
2 the seawall would still remain and be repaired. 07:51:38P  
3 And in terms of the ecology of the site, there's 07:51:41P  
4 an overall enhancement of freshwater resources on the 07:51:44P  
5 site and improvement in lawn habitat actually by 07:51:47P  
6 creating some unique grassland habitats. Permitting 07:51:52P  
7 would be required for some of the trail work because it 07:51:57P  
8 does go near the wetlands and streams. 07:51:59P  
9 Again, this alternative does not have a huge 07:52:05P  
10 economic impact. Employment would be about 17 07:52:13P  
11 construction jobs created and really only about three 07:52:17P  
12 operational jobs under this alternative. Economic 07:52:22P  
13 output would be 4 million for construction and 100,000 07:52:26P  
14 for operational annually. Earnings from employment 07:52:29P  
15 would be .9 million for construction and then 07:52:36P  
16 operationally about \$40,000 a year. Again, because of 07:52:40P  
17 the buildings are -- are being removed the 07:52:45P  
18 local -- there would be a local decline in tax revenue 07:52:48P  
19 from this alternative of roughly 21 percent; and the 07:52:53P  
20 state would receive \$83,000 annually in revenue. 07:52:58P  
21 The last alternative is the Hybrid Park. Okay. 07:53:06P  
22 And this combines the elements of the three other 07:53:11P  
23 alternatives. The builds would be retained. The 07:53:14P  
24 seawall would be repaired in its current configuration. 07:53:19P  
25 There would be lodging for about 100 rooms. In 07:53:23P

1 addition, in order to make 100 rooms financially 07:53:28P  
2 feasible, study determined that there would be another 07:53:32P  
3 15,000 square foot of additional space required, some 07:53:38P  
4 already on site. And those are denoted by these numbers 07:53:43P  
5 with the prefix 20, so 20a, 20b, 20c. Those are 07:53:46P  
6 potential locations for a 15,000 square foot building; 07:53:52P  
7 and this is roughly the size of a 15,000 square foot 07:53:56P  
8 three-story structure. We don't know how many stories 07:54:00P  
9 it would be now, but that would be roughly the size. So 07:54:04P  
10 that's an additional building that would have to be 07:54:07P  
11 constructed on the site. 07:54:11P

12 This alternative also has a perimeter trail like 07:54:13P  
13 many of the others. There are many enhancements of the 07:54:19P  
14 outdoor environment, increasing the coastal woodland 07:54:22P  
15 habitat, increasing the grassland habitat. 07:54:24P

16 This alternative also calls for installation of 07:54:28P  
17 oyster reefs along some of these gray areas, and those 07:54:34P  
18 were evaluates in the EIE as well. 07:54:37P

19 Also we have a fishing pier. We would have a 07:54:40P  
20 fishing pier and a kayak launch. No boardwalk, but 07:54:42P  
21 there would be a series of trails connecting the road 07:54:47P  
22 system to the shoreline. 07:54:53P

23 In terms of traffic, this alternative 07:55:00P  
24 would -- because it would have more parking spaces and 07:55:03P  
25 more hotel rooms -- 270 to 290 parking spaces on site. 07:55:07P

1 The existing driveways are wide enough to accommodate 07:55:11P  
2 that traffic. There would be about 1,040 vehicle trips 07:55:14P  
3 per day additionally over what's there today; 53 vehicle 07:55:20P  
4 trips in the morning, and then 78 vehicle trips in the 07:55:25P  
5 p.m. peak hour. Running the analysis, all of these 07:55:28P  
6 intersections would still operate at acceptable levels 07:55:33P  
7 of service under this scenario. 07:55:37P

8 With noise, there would be increased noise from 07:55:42P  
9 the vehicles and the utilities associated with the 07:55:46P  
10 buildings, park, and hotel patrons as well as evening 07:55:50P  
11 activities because, as with the destination alternative, 07:55:54P  
12 there would be event space associated with this and 07:55:57P  
13 that -- you know, the project would have to comply with 07:56:03P  
14 state and local noise ordinances. 07:56:06P

15 Lighting, again, there would be increased 07:56:09P  
16 lighting required for hotel and park usage. Downward 07:56:12P  
17 directed lighting to minimize trespass and sky glow and 07:56:16P  
18 vegetating screening where it would be needed. 07:56:22P

19 In terms of aesthetics, the viewsheds, the 07:56:22P  
20 facades of the buildings would be improved. The 07:56:24P  
21 additional 15,000 square foot building could obstruct 07:56:28P  
22 views of Long Island Sound depending on its final 07:56:31P  
23 design. These locations which have been suggested in 07:56:36P  
24 the EIE minimize that. We did a viewshed analysis to 07:56:39P  
25 determine where the least impact would be. So those 07:56:46P

1 locations would have the least impact as shown here. 07:56:49P

2 In terms of cultural resources, the historic 07:56:56P  
3 buildings would be renovated, so that's a positive for 07:57:00P  
4 the site. The historic seawall would be repaired, and 07:57:02P  
5 further archeological studies would be needed on the 07:57:05P  
6 west side as with all the other alternative for some of 07:57:08P  
7 this work for the trail work and some of the planting of 07:57:11P  
8 these trees as well. 07:57:15P

9 In terms of natural resource impacts, there 07:57:18P  
10 would be one new and two improved stream crossings which 07:57:21P  
11 would need to be permitted and would minimize the 07:57:25P  
12 wetland and stream impacts. And there would be creation 07:57:28P  
13 of a wet meadow area behind the seawall. There 07:57:33P  
14 currently is one there now, but that would be expanded 07:57:38P  
15 upon; so that would be a positive benefit for the 07:57:42P  
16 wetlands and wildlife on the site. 07:57:45P

17 In terms of floodplains, there would be no 07:57:47P  
18 change in the flood area or the levels or the flows 07:57:53P  
19 because the seawall would remain as is. 07:57:54P

20 In terms of ecological habitat along the 07:57:56P  
21 coastline, there would be overall enhancement of coastal 07:58:00P  
22 resources; but permitting would be required for all 07:58:02P  
23 these coastal improvements as well as stream crossings. 07:58:05P

24 As I said before, there are no protected species 07:58:12P  
25 known to be on site; but there is potential habitat for 07:58:15P

1 some of those species which are going to be evaluated 07:58:19P  
2 further this summer which is the appropriate time for 07:58:23P  
3 looking for many of these species, particular the 07:58:24P  
4 plants. And if those species are found, then impact 07:58:26P  
5 mitigation will be addressed during the design phase. 07:58:32P  
6 In terms of economic impact, this alternative 07:58:35P  
7 has the highest economic impact of all four of the 07:58:40P  
8 building alternatives we looked at. It would create 07:58:44P  
9 approximately 347 construction jobs and then 75 07:58:47P  
10 operational jobs mostly as a result of the lodging 07:58:52P  
11 that's associated with this alternative. Output and 07:58:56P  
12 earnings would be the highest of all the alternatives; 07:59:01P  
13 and in terms of revenue, it's estimated that the town 07:59:07P  
14 would receiver \$325,000 annually from this alternative 07:59:11P  
15 and the state would receive about \$900,000 annually. 07:59:15P  
16 All right. Thanks for bearing with me. I 07:59:22P  
17 appreciate your time. And I'm going to turn it over to 07:59:24P  
18 Jeff who's going to take us through the last couple 07:59:30P  
19 slides and then comments. 07:59:33P  
20 MR. BOLTON: Thank you, Steve, and thank you all 07:59:50P  
21 for staying through all that. That was a lengthy 07:59:52P  
22 presentation, but we had to get through it. 07:59:56P  
23 So just to kind of reiterate a little bit of 08:00:02P  
24 what I talked about before about the CEPA process, 08:00:08P  
25 again, the CEPA -- the next step in the process is to, 08:00:08P

1 again, solicit public and agency comments. So tonight 08:00:13P  
2 we're receiving verbal comments and, again, some written 08:00:17P  
3 comments if you'd like to submit tonight. But you have 08:00:21P  
4 until the 25th of August to submit via e-mail, mail, or 08:00:24P  
5 fax to us your additional comments especially -- after 08:00:30P  
6 tonight's presentation don't feel like you have to give 08:00:34P  
7 us comments if you have a lot of idea or a lot of 08:00:38P  
8 thoughts. You still have time to put that on -- you 08:00:42P  
9 know, to actually write it out and to review the 08:00:44P  
10 document here at the town hall or at the library or 08:00:48P  
11 online. 08:00:50P

12           Once we receive all your comments after the 25th 08:00:52P  
13 of August, we prepare the record of decision. And, 08:00:55P  
14 basically, in that document will be the decision about 08:00:59P  
15 how to implement the steps going forward for the 08:01:04P  
16 project. But there will be a section on response to 08:01:08P  
17 your comments. So the comments that are received, you 08:01:11P  
18 know, during this public process, during this public 08:01:14P  
19 comment period, we address them. Also from state and 08:01:17P  
20 federal agencies, if they submit comments too, we also 08:01:19P  
21 have to respond to them. And then we also identify the 08:01:22P  
22 preferred alternative. We package that up and the 08:01:27P  
23 record of decision. That gets submitted to the Office 08:01:33P  
24 of Policy and Management. Then they make the 08:01:33P  
25 determination as to how adequate we did in terms of the 08:01:37P

1 analysis, addressing your comments, and to the whole 08:01:41P  
2 process in general. 08:01:43P

3 So, again, this is how -- where to send your 08:01:47P  
4 comments to. Again, Michael -- we spoke earlier that 08:01:52P  
5 there's a fax number up there. There's an e-mail. 08:01:56P  
6 Obviously, we prefer e-mail, but that's not the only way 08:01:59P  
7 to submit comments. 08:02:02P

8 Again, just to go through the -- the -- a little 08:02:03P  
9 bit of the ground rules again for the public speaking 08:02:07P  
10 period that we're about to enter right now. Again, the 08:02:09P  
11 sign up sheet is in the back. I'm going to grab that in 08:02:13P  
12 a minute, so get a chance to sign up. We will limit 08:02:17P  
13 speaking to three minutes. The goal is to allow time 08:02:20P  
14 for everyone who wishes to speak to have that time. If 08:02:24P  
15 you wish to say more and if you have -- you'll have an 08:02:27P  
16 opportunity afterwards after everyone's had a chance to 08:02:31P  
17 speak to speak for roughly additional five minutes if 08:02:34P  
18 you need that. 08:02:37P

19 When speaking, we have that you identify 08:02:39P  
20 yourself and where you live. You don't have to be a 08:02:41P  
21 Waterford resident to speak, but we'd just like to know 08:02:44P  
22 if you're local or not. We ask that if you wish to make 08:02:48P  
23 a comment on a topic someone has already spoken about 08:02:52P  
24 that you briefly state that topic is also a concern of 08:02:56P  
25 yours. So if someone spends a good, you know, two or 08:03:00P

1 three minutes talking about a specific issue and you 08:03:02P  
2 have the same issue, just let us know that you have 08:03:03P  
3 similar viewpoints but you don't necessarily need to 08:03:07P  
4 reiterate everything that someone else has spoken to. 08:03:12P  
5 Again, there are a variety of ways to submit 08:03:15P  
6 comments. We already talked about that. 08:03:16P  
7 We'd also ask that when someone is speaking 08:03:19P  
8 that -- please, refrain from interrupting so that we can 08:03:22P  
9 hear them and also the recorder can hear the speaks. 08:03:25P  
10 Again, tonight -- the purpose of tonight's 08:03:29P  
11 hearing is not to get into a back and forth about 08:03:32P  
12 specifics or to ask questions. We're here to hear your 08:03:36P  
13 comments on the EIE. We can clarify information in the 08:03:40P  
14 presentation that we gave. We can go back to a specific 08:03:44P  
15 slide if that helps you or if you missed part of that 08:03:47P  
16 discussion during the presentation; but, again, this 08:03:50P  
17 forum is to hear your comments on the EIE. 08:03:52P  
18 And when we get to the public comment period, 08:03:54P  
19 again, we ask that you be respectful of the process, 08:03:57P  
20 each other, and of the allotted time. 08:04:00P  
21 I believe we do have some public figures who 08:04:05P  
22 would like to speak first; so with that I'm going to 08:04:07P  
23 grab the list. And then if -- we have State 08:04:11P  
24 Representative McCarty who would like to speak first. 08:04:15P  
25 You can come up here. 08:04:19P

1 MS. McCARTY: Thank you. Thank you very much. 08:04:25P  
2 First of all, I would like to recognize and thank DEEP 08:04:38P  
3 for being here this evening. I know you've been down 08:04:42P  
4 here many times for many trips here. My name is 08:04:45P  
5 Kathleen Mccarty. I'm the state representative from 226 08:04:49P  
6 Great Neck Road. I'd just like to make a comment, if I 08:04:53P  
7 may. I did receive the Environmental Impact Evaluation. 08:04:56P  
8 I know it's a very comprehensive work with a lot of 08:05:01P  
9 comments from constituents here in Waterford that did 08:05:05P  
10 help DEEP put together the Master Plan with the four 08:05:09P  
11 alternatives; so I'm very grateful for all of the work 08:05:13P  
12 that went into that plan. But I would like to emphasize 08:05:18P  
13 that it's very important to have public engagement. 08:05:20P  
14 This is probably one of the most important issues facing 08:05:23P  
15 our district over many, many years; and I know it's gone 08:05:25P  
16 on for a long time. But it's a very special place, and 08:05:29P  
17 it deserves all these intense studies from the 08:05:32P  
18 constituents so that we do the right plan. 08:05:38P  
19 So with that I would ask that you go forward and 08:05:40P  
20 keep a very strong line of communication open with the 08:05:44P  
21 constituents here in Waterford and, if you could, get to 08:05:48P  
22 my office in advance so that I can send out my e-blasts 08:05:51P  
23 to the community and continuously remind them to send in 08:05:55P  
24 their comments and then to just -- if DEEP would give a 08:05:59P  
25 full explanation how the record of decision is made, how 08:06:03P

1 that will go forward, how will the comments this evening 08:06:08P  
2 balance with the comments we've heard before. I know 08:06:12P  
3 there's a mixed viewpoint on -- you know, people have 08:06:15P  
4 different varying opinions on each one of the projects; 08:06:19P  
5 so I think it's going to be important in the final 08:06:23P  
6 outcome that we understand completely how the decision 08:06:26P  
7 was made given all the factors that you mentioned 08:06:30P  
8 tonight: -- the environmental, the socioeconomics, and 08:06:33P  
9 all those factors you've given -- because a project of 08:06:37P  
10 this type doesn't come along so readily. 08:06:40P  
11 So thank you for the opportunity, and I'll look 08:06:44P  
12 forward to continuing to work with you. Thank you. 08:06:46P  
13 MR. BOLTON: Thank you very much. 08:06:58P  
14 Okay. I will give the list of three people just 08:06:59P  
15 a heads up so that you know that you're in line; but 08:07:04P  
16 first we'll go with Bruce, is it, Abraham? 08:07:07P  
17 MR. ABRAHAM: Abraham. 08:07:09P  
18 MR. BOLTON: And then Jim and Deb Montana and 08:07:09P  
19 then Mike and -- is it Peterson? Yeah. I think it's 08:07:09P  
20 Mike Peterson. No? Okay. 08:07:09P  
21 After them, is it Harriette Claud or Cloud? 08:07:31P  
22 MS. CLARK: Clark. But I don't want to speak. 08:07:40P  
23 MR. BOLTON: Okay. That's fine. 08:07:41P  
24 Jeff and Yvonne Sims? All right. 08:07:51P  
25 So, Bruce, do you want to come up? 08:07:51P

1 MR. ABRAHAM: Hi. This is Bruce Abraham, 37 08:07:57P  
2 Shore Road. In my work I often do a lot of work for the 08:08:02P  
3 military where you constantly have to assign risk to the 08:08:05P  
4 activities and I would love to see a -- basically, a 08:08:09P  
5 risk of failure for these four different alternatives 08:08:14P  
6 and obviously the -- specifically, the Hybrid Park and 08:08:19P  
7 the Destination Park seeing what in the long term is 08:08:23P  
8 it -- is it economically viable? Is it sustainable? 08:08:28P  
9 You mentioned for the Hybrid Park that an BA-O-1 08:08:35P  
10 additional 15,000 square foot building would have to be 08:08:37P  
11 constructed; so, obviously, there's been an analysis 08:08:40P  
12 there. I'll review the EIE again but I would 08:08:43P  
13 love -- you know, I think what's missing here is 08:08:46P  
14 what -- you know, what is the long term viability of 08:08:51P  
15 these options? 08:08:54P  
16 Thanks. 08:08:55P  
17 MR. BOLTON: Thank you. 08:08:56P  
18 Jim and Deb Montana? 08:08:56P  
19 MR. MONTANA: Good evening. Jim and Debe 08:09:10P  
20 Montana, 21 Strand and 18 Shore. 08:09:13P  
21 We're concerned about a couple things. One is 08:09:18P  
22 traffic patterns for the existing ideas for the 08:09:21P  
23 development of Seaside. 08:09:25P  
24 Also as a tax payer in the Town of Waterford, JDM-O-1 08:09:28P  
25 I'm wonder: Have you done a financial analysis of who's 08:09:32P

1 going to pay for this, and how is this going to be a JDM-O-1 08:09:35P  
2 feasible project in the State of Connecticut considering 08:09:38P  
3 what we're dealing with as far as the fiscal problems 08:09:41P  
4 that Connecticut's facing today? 08:09:45P

5 MS. MONTANA: I also have a few concerns about 08:09:50P  
6 the traffic. The numbers you gave us, are those numbers 08:09:51P  
7 stretched out through the year? And, if so, what do you 08:09:55P  
8 expect in the summertime when it is peak season? How 08:09:58P  
9 will that traffic affect the neighborhoods? because it 08:10:01P  
10 is, you know, a lot of family homes. JDM-O-2 08:10:04P

11 I also had concerns about security issues and 08:10:07P  
12 trespassing and what would be done to keep our 08:10:11P  
13 neighborhood safe. JDM-O-3 08:10:14P

14 And also my other concern is: How are you going 08:10:15P  
15 to fund this since you're closing most of your state 08:10:18P  
16 beaches as we have it now? I just don't 08:10:22P  
17 understand -- if you can't even keep Harkness open, how 08:10:25P  
18 are you going to support this park? 08:10:28P

19 And then finally my other concern was: If you 08:10:31P  
20 read the newspapers after July 4th with the public beach 08:10:35P  
21 there, there were a lot of issues with Ocean Beach with 08:10:40P  
22 the overflow of parking, dirty diapers in people's front 08:10:44P  
23 yards, people urinating and defecating in people's 08:10:49P  
24 properties and on their cars and in their yards. 08:10:53P

25 So those are my concerns. And how would you 08:10:55P

1 address those? 08:10:58P

2 MR. BOLTON: Thank you very much. 08:11:01P

3 Jeff and Yvonne? 08:11:01P

4 MS. SIMS: We will pass now that you're leaving 08:11:08P

5 it until August 25th and we'll write. 08:11:12P

6 MR. BOLTON: Oh, okay. Great. 08:11:12P

7 Debby and Dale Green? Going once. Going twice. 08:11:28P

8 MR. GREEN: Pass. Thank you. 08:11:30P

9 MR. BOLTON: Okay. How about Pam and -- is it 08:11:31P

10 Dana Award? 08:11:31P

11 PUBLIC SPEAKER: Debby did want to speak. 08:11:46P

12 MR. BOLTON: Debby Green wanted to speak? 08:11:52P

13 PUBLIC SPEAKER: Did you want to speak? 08:11:54P

14 MR. GREEN: Debby's my wife. She's in a 08:12:01P

15 wheelchair, so just to make it easier. 9 Woodsea Place, 08:12:02P

16 abutters to the property. 08:12:07P

17 She just had a question about whether handicap DDG-O-1 08:12:08P

18 access was specifically addressed to the property. 08:12:11P

19 And I have a separate question and that is 08:12:16P

20 that -- I don't remember the additional hybrid property 08:12:19P

21 discussion when we did the initial study and the initial 08:12:26P

22 question period. I don't remember anything about a 08:12:29P

23 hybrid and the additional buildings that were added and 08:12:31P

24 how that got into the process. 08:12:35P

25 Thank you. DDG-O-2 08:12:36P

1 MR. BOLTON: Thank you for your comment. All 08:12:37P  
2 right. 08:12:41P  
3 Robin Dixon or Robert Dixon?  
4 MR. AWARD: No. I'm Dana Award.  
5 MR. BOLTON: Oh, okay. I thought you  
6 said --  
7 MR. AWARD: I'm Dana Award. I live at 11  
8 Woodsea Place.  
9 So all the evaluations that, you know, good 08:12:58P  
10 studies, you know, again, there are some points on the 08:13:02P  
11 presentations where the seawall is going to be taken 08:13:06P  
12 down, the seawall is going to be added. And then there 08:13:10P  
13 was some negative impact of taking the seawall down in 08:13:12P  
14 one case that weren't pointed out in another case. 08:13:15P  
15 Right? So you're trying to change the topology of the 08:13:17P  
16 whole area. 08:13:20P DAW-O-1  
17 What you didn't show in one case is that there's 08:13:21P  
18 a whole area to the right-hand side of the property from 08:13:23P  
19 the shore looking up that floods; and it's not every 500 08:13:26P  
20 years. It's every time we have more than 1/2 inch of 08:13:31P  
21 rain in less than about an 8-hour period. There's water 08:13:35P  
22 that comes ankle deep, but that wasn't even shown on the 08:13:39P  
23 map. It's actually right where this picture is. The 08:13:41P  
24 reason why that sand is carved out is because the water 08:13:43P  
25 runs out through a little culvert down there at the 08:13:46P

1 bottom; and that wasn't even addressed so -- again, that  
2 would impact where you want to add the -- I think it was  
3 a 25,000 square foot building that was 20c, a, and b,  
4 whatever those areas are. That area floods all the time  
5 at least -- you know, at least a half a dozen to a dozen  
6 times a year.

08:13:49P  
08:13:52P  
08:13:56P  
08:14:02P  
08:14:06P  
08:14:10P

7 A lot of the things you talked about as  
8 sometimes going over the waterways, you know, there's a  
9 whole big problem with rain runoff in that area where  
10 the little covered bridge is. That thing floods up to  
11 waist deep if it's a significant storm; and I'm not  
12 talking 500 years. I'm talking about a couple times a  
13 year. Right?

08:14:11P  
08:14:13P  
08:14:17P  
08:14:22P  
08:14:26P  
08:14:29P  
08:14:29P

DAW-O-1

14 So I think where the evaluation was done on the  
15 site topology -- topography -- I'm sorry -- you know,  
16 there's some work that needs to be done in there because  
17 any one of these studies potentially would be impacted  
18 by that.

08:14:30P  
08:14:35P  
08:14:39P  
08:14:43P  
08:14:46P

DAW-O-2

19 Finally, I would like to say is that, you know,  
20 in some cases some plans were shown with seawall and  
21 some plans were not shown with seawall. And I don't  
22 know what the reasoning is between removal of the  
23 seawall. I think it's a significant undertaking. It's  
24 a lot of expenditure in there where the seawall may be  
25 much cheaper to repair and leave it in some of the other

08:14:46P  
08:14:50P  
08:14:54P  
08:14:56P  
08:15:00P  
08:15:03P  
08:15:07P

1 studies. | DA-O-2 08:15:10P

2 Again, I would like to comment on Dale Green's 08:15:10P  
3 comment which is Hybrid is all of a sudden a new 08:15:13P  
4 survey -- a new study. It looks like the ultimate, you 08:15:16P  
5 know, worse scenario. So as long as I got a scenario 08:15:20P  
6 worse than a 70-room hotel -- I go to a 100-room 08:15:22P  
7 hotel -- 70 looks pretty good compared to a 100-room 08:15:22P  
8 hotel about that. Sorry. That's what the public's 08:15:28P  
9 thinking. 08:15:33P

10 Thank you. DAW-O-3 08:15:33P

11 MR. BOLTON: Thank you very much. 08:15:34P

12 Robert Dixon? No. No Robert Dixon. Okay. 08:15:37P

13 Is there Robert Nye? No. Okay. 08:15:54P

14 I just have to say, the second sheet -- sign-in 08:15:57P  
15 sheet was for people who wanted to speak, not necessary 08:15:59P  
16 for attendance; but that's okay. Maybe I can take it we 08:16:01P  
17 did a good job in our presentation. Maybe that's why 08:16:06P  
18 there's less comments. 08:16:09P

19 Is it Edward Lamoureux? 08:16:10P

20 MR. LAMOUREUX: 104 Ridgewood Avenue. 08:16:24P

21 Looking at the plans you went through -- thank 08:16:26P  
22 you for doing that -- when we had the public comment 08:16:29P  
23 already made by Dana or somebody that there was three EL-0-1 08:16:33P  
24 plans, now there's a hybrid, I question that. 08:16:37P

25 The other thing is the traffic. I don't know if | 08:16:43P

1 you had a traffic expert or how you came about that; but 08:16:46P  
2 that seems a little bit off base to me, the traffic. It 08:16:49P  
3 just doesn't seem how, you know. EL-0-2 08:16:53P

4 But this July 4th or that story someone 08:16:59P  
5 mentioned about the traffic, that Debe mentioned at 08:17:02P  
6 Ocean Beach -- originally we lived there in '57, and 08:17:06P  
7 nothing's ever been seen like what happened. Ocean, 08:17:10P  
8 Montauk, Pequot -- and because of the new apps on the 08:17:15P  
9 phone it sent everybody through Ridgewood. Parking on 08:17:19P  
10 people's lawns. It was bedlam. So I don't know about 08:17:22P  
11 the traffic study. I'd like to really see some more 08:17:26P  
12 expert traffic study done on that. 08:17:29P

13 Thank you. 08:17:31P

14 MR. BOLTON: Thank you. 08:17:34P

15 Charlene Lynch? No. 08:17:45P

16 Darling is the last name. Darling? No. 08:17:54P

17 John O'Neill? No. 08:18:00P

18 Dr. Griffin? 08:18:00P

19 DR. GRIFFIN: Interesting presentation. Just a 08:18:18P  
20 quick comment. DG-O-1 08:18:21P

21 The existing waste water transfer station, there 08:18:22P  
22 wasn't any impact or statements or comments about the 08:18:27P  
23 fate of that or the impact of any development on that 08:18:33P  
24 and you maybe would include that and what that might be, 08:18:36P  
25 what the risk is. 08:18:41P

1 MR. BOLTON: Just to clarify, again, Steve did 08:18:42P  
2 say in the presentation there are -- obviously it's a 08:18:45P  
3 hefty document. There's a lot in there. We just 08:18:49P  
4 touched upon some aspects of it, but that information is 08:18:52P  
5 in there. 08:18:55P  
6 DR. GRIFFIN: Yeah. It needs to be highlighted, 08:18:57P  
7 the existing waste water rights, usage, and traffic. 08:18:58P  
8 MR. BOLTON: Right. Okay. 08:19:04P  
9 Smith? 08:19:06P  
10 MS. SMITH: There could be a lot of Smiths. 08:19:19P  
11 MR. BOLTON: Galina Smith. I can't tell if 08:19:19P  
12 that's an "a" or -- I mean an "l" or a -- g-a-b or 08:19:19P  
13 g-l-i-n-a? 08:19:19P  
14 MS. SMITH: I'm going to assume it's me. 08:19:34P  
15 MR. BOLTON: Okay. 08:19:34P  
16 MS. SMITH: My name is Galina. 08:19:34P  
17 MR. BOLTON: It's an "l." 08:19:34P  
18 MS. SMITH: 11 Lloyd Road. 08:19:40P  
19 So my concern as both a resident of New London 08:19:41P  
20 and Waterford -- I realize this is not a case of eminent 08:19:46P  
21 domain; however, watching -- well, I was a bit young; 08:19:50P  
22 but knowing that a middle class neighborhood was gutted 08:19:53P  
23 in New London for the likes of Pfizer and now EB and 08:19:56P  
24 watching that sort of derail the economic prosperity of 08:19:59P  
25 New London, I'm happy to see a destination plan being 08:20:03P

1 made in Waterford. I think something needs to be done 08:20:07P  
2 in Waterford's economy. But I also worry about the 08:20:09P  
3 sustainability of the idea of the destination plan and 08:20:11P  
4 how long that sort of plan would be sustainable in terms 08:20:14P  
5 of bringing in business and continuing to run. 08:20:18P

6 And also with respect for the people who live in 08:20:20P  
7 that area -- again, issues like traffic and 08:20:24P  
8 trespassing and also economic concerns are definitely in 08:20:26P  
9 place. There's a quarter mile of beach there protecting 08:20:30P  
10 the piping plovers that people regularly disrespect. 08:20:33P

11 And I'm concerned now that there would be far more 08:20:37P  
12 trespassing and damage to the surrounding areas of 08:20:39P  
13 wildlife, not just the immediate area of Seaside. 08:20:42P

14 So I'm concerned both economically -- and while 08:20:44P  
15 the idea of a destination park is exciting for somebody 08:20:47P  
16 who's a young person in Waterford where there's not a 08:20:50P  
17 ton going on, I do -- I am concerned about the neighbors 08:20:54P  
18 in the area, you know, the human neighbors and the 08:20:57P  
19 animal neighbors. And I just wonder if the economics 08:20:59P  
20 benefits outweigh the risk. 08:21:04P

21 MR. BOLTON: Thank you. 08:21:06P

22 Okay. Vincent Long? 08:21:16P

23 MR. LONG: My name is Vincent Long. I'm an 08:21:25P  
24 interloper. I reside in Chester, Connecticut. I mainly 08:21:28P  
25 wanted to talk about GZA's coastal process study. 08:21:31P

1           In there specifically for the ecological plan, 08:21:36P  
2   you guys highlight removing the seawall would cause 08:21:40P  
3   additional erosion. I think you should also include 08:21:46P  
4   deposition. I mean, it's just going to be a natural 08:21:51P  
5   coastal environment which all coastal environments erode 08:21:54P  
6   and then deposit new deposits. I think there may be a 08:21:58P  
7   little misunderstanding. I'm not a coastal man here, 08:22:04P  
8   but I think for some people with the seawall they think 08:22:05P  
9   there's some added protection there. And in your own 08:22:08P  
10   study, you highlight how a coastal structure such as 08:22:12P  
11   seawalls can cause an additional erosive process. You 08:22:12P  
12   have wave deflection, scouring, and depleted tidal 08:22:19P  
13   resources of the beach. The groin structure kind of 08:22:20P  
14   account for that by dampening some of that. 08:22:24P

15           And then you also talk about removal of the 08:22:29P  
16   seawall would eliminate additional erosive processes. 08:22:32P  
17   So I think there should be a little bit more information 08:22:35P  
18   put on some of the benefits of removing the seawall and 08:22:39P  
19   having this turn into an ecological park. VL-O-1 08:22:44P

20           On a totally different subject, since people are 08:22:47P  
21   surprised at this hybrid plan, why not a fifth plan, you 08:22:49P  
22   know, having a botanical garden there. You know, to me 08:22:55P  
23   that's bringing jobs, income; but you're also adding a 08:23:00P  
24   lot of structure as far as design. You're keeping 08:23:06P  
25   people engaged in gardens, not necessarily beachgoers 08:23:09P

1 because the beach doesn't seem like the greatest 08:23:15P  
2 destination for a lot of beachgoers. It's a naturally 08:23:17P  
3 rocky environment. But I think maybe a fifth plan might 08:23:20P  
4 be something you might want to look at, specifically a 08:23:24P  
5 botanical garden, which could add a little bit more 08:23:28P  
6 structure to the whole environment. 08:23:32P

7 Thank you. 08:23:33P

8 MR. BOLTON: Thank you. 08:23:34P

9 James Lundborg? 08:23:34P

10 MR. LUNDBORG: Jim Lundborg, b-o-r-g, and 8 08:23:34P  
11 Olive Street. 08:23:34P

12 And actually just -- I have more of questions JL-O-1 08:24:00P  
13 than real comments on this. For instance, what is the 08:24:03P  
14 status of the underground tanks up there now? They're 08:24:08P  
15 just underground, and have they -- what is the plan to 08:24:12P  
16 take those out? Also asbestos remediation. 08:24:17P

17 I happen to be a real architectural fan. Cass 08:24:24P  
18 Gilbert is an interesting architect who certainly did 08:24:29P  
19 some great stuff. This was right at the end when he 08:24:31P  
20 died in 1934 so -- so whatever. This may not be his 08:24:35P  
21 masterpiece; but it would be a shame to lose that, I 08:24:41P  
22 mean, on the same token. JL-O-2 08:24:49P

23 Let's see, swimming. Will there be any plans to 08:24:50P  
24 have any swimming? It doesn't appear to be. 08:24:56P

25 I also noticed on the two that include hotels 08:25:00P

1 they apparently are \$30,000 a year jobs. \$30,000 is 08:25:05P  
2 better than 0 but that's not -- not exactly big time. 08:25:12P  
3 On the hotel feasibility, you've got one program 08:25:27P  
4 with 70 rooms and the other with 100 rooms. And I'm 08:25:35P  
5 assuming a 100-roomed property has more in the way of 08:25:40P  
6 activities -- meeting space, so forth, and so on -- but 08:25:41P  
7 I don't know that. 08:25:45P  
8 And I guess I'll just end with: Who's actually 08:25:47P  
9 going to own all this? I mean, the state owns the 08:25:50P  
10 property now. If they build a hotel, who actually owns 08:25:55P  
11 the hotel? The state still owns the hotel and would 08:25:59P  
12 lease it out to an operator, or does the state just 08:26:05P  
13 lease out the land on a 99-year lease and the developer 08:26:09P  
14 owns the property? 08:26:14P  
15 So those are my questions. Okay. Thank you. 08:26:16P  
16 MR. BOLTON: Great. Thank you. 08:26:19P  
17 Nancy James? No. No Nancy. 08:26:24P  
18 John McGreve (spelled phonetically)? Sorry if I 08:26:37P  
19 do a bad job of pronouncing your last names. But 08:26:44P  
20 John -- is it McGreve? 08:26:47P  
21 Susan McGreve? 08:26:47P  
22 MS. McGUIRE: It could be McGuire. 08:26:47P  
23 MR. BOLTON: McGuire. This is an "r." 08:26:47P  
24 I take it John's not speaking? 08:26:51P  
25 MS. McGUIRE: I'm going to talk for him. 08:27:12P

JL-O-3

1 MR. BOLTON: Oh, you're going to speak? 08:27:12P

2 MS. MCGUIRE: Yes. 08:27:12P

3 So I don't want to repeat; but what Debe Montana 08:27:15P

4 said about neighborhood and garbage and that sort of 08:27:18P

5 thing, I'm very concerned about that. 08:27:22P

6 I'm sorry. Susan McGuire, 21 West Strand Road. 08:27:23P

7 Also nothing was said in the four plans, unless 08:27:27P

8 I was spacing out, about what would happen to the two 08:27:31P

9 buildings -- the superintendent's building and the other 08:27:34P

10 building -- on the west side. Are they getting 08:27:36P

11 demolished? Are they going to stay there and be empty 08:27:39P

12 and people break into them still? Are we getting into 08:27:43P

13 that? SM-O-1 08:27:43P

14 MR. BOLTON: I'll let -- 08:27:50P

15 MS. MCGUIRE: They would stay and they would be 08:27:50P

16 empty, same condition? 08:27:51P

17 MR. LECCO: No. They would -- there would be 08:27:54P

18 lodging. 08:27:55P

19 MS. MCGUIRE: Oh, That would be lodging too. 08:27:56P

20 MR. LECCO: Yes. 08:27:56P

21 MS MCGUIRE: Oh, okay. 08:27:57P

22 And also it seemed like the three -- for a 08:27:58P

23 couple of the plans the three positions of 08:28:01P

24 maintaining -- I don't know. Something about the 08:28:08P

25 operational -- three operational jobs, I just question 08:28:12P

1 if that's enough to take care of maintenance and also 08:28:15P  
2 regulate it or police or -- or however you want to say. 08:28:21P  
3 That's it. 08:28:25P  
4 MR. BOLTON: Okay. Great. Thank you. 08:28:27P  
5 Jon Chase? 08:28:27P  
6 MR. CHASE: I respectfully yield. I have a 08:28:38P  
7 feeling I have more than three minute's worth to speak; 08:28:38P  
8 so if others would like to go first. 08:28:41P  
9 MR. BOLTON: You sure? Okay. 08:28:43P  
10 Guy Russo? 08:28:43P  
11 MR. RUSSO: Guy Russo, Middletown, Connecticut. 08:28:59P  
12 I'm not so much an interloper, but we actual 08:29:01P  
13 purchased property on 187 Great Neck Road which we're 08:29:06P  
14 rehabilitating. 08:29:11P  
15 Couple of comments. In Middletown I did serve 08:29:11P  
16 on the redevelopment agency in the '80s. By then a lot 08:29:16P  
17 of the damage was done when a lot of classic and 08:29:20P  
18 historic building were removed. I would encourage folks 08:29:22P  
19 here really take a long, hard look at preserving what I 08:29:26P  
20 consider an architectural gem. Cass Gilbert is a noted 08:29:29P  
21 architect. It would be a shame to see these properties 08:29:34P  
22 go. 08:29:34P  
23 I personally have my favorite. I have been 08:29:37P  
24 following this from a distance. The hybrid is a bit of 08:29:40P  
25 a curve ball. I like the Destination Park idea; 08:29:44P

1 although, I like the shoreline features of what you've 08:29:47P  
2 built into the hybrid. I like the seawall. I 08:29:49P  
3 understand some of the comments earlier, but I think the 08:29:54P  
4 seawall has been tested there over time through the 08:29:57P  
5 hurricane of '38. It seems to have withstood. It's 08:30:01P  
6 serving the purpose. It would be a shame to take it 08:30:06P  
7 out. Some of the living shore concepts that you're GR-O-1 08:30:08P  
8 looking to build in there I think you all know don't 08:30:11P  
9 really work on ocean-exposed beaches; so I would ask you 08:30:14P  
10 to take a look at maybe taking the shorefront features 08:30:18P  
11 of the hybrid and building it into the Destination Park. 08:30:21P  
12 Additionally, I see from Benesch -- and they did 08:30:24P  
13 some very nice work on the traffic -- they started off 08:30:26P  
14 with marker counts, and they did a seasonable adjustment 08:30:30P  
15 factor. It would be interesting while we have some 08:30:33P  
16 summer traffic to see if they couldn't run a quick GR-O-2 08:30:36P  
17 summertime count and either verify their findings or 08:30:38P  
18 re-attenuate that model to take a look at traffic flow. 08:30:44P  
19 And I don't know if the selectman is still here. 08:30:47P  
20 Yes. I want to thank the Waterford Police Department. 08:30:51P  
21 We live in a 25-mile-an-hour zone. They've been running 08:30:55P  
22 radar. Speed is a problem in addition to just traffic 08:30:59P  
23 count; and I don't see anything that Benesch's taken or 08:31:03P  
24 looked at with regard to traffic calming or the speed 08:31:06P  
25 control measures in this neighborhood. 08:31:09P

1 MR. BOLTON: What street was that again? 08:31:12P

2 MR. RUSSO: That's Great Neck Road. It's a 08:31:13P

3 state road that drops down to 25 miles an hour. I don't 08:31:16P

4 know what the city gets per ticket, but keep it up. The 08:31:19P

5 police department is doing a wonderful job. 08:31:24P

6 Thank you very much. 08:31:27P

7 MR. BOLTON: Thank you. 08:31:28P

8 Bill Spellman? 08:31:28P

9 MR. SPELLMAN: Pass. 08:31:36P

10 MR. BOLTON: Okay. Patricia? 08:31:36P

11 MS. SPELLMAN: No comment at this time. 08:31:44P

12 MR. BOLTON: Tom Harrington? 08:31:44P

13 MR. HARRINGTON: Pass. 08:31:50P

14 MR. BOLTON: Diana Sullivan? 08:31:50P

15 MS. SULLIVAN: I just want to agree with the 08:32:03P

16 Montanas. I want to know where the money is coming to 08:32:05P

17 fund this project. 08:32:10P

18 Thank you. DS-O-1 08:32:11P

19 MR. BOLTON: Okay. Great. Thank you. 08:32:13P

20 Is it Diane Harrington? 08:32:22P

21 MS. HARRINGTON: Pass. 08:32:24P

22 MR. BOLTON: There's an "x" next to your name, 08:32:28P

23 so I'm assuming you don't want to speak. But Heather 08:32:30P

24 Toyen? 08:32:30P

25 MS. TOYEN: Pass. 08:32:33P

1 MR. BOLTON: Pass. Okay. 08:32:34P

2 Maddy Greif? 08:32:34P

3 MS. GREIF: I pass. 08:32:41P

4 MR. BOLTON: Okay. Mary Cahill? 08:32:42P

5 MS. CAHILL: I'm Mary Cahill, 7 Woodsea Place. 08:33:07P

6 My property abuts the property. MC-O-1 08:33:07P

7 I am very concerned about the last -- the hybrid 08:33:11P

8 in that this is what seems to happen every time. It's 08:33:16P

9 not -- it's not viable financially, so it keeps getting 08:33:20P

10 bigger and bigger because you can't make enough money on 08:33:28P

11 the smaller project; so I wouldn't like to see that one 08:33:31P

12 go ahead. 08:33:36P

13 And my other concern is swimming wasn't 08:33:36P

14 mentioned; and really most of the people that are coming 08:33:39P

15 to Seaside right now want to swim. And even though 08:33:43P

16 there is no swimming, people are swimming; and they want 08:33:46P

17 to come and spend the day at the beach. And I think 08:33:49P

18 that's going to be a very important part of any 08:33:52P

19 development. If the public comes, the beaches are very 08:33:56P

20 important to them; and I'd like to see them either have 08:34:00P

21 access or not have access, but it has to be very clear. 08:34:05P

22 And there has to be enough people who are able to MC-O-2 08:34:09P

23 implement what's allowed at the park, so it looks to me 08:34:13P

24 like it was very sparse in terms of the amount of 08:34:18P

25 people. I volunteer a Camp Harkness. I mean, we 08:34:21P

1 have -- in the summer we have to have, you know, 30 08:34:25P  
2 people to make sure that the beaches are well taken care 08:34:29P  
3 of and people, you know, aren't drowning and things like 08:34:34P  
4 that. 08:34:34P  
5 So that was it. 08:34:38P  
6 MR. BOLTON: Okay. Thank you. 08:34:40P  
7 Bill Sheehan? 08:34:50P  
8 MR. SHEEHAN: My only comment is I believe the 08:35:08P  
9 state is wasting a lot of money on this study when we 08:35:09P  
10 all know the only thing the state can afford is the 08:35:12P  
11 option which is passive recreation; and even then that 08:35:15P  
12 may be understated because of the clean up we would need 08:35:20P  
13 to do when you take down the buildings. I think it's a 08:35:23P  
14 shame that we're spending this much money and proposing 08:35:25P  
15 all these things. If you're going to go with either the 08:35:28P  
16 hybrid or the development, why don't you just sell it 08:35:31P  
17 and let a developer develop it. BS-O-1 08:35:34P  
18 Thank you. 08:35:36P  
19 MR. BOLTON: Okay. 08:35:45P  
20 Here we go how. How about B.J. is the first? 08:35:47P  
21 And then "p" is the beginning of the last name. Sorry. 08:35:50P  
22 MR. PISACICH: I'm getting on the other side of 08:36:07P  
23 this mic here. I'm going to address the audience as 08:36:08P  
24 well as you folks. B.J. Pisacich, 76 Colonial Drive. 08:36:12P  
25 I'm one of the town officials too, but I'm a treasurer 08:36:20P

1 of the Town of Waterford; and I don't have any policy 08:36:26P  
2 decisions, so I'm not very important. 08:36:29P

3 I was -- most everything's been said. I want to 08:36:33P  
4 try to get my prospective here to perhaps galvanize some 08:36:37P  
5 support for something. Yesterday was a beautiful day. 08:36:42P  
6 My wife and I, we've lived here roughly 50 years 08:36:50P  
7 and -- but we drove to Stonington. We drove to 08:36:54P  
8 Stonington and watched the blessing of the fleet. We 08:36:58P  
9 went down there. We went down to the point. If you've 08:37:01P  
10 ever been down there, it's a very small little area that 08:37:04P  
11 you get a fantastic view of Long Island Sound. It's 08:37:08P  
12 just beautiful. We also -- we also walked on the Mystic 08:37:12P  
13 River walk. I don't know if you've been there often, 08:37:23P  
14 but it's a beautiful place. Just walking along the 08:37:26P  
15 river you see a lot of activity. It's just enjoyable. BJP-O-1 08:37:29P

16 Public access to waterfront and these kind of 08:37:32P  
17 facilities, they're rare in Connecticut. We have to 08:37:38P  
18 preserve them. We need to encourage use and access to 08:37:42P  
19 them. There's a lot of talk about the physical 08:37:47P  
20 financial aspects of this project; and, of course, we 08:37:52P  
21 know the condition of the State of Connecticut. It's in 08:37:56P  
22 pretty bad shape. 08:38:00P

23 Some things about Connecticut: Connecticut has 08:38:03P  
24 one of the highest per capita incomes in the nation; 08:38:08P  
25 about \$39,000 versus second place is \$37,000, New 08:38:13P

1 Jersey. We have casino revenue of over \$269 million 08:38:18P  
2 last year: \$119 million from Foxwoods and \$150 million 08:38:23P  
3 from Mohegan Sun. We have a sales tax in Connecticut; 08:38:29P  
4 we get over \$4 billion in revenue from that. So what's 08:38:33P  
5 the problem? The problem's not income. It's spending. 08:38:39P  
6 Well, we're concerned about tax revenue for 08:38:46P  
7 Waterford. Well, Waterford has a budget of about 08:38:52P  
8 \$90.7 million last year -- \$90.4 million. This year 08:39:00P  
9 it's \$90.7 million. Comparable towns have a budget of 08:39:05P  
10 about \$69.1 million for Stonington, 64 -- \$69.1 million 08:39:10P  
11 for East Lyme, \$64 million for Stonington. 08:39:16P  
12 MR. BOLTON: Excuse me, B.J. you're over three 08:39:20P  
13 minutes. 08:39:21P  
14 MR. PISACICH: I'm going to wrap up. 08:39:21P  
15 MR. BOLTON: Then you can come back. 08:39:21P  
16 MR. PISACICH: So what is this? We can -- it's 08:39:21P  
17 a spending issue. We need to learn to control our 08:39:33P  
18 spending. 08:39:34P  
19 So what I'm advocating here -- I think we all 08:39:35P  
20 agree that Mr. Steiner and his group don't have 08:39:40P  
21 credibility and we need to move forward. So the 08:39:44P  
22 question is: Moving forward, I would encourage 08:39:47P  
23 Kathleen, Dan -- our second selectman -- and our board 08:39:56P  
24 of finance and our team members, let's be active here. 08:39:59P  
25 Let's get on board. Let's get something done that we'll 08:40:02P

1 all support. We do need to engage the community, so 08:40:07P  
2 let's get going. Let's promote something. So, most of 08:40:10P  
3 all, let's preserve access to the park and let's keep it 08:40:15P  
4 out of private hands. Thank you. 08:40:19P

5 MR. BOLTON: Allan Jacques? 08:40:19P

6 MR. JACQUES: I'll submit my comments in 08:40:39P  
7 writing. 08:40:40P

8 MR. BOLTON: Okay. Kathy Jacques. 08:40:42P

9 MS. JACQUES: I would like to just use 08:41:08P  
10 these three minutes -- my name is Kathleen Jacques. I 08:41:10P  
11 live at 10 Magonk Point Road, which is on the west side 08:41:11P  
12 of Seaside. I have many documents that I intend to 08:41:15P  
13 submit in writing. But my first concern is a list of my 08:41:20P  
14 reflections on where the EIE fell short and needs to 08:41:28P  
15 expand or explain its process. 08:41:34P

KJ-O-1

16 And those four things would be the course change 08:41:37P  
17 from the scoping meeting from three park models to four 08:41:43P  
18 was confusing; and I think by not explaining that better 08:41:49P  
19 at the last May, 2016, meeting, which had three 08:41:55P  
20 plans -- one of which was the destination but was 08:42:00P  
21 described as a 100-room hotel -- I think that was 08:42:05P  
22 confusing for the public, and I think it might have 08:42:08P  
23 undermined the public responses to scoping. So I don't 08:42:10P  
24 know how scoping could have been adequate when it was 08:42:13P  
25 for three parks but you guys reviewed four. 08:42:17P

1           You have specifically -- and I quote a comment           08:42:24P  
2           that says "the comparison of the alternative impacts           08:42:29P  
3           does not include the employees or visitors to the           08:42:33P  
4           lodging facilities." And I do not understand when           08:42:37P  
5           you're injecting a whole new commercial activity into a           08:42:40P  
6           state park how you can just omit a discussion about what           08:42:43P  
7           implications that would be.   KJ-O-2           08:42:49P

8           Three, the report contains no empirical data           08:42:51P  
9           describing the intensity of the use of a commercial           KJ-O-3           08:42:56P  
10          activity such as a hotel or resort or its impact when           08:42:59P  
11          located in a residential neighborhood. And I'm talking           08:43:01P  
12          about the impacts on the local human population, not the           08:43:05P  
13          impacts on the impervious surfaces of the road.           08:43:09P

14          The economic data that's presented has no           KJ-O-4           08:43:14P  
15          examination of the cost. I think that was mentioned           08:43:18P  
16          before, a risk analysis of speculating with taxpayers'           08:43:21P  
17          funds for a capital project for which there has been no           08:43:25P  
18          argument or demonstration that it is a critical need of           08:43:29P  
19          the State of Connecticut.           08:43:33P

20                 Thank you.           08:43:35P

21                 MR. BOLTON: Thank you.           08:43:39P

22                 Tim Radway?           08:43:39P

23                 MR. RADWAY: Hi. I'm Tim Radway. I live at 24           08:43:44P  
24                 Magonk Point Road, which is the Seaside westerly           08:43:48P  
25                 shoreline neighbor.           08:43:51P

1 I have several concerns but one of the most 08:43:54P  
2 significant is I submitted by writing to this process 08:43:58P  
3 last year, and I got absolutely no response. I have 08:44:01P  
4 some very specific concerns about these plans, the TR-O-1 08:44:06P  
5 seawall in particular. Anyone who knows that area 08:44:08P  
6 probably understands why I have that concern. And I got 08:44:11P  
7 nothing back. The only reason I -- I did get an e-mail 08:44:14P  
8 notifying me about tonight that apparently was triggered 08:44:18P  
9 by my input before because I don't know how else you 08:44:25P  
10 would known to call me. But why didn't I get one TR-O-2 08:44:27P  
11 before? And why is no one -- most of this has not 08:44:30P  
12 addressed the issues to the surrounding area on property 08:44:32P  
13 where removal of the seawall is going to be a 08:44:37P  
14 significant impact for me and my property. And I think 08:44:41P  
15 that's pretty obvious if you look at it, anyway. TR-O-3 08:44:44P  
16 There were a couple of slides that showed if the 08:44:49P  
17 buildings were removed it would improve the viewsapes 08:44:53P  
18 for neighbors. It would improve them for everyone. If 08:44:57P  
19 that park was opened up, all the people in the various 08:45:01P  
20 picnic areas are going to have a better view of the 08:45:03P  
21 sound. I'm a little sensitive because the neighbors get 08:45:05P  
22 a lot of bad rap here, but we're actually the ones that 08:45:08P  
23 are paying attention when coming to these views that you 08:45:12P  
24 want, so maybe you want to write that out improving the 08:45:14P  
25 views. 08:45:14P

1 I'm going to send you many more comments about 08:45:30P  
2 this plan in writing. There are a lot of them that 08:45:32P  
3 obviously impact us more than a lot of other people; and 08:45:35P  
4 I would like this time to get someone to at least send 08:45:39P  
5 me an e-mail and say, we got your comments. I don't 08:45:43P  
6 know. I don't know if everybody else got them before. 08:45:46P  
7 I don't remember getting anything back. Okay. So 08:45:48P  
8 hopefully that can happen. 08:45:52P  
9 Thank you. 08:45:54P  
10 MR. BOLTON: Thank you. 08:45:56P  
11 Gail Brookover? 08:45:56P  
12 Christopher Wigren? 08:45:56P  
13 MR. WIGREN: Christopher Wigren. I live in New 08:46:11P  
14 Haven. I work for the Connecticut Trust for Historic 08:46:13P  
15 Preservation. I've had my eye on this place for about 08:46:17P  
16 25 years now. 08:46:20P  
17 My major comment about the environmental impact 08:46:23P  
18 statement document is -- is a question of balancing. It 08:46:28P  
19 certainly recognizes the historic nature of the 08:46:33P  
20 buildings, and it mentions frequently that they're 08:46:35P  
21 listed on the National Register of Historic Places. But 08:46:38P  
22 not all places that are listed on the National Register 08:46:42P  
23 are equal. They are designated with levels of 08:46:44P  
24 significance ranging from local to statewide to national 08:46:48P  
25 and the -- with the implication being that a 08:46:52P

CTHP-O-1

1 nationally-listed site is more important than a locally 08:46:56P  
2 one; and this is indeed a national level of significance 08:46:59P  
3 site. It represents the very first purpose-built 08:47:05P  
4 facility of its kind in the country, a real sort of 08:47:11P  
5 changing point in the relationship of government to its 08:47:17P  
6 people and caring for their welfare, and the work of a 08:47:21P  
7 nationally significant architect trying to invent a new 08:47:24P  
8 kind of building in a traditional language and really 08:47:29P  
9 sort of playing with that. So it would be good to 08:47:32P  
10 recognize that not only is -- you know, preserving these 08:47:36P  
11 buildings would be a significance -- it would really be 08:47:41P  
12 a positive impact but it would be a very significant 08:47:44P  
13 positive impact. And similarly the loss of these CTHP-O-1 08:47:48P  
14 buildings would be an extremely significant adverse 08:47:52P  
15 impact. 08:47:55P

16 To that mind, in the executive summary, there's 08:47:56P  
17 a statement at the conclusion that actually I think is 08:48:00P  
18 mistaken. It says, "The proposed development of any of 08:48:06P  
19 these alternatives would not result in significant 08:48:09P  
20 adverse environmental impact regardless of which 08:48:13P  
21 alternative or combination of alternatives is selected." 08:48:16P

22 And in the Environment Policy Act process, 08:48:20P  
23 historical resources are considered environmental 08:48:27P  
24 resources; so the loss of all the historical resources 08:48:30P  
25 in some of the alternatives is indeed a significant 08:48:33P

1 adverse impact. CTHP-O-1 | 08:48:38P

2 And then, finally, where it discusses 08:48:39P

3 mitigation, it mentions cooperating with the state 08:48:41P

4 historic preservation office -- that's always good -- to 08:48:45P

5 document the buildings if they were to be demolished. 08:48:49P

6 That would be sort of the bare level lip service kind of 08:48:53P

7 mitigation. Mitigation ought to be proportionate to the 08:48:59P

8 loss that is being suffered so that if these buildings 08:49:04P

9 were demolished -- and I don't recognize that 08:49:08P

10 possibility really -- that something much more 08:49:11P

11 significant and substantive ought to be undertaken or 08:49:15P

12 undertook. Ideally perhaps an investment of the money 08:49:21P

13 that would have been used in these buildings in other 08:49:23P

14 neglected state-owned buildings. CTHP-O-2 | 08:49:27P

15 And as you started off this evening, every state 08:49:30P

16 park has its own characteristics; and the absolutely 08:49:33P

17 unique characteristic of Seaside is its historic 08:49:40P

18 character and there's just, to my mind, just no way of 08:49:44P

19 developing the park without including that. 08:49:49P

20 Thank you. 08:49:51P

21 MR. BOLTON: Great. Thank you. 08:49:53P

22 Anybody sign up on that sheet in the back? 08:49:56P

23 Okay. I'm going back to you Jon Chase. 08:49:58P

24 And then after Jon I will turn it over to 08:49:58P

25 anybody who's already spoken. Just raise your hand and 08:49:58P

1       come up. 08:49:58P

2               And if you didn't sign up and you still want to 08:49:58P

3       speak, please, you're encouraged to come up regardless 08:50:19P

4       of if you signed up or not at this point. 08:50:21P

5               So go ahead. 08:50:23P

6               MR. CHASE: Thank you very much. My name is Jon 08:50:24P

7       Chase, 34 Church Street, Mystic. I'm a certainly a 08:50:25P

8       member of the public as we all are here tonight; but I'm 08:50:31P

9       also here to make some remarks on behalf of my client 08:50:35P

10       Kathleen Jacques who did speak earlier here and in the 08:50:42P

11       past. She is a member of the public, and I believe 08:50:45P

12       she'll have more to say. 08:50:47P

13               But I'm here to take exception and to object to 08:50:48P

14       the process that has been followed here tonight pursuant 08:50:53P

15       to the ground rules that have been indicated. You know, 08:50:57P

16       there's a -- it's an interesting fact that not only was 08:51:02P

17       this proceeding tonight noticed to the public as a 08:51:05P

18       public hearing but it's also, at least presumably, is 08:51:09P

19       the process that is described or proscribed by the 08:51:16P

20       General Statutes under Section 22a-1d publication of an 08:51:19P

21       environment impact assessment public hearing as to be 08:51:24P

22       held. 08:51:29P

23               Now, there are different kinds of things that 08:51:30P

24       people turn out on the town here. All of you are here 08:51:34P

25       for Waterford. Sometimes there are public meetings, 08:51:36P

1 informational meetings. Sometimes people are allowed to 08:51:40P  
2 give comments at a meeting, perhaps a board of 08:51:44P  
3 selectmen. We've also -- I know I've been here to 08:51:48P  
4 meetings of the -- hearings of the zoning board of 08:51:50P  
5 appeals or the planning and zoning commission and so on 08:51:55P  
6 which are certainly public hearings; and in any case are 08:51:58P  
7 in proceedings. The important distinction to make is 08:52:04P  
8 this: Under section 22 A 19 of the General Statutes, 08:52:08P  
9 the legislature has to provided -- in other words, has, 08:52:14P  
10 as it does, given it's own ground rules to state 08:52:20P  
11 agencies by stating that in any administrative licensing 08:52:23P  
12 or other proceeding -- I know this isn't a licensing 08:52:30P  
13 proceeding, per se. But whether this is an JBC-O-1 08:52:33P  
14 administrative proceeding or other -- it's pretty all 08:52:36P  
15 encompassing -- and any judicial review thereof made 08:52:43P  
16 available by law, the attorney general, any political 08:52:45P  
17 subdivision of the state, any instrumentality or agency 08:52:48P  
18 of the state -- that's you guys -- or political 08:52:52P  
19 submission thereof, in any such proceedings, any person, 08:52:56P  
20 partnership, corporation, association, organization, or 08:52:56P  
21 other legal entity -- in this case it goes back to 08:53:05P  
22 persons -- may intervene as a party on file of the 08:53:08P  
23 verified pleading asserting that the proceeding or 08:53:14P  
24 action for judicial review involves conduct which has or 08:53:16P  
25 which is reasonably likely to have the effect of 08:53:21P

1 unreasonably polluting, impairing, or destroying public 08:53:25P  
2 trust, meaning, air, water, or other natural resources 08:53:28P  
3 in the state. And there is a Section B of 22a-19 that 08:53:30P  
4 says, In any administrative licenses or other 08:53:35P  
5 proceedings the agency shall consider the alleged 08:53:38P  
6 unreasonable pollution of the air as destruction of the 08:53:42P  
7 public trust and the air, water, or other natural 08:53:46P  
8 resource of the state and no conduct shall be authorized 08:53:51P  
9 or approved which does or is reasonably likely to have 08:53:53P  
10 such effect. JBC-O-1 08:53:57P  
11 MR. BOLTON: Sorry. Three minutes. 08:53:58P  
12 MR. CHASE: -- considering all the relevant 08:54:00P  
13 circumstances to factors, there is a feasible 08:54:01P  
14 improvement alternative consistent with the reasonable 08:54:04P  
15 requirement of public health, safety, and welfare." 08:54:07P  
16 And getting back to that first sentence, in any 08:54:10P  
17 administrative or other proceeding where there is 08:54:14P  
18 conduct or involving conduct reasonably likely to have 08:54:20P  
19 the impacts spelled out in the statute, a person -- 08:54:25P  
20 MR. BOLTON: You're a minute over so -- 08:54:25P  
21 MR. CHASE: I'm sorry? 08:54:25P  
22 MR. BOLTON: You're a minute over. So if you 08:54:32P  
23 can just wrap it up, and we'll turn it back over. 08:54:32P  
24 MR. CHASE: Well, this is a public hearing. 08:54:32P  
25 MR. BOLTON: Okay. We're going to kick it back 08:54:36P

1 over to -- 08:54:36P

2 MR. CHASE: Well, this is a public hearing. 08:54:38P

3 It's not a -- 08:54:39P

4 MR. BOLTON: It's --

5 MR. CHASE: -- in which time limits are

6 ordinarily --

7 MR. BOLTON: Right. But we're going to keep it

8 in an orderly fashion.

9 MR. CHASE: -- recognized as constitutionally

10 consistent, sir. 08:54:46P

11 MR. BOLTON: So -- 08:54:46P

12 MR. CHASE: I would like, for the record, at

13 this time -- 08:54:49P

14 MR. BOLTON: You can come back and I'll -- JBC-O-2 08:54:51P

15 MR. CHASE: I'm aware I can come back, but I

16 would like to -- 08:54:52P

17 MR. BOLTON: Thank you. 08:54:52P

18 MR. CHASE: -- submit for the record four

19 exhibits: a motion for intervention, a verified

20 pleadings for intervention under Section 22a-19, and two

21 items that correspond involving myself and an Attorney

22 Boucher from DEEP. The upshot being that the verified

23 pleading filed in accordance with statutory process by

24 Mrs. Jacques was denied; and those rights are being

25 deprived her tonight or -- let me just make sure -- you 08:55:24P

1 know, for the consistency -- or rather the integrity of 08:55:27P  
2 the exhibits, you are the hearing officer for tonight? 08:55:27P  
3 MR. BOLTON: There is no hearing officer. 08:55:34P  
4 MR. CHASE: Oh, even though it's a public 08:55:35P  
5 hearing? 08:55:35P  
6 MR. BOLTON: This is not on a permit application 08:55:37P  
7 so... 08:55:38P  
8 MR. CHASE: Well, I see. This is -- these are 08:55:39P  
9 the four exhibits I'd like to submit. 08:55:42P  
10 MR. BOLTON: Great. Thank you. 08:55:44P  
11 MR. CHASE: And I will certainly yield the floor 08:55:45P  
12 to others and be back. 08:55:47P  
13 MR. BOLTON: Thank you for your comments. 08:55:47P  
14 We've gone through -- there were a lot of people 08:55:59P  
15 who didn't want to comment. You can take the 08:56:02P  
16 opportunity now if you'd like to reconsider and come up. 08:56:08P  
17 Start with you first. Come up and state your name. 08:56:13P  
18 MR. SKINNER: My name's Alan Skinner, A-l-a-n, 08:56:13P  
19 S-k-i-n-n-e-r. I live at 11 Shore Road, Waterford, 08:56:24P  
20 Connecticut. 08:56:24P AS-O-1  
21 I have a question: On the first -- on the slide 08:56:26P  
22 that was put up here, there were more than four -- there 08:56:29P  
23 were five options. No. 5 was to do nothing. I have 08:56:32P  
24 heard nothing about what will happen if we do nothing. 08:56:36P  
25 Thank you. 08:56:40P

1 MR. BOLTON: Thanks. 08:56:45P

2 Just to reiterate that Steve had said before 08:56:48P

3 that, you know, there are certain topics that we touched 08:56:48P

4 upon that the EIE does in much more detail. 08:56:54P

5 MS. DARLING: Anne Darling, 152A Shore Road, 08:56:56P

6 Waterford. 08:57:02P

7 I'm still in a quandary why the state would even 08:57:03P

8 embark upon such a monumental task when we -- the State 08:57:08P

9 of Connecticut is in financial distress. My fear 08:57:13P

10 is -- first of all, I'd like to know how much the 08:57:16P

11 consulting firm was paid to put all of this presentation 08:57:19P

12 together. 08:57:24P

13 And my fear is that the State if they -- if AD-O-1 08:57:24P

14 whatever you decide upon puts it out to a developer, 08:57:29P

15 where is the money going to come from? And are we going 08:57:32P

16 to start this project and not be able to finish it? 08:57:36P

17 Thank you. 08:57:39P

18 MR. BOLTON: Thank you. Anybody else? Come up. 08:57:41P

19 We would like you close to the mic so that the 08:57:41P

20 stenographer can hear. 08:57:41P

21 MS. CLANCY DOUGHERTY: My name is Susan Clancy 08:57:57P

22 Dougherty. I'm at 48 Dimmock Road. 08:58:00P

23 And my big concern -- I'd just like a show of 08:58:02P

24 hands. How many people would have appreciated a 08:58:04P

25 handwritten printout so that as you're going through 08:58:05P

1 this that you could have made comments and you could 08:58:09P  
2 have looked at? How many would have liked that? 08:58:11P  
3 So how much should we spend with the study and 08:58:12P  
4 how much would paper to get it printed cost, which would 08:58:15P  
5 have been much more effective. 08:58:19P  
6 MR. BOLTON: I just want to reiterate, again, 08:58:27P  
7 that it's online. 08:58:28P  
8 MS. CLANCY DOUGHERTY: We want paper. 08:58:31P  
9 MR. BOLTON: I understand. Again, we have until 08:58:35P  
10 the 25th, as we said up there on the slide, to, you 08:58:37P  
11 know, submit comments, written comments; so there's 08:58:38P  
12 still plenty time to still get information in to us. 08:58:41P  
13 Tonight's not the only time or opportunity. 08:58:45P  
14 Anybody else? 08:58:48P  
15 MS. MACESKER: Hi. My name is Ingrid Macesker, 08:58:48P  
16 M-a-c-e-s-k-e-r. I live at 189 Great Neck Road. 08:58:48P  
17 I just want to reiterate what's already talked 08:59:03P  
18 about with traffic. I mean, Great Neck Road is just out 08:59:06P  
19 of control. Nobody does 25 miles an hour. Traffic is 08:59:09P  
20 horrific. For parents who have kids who go to school, 08:59:13P  
21 stand at bus stops, for hikers, bikers, people pushing 08:59:16P  
22 baby strollers around, you know, Shore Road in that area 08:59:21P  
23 where there's no sidewalks, it's a recipe for disaster 08:59:24P  
24 throwing another thousand cars. Over the summer doesn't 08:59:28P  
25 affect the school children, but it definitely affects 08:59:32P

1 the kids September through the school year. And that's 08:59:35P  
2 one of my major concerns. 08:59:38P

3 And the other is as far as the active reuse of 08:59:40P  
4 buildings, I don't know why it has to be a hotel as the 08:59:44P  
5 only option. Nobody -- why it can't be something a 08:59:47P  
6 little more passive, commercial, joining with research 08:59:50P  
7 laboratories in the area. The Coast Guard was looking 08:59:55P  
8 for -- the academy wanted to expand. I know that was in 08:59:58P  
9 the paper last year. They were looking at Preston 09:00:00P  
10 Hospital. Other options as far as utilizing the 09:00:03P  
11 property in a way that is not going to impact the 09:00:06P  
12 neighborhood like a hotel conference room, the whole 09:00:09P  
13 nine yards short of -- and it would still stay within 09:00:13P  
14 the public purview, federal government, the State of 09:00:15P  
15 Connecticut together. 09:00:18P

16 So that's just my comment. 09:00:19P

17 MR. BOLTON: Great. Thank you. 09:00:23P

18 Yes? 09:00:29P

19 MS. SIMS: My name is Yvonne Sims. I live on 15 09:00:44P  
20 Magonk Point, just right next to Seaside. 09:00:48P

21 My question is -- and I was trying to remember 09:00:50P  
22 what you said in the beginning -- but all the different 09:00:54P  
23 questions and comments that were made but especially 09:00:57P  
24 questions -- when do we get answers on that? 09:01:01P  
25 When -- how -- will you, like, have a page on your 09:01:05P

IM-O-1

YS-O-1

1 website and answers to all your questions? How do 09:01:10P  
2 we -- how do we get a result since people -- many people 09:01:14P  
3 are asking questions and you don't have probably time or 09:01:20P  
4 resources right now to answer? When do we get those 09:01:24P  
5 answers? 09:01:29P  
6 MR. BOLTON: Just to reiterate what we did talk 09:01:30P  
7 about several times, in the record of decision, there's 09:01:33P  
8 a whole section on response to comments. So we actually 09:01:36P  
9 list everybody's comments, like, word for word; and then 09:01:40P  
10 there will be our response to it? 09:01:43P  
11 MS. SIMS: Okay. And that will be on the 09:01:46P  
12 website? 09:01:47P  
13 MR. BOLTON: It will go to the -- on the website 09:01:48P  
14 along with OPM's determination, but that has to go to 09:01:51P  
15 OPM. 09:01:55P  
16 MS. SIMS: And that's before you make your final 09:01:56P  
17 decision? 09:01:58P  
18 MR. BOLTON: That is part of the final decision. 09:01:59P  
19 So comments are received. We address them. We -- we 09:02:01P  
20 evaluate them. Then a decision is made, and it's 09:02:06P  
21 written into that record of decision. So in the record 09:02:10P  
22 of decision is the decision in addition to all responses 09:02:13P  
23 to all of the comments. And that gets sent to OPM for 09:02:17P  
24 determination. And after the determination is made, 09:02:21P  
25 that gets posted on the website. 09:02:23P

YS-O-1

1 MS. SIMS: Thank you. 09:02:26P  
2 MR. TOMBARI: Robert Tombari, Mystic. 09:02:36P  
3 I grew up Seaside and I -- my father was a 09:02:40P  
4 physician and four-time superintendent at Seaside. I 09:02:45P  
5 probably know every square inch of the property there at 09:02:50P  
6 Seaside. If any of you would like to know about the 09:02:53P  
7 topography, I'd be happy to share it with you. 09:02:56P  
8 But we lived there from 1947 through 1962, and 09:02:58P  
9 one thing I can remember is Hurricane Hazel in, I think 09:03:05P  
10 it was, '55; and that area where the -- the covered 09:03:08P  
11 bridge is, that was about 10 feet deep with water, water 09:03:14P  
12 almost up over on the road. It was the Goshen Fire 09:03:17P  
13 Department came down with three fire trucks to pump that 09:03:22P  
14 area out almost today. 09:03:25P  
15 One thing I wanted to let you know is that there 09:03:27P  
16 was a suggestion made here about a botanical garden; and 09:03:30P  
17 when we first lived there, that whole area behind where 09:03:34P  
18 I lived which was called the "doctor's cottages" was 09:03:38P  
19 gardens. At one time the patients and the staff at 09:03:41P  
20 Seaside tended those gardens. There was a grape arbor. 09:03:46P  
21 There was an orchard, and the patients -- the older 09:03:51P  
22 patients at Seaside were actually used for tending the 09:03:55P  
23 gardens. And they grew a great deal of their own food, 09:03:59P  
24 the vegetables and so forth, for the hospital. I hate 09:04:02P  
25 to see it go. I'd like to see as much of it preserved 09:04:09P

1 as possible. A lot of good memories there. 09:04:12P

2 MR. BOLTON: Great. Thank you. 09:04:18P

3 MS. JACQUES: Is this Round 1 or Round 2? 09:04:18P

4 MR. BOLTON: We're still on Round 1. 09:04:27P

5 Anybody else? Even after Round 2, you can come 09:04:28P

6 back up. If you haven't spoken, you can come back up. 09:04:38P

7 So Round 2? Anybody else who would like to make 09:04:41P

8 some additional statements they haven't said already or 09:04:46P

9 would like to say? 09:04:49P

10 MS. JACQUES: This is Round 2. Five minutes? 09:04:51P

11 MR. BOLTON: This is Round. Yes. 09:04:51P

12 MS. JACQUES: I have a lengthy statement, so 09:04:54P

13 you'll have to be patient. So if anybody wants to go 09:04:56P

14 before me, let me know. 09:04:58P

15 MR. BOLTON: Go ahead. 09:05:03P

16 MS. LARDER: Cheryl Larder, Board of Finance. I 09:05:03P

17 live at 26 Wiemes Court. I tried really hard not to 09:05:15P

18 speak at all. 09:05:17P

19 I do appreciate the level of work that has gone 09:05:18P

20 in, and I have not had an opportunity to look at the 09:05:22P

21 report; but, obviously, you guys are well versed in this 09:05:25P

22 property, I hope. I do appreciate that. 09:05:28P

23 I guess for me the biggest thing that I just 09:05:31P

24 keep seeing happen is time, passage of time. I was 09:05:34P

25 surprised when you made your initial comment to think 09:05:41P

1 that this started in 2014. I'm concerned about time 09:05:44P  
2 until you get it to OPM, time until that -- any kind of 09:05:49P  
3 decision is made. I don't know if it can be done, how 09:05:52P  
4 it can be done. I'm concerned about continued neglect CL-O-1 09:05:58P  
5 or nothing happening at the property. And if any 09:06:03P  
6 recommendation that could be made that, through this 09:06:05P  
7 process, can there be something -- some recommendation 09:06:08P  
8 about the property just not being left because it -- as 09:06:14P  
9 long as it's left, I got to imagine that anything that 09:06:20P  
10 we do there is going to continue to cost more. 09:06:22P

11 And I guess the greater plans that obviously 09:06:24P  
12 with all the concern about funding, it's going to 09:06:30P  
13 include some kind of private developer. I don't know if 09:06:33P  
14 you could do it. I would think that you can. It's the 09:06:39P  
15 state. I think there should be some requirement for 09:06:42P  
16 continued communication with the community and with 09:06:47P  
17 Waterford because I think that is -- was the real 09:06:50P  
18 decline of when the state chose their preferred CL-O-2 09:06:53P  
19 developer. Initially there was discussion that there 09:06:57P  
20 was going to be communication through neighbors. It 09:07:01P  
21 just never materialized, and it just became 09:07:04P  
22 confrontational until the end because there just wasn't 09:07:06P  
23 any communication. And I think there needs to be 09:07:09P  
24 continued communication with the community, not just the 09:07:14P  
25 neighbors, the entire community. 09:07:18P



1 ideas. 09:08:52P

2 And I think -- a couple of things have come 09:08:53P

3 across the last few minute: the idea of turning that 09:08:55P

4 into, you know, a community garden, part of it, native 09:08:57P

5 plants, and just for people who ride their bikes by and 09:09:03P

6 want to walk by, you know, come in and -- a little bit 09:09:08P

7 of parking. But that's happening as a major point also. 09:09:10P

8 I mean, half the place is a parking lot. I think you 09:09:14P

9 should just be as passive as possible, but I don't see 09:09:20P

10 what those buildings -- especially the largest one -- I 09:09:24P

11 don't see what they add at this point in time 09:09:27P

12 unfortunately. 09:09:27P

13 That's all. Thank you. Thanks for all your 09:09:31P

14 work. 09:09:34P

15 MR. BOLTON: No problem. Thank you. Thank you 09:09:35P

16 for your comments. 09:09:36P

17 Anybody else like to speak? 09:09:42P

18 MS. GREEN: Debby Green, 9 Woodsea Place. I'm 09:09:42P

19 an abutter. 09:09:59P

20 The one idea that seems to make the most sense DDG-O-3 09:10:00P

21 is that being brought up as using it as instead of a 09:10:04P

22 motel maybe like for veterans or for disabled housing 09:10:09P

23 that the state's not providing for other people. They 09:10:14P

24 could then maintain the area. They would -- whatever. 09:10:18P

25 But it would then pay for itself whereas all these other 09:10:23P

1 options are not paying for themselves. Just another 09:10:28P  
2 option. I don't know if it's too late to throw it in, 09:10:31P  
3 but it seems reasonable, a veterans home or something. 09:10:34P  
4 MR. BOLTON: Thank you. 09:10:37P  
5 Anybody else? First time speakers? 09:10:47P  
6 Okay. Round 2. 09:10:59P  
7 MR. CHASE: Thank you. Jon Chase again here. 09:11:03P  
8 Sort of to your right is my client, Kathy Jacques. 09:11:07P  
9 A comment was made by someone not long ago about 09:11:10P  
10 the length of time this process is taking. I can assure 09:11:16P  
11 you one of the things that contributes greatly to the 09:11:20P  
12 length of time is often in undertaking development of 09:11:24P  
13 conservation or other related projects the question of 09:11:28P  
14 whether or not the process as authorized has been 09:11:31P  
15 followed or not. 09:11:35P  
16 The confusion -- and I think that a better word 09:11:38P  
17 might even be -- I hesitate to use this in an 09:11:45P  
18 unwarranted fashion, but a bit of the shell game that's 09:11:49P  
19 been played here is this: A notice was given of a 09:11:53P  
20 public hearing. People turned out expecting a public 09:11:58P  
21 hearing. Not unreasonable. But then when Mrs. Jacques 09:12:03P  
22 has asserted rights that are available to any citizen of 09:12:06P  
23 the state in proceedings of this nature, she's told, as 09:12:10P  
24 she just was, that, well, this is not a public hearing 09:12:14P  
25 because it's not a licensing proceeding. Well, which is 09:12:18P

1 it? That's not the criteria. That's not the 09:12:20P  
2 distinction that's set forth in 22a-19. As a matter of 09:12:23P  
3 fact, that allows intervention in any proceeding that 09:12:26P  
4 falls into the category "other." 09:12:31P

5 Now, what would Mrs. Jacques have done tonight 09:12:33P  
6 or could she have done had she been allowed her rights 09:12:37P  
7 as an intervener? She would have been entitled, for 09:12:42P  
8 example, to present witnesses. I could not in all good 09:12:43P  
9 conscience encourage her to continue to incur the 09:12:48P  
10 expense for bringing qualified expert witnesses to speak 09:12:50P  
11 to some of these conclusions or statements in the EIE 09:12:54P  
12 upon learning at 3:30 this afternoon from the agency's 09:12:59P  
13 attorney, as I did according to one of the exhibits 09:13:03P  
14 you've seen, that Ms. Jacques was not going to be 09:13:05P  
15 allowed those rights. So you can understand why anyone 09:13:08P  
16 that she might bring tonight to present professional 09:13:11P  
17 expertise on the subject have been told to stay home. 09:13:15P

18 Furthermore, Mrs. Jacques, unlike the 09:13:18P  
19 opportunity that has been afforded or indicated with 09:13:24P  
20 what occurred to anyone who wishes to ask, anyone 09:13:28P  
21 wishing to ask questions -- perhaps they didn't answer 09:13:32P  
22 her comments -- but an intervener under section 22a-19 09:13:35P  
23 has the right, for example, not only to present 09:13:39P  
24 witnesses but to cross-examine witnesses: those who 09:13:42P  
25 have spoken tonight, those who have made various 09:13:44P

1 representations. That is the process that has been 09:13:48P  
2 deprived the intervener here tonight. 09:13:50P

3 So we respectfully object to the process. We 09:13:53P  
4 include for the record the documents necessary to show 09:13:57P  
5 that a timely intervention pleading, among other things 09:14:01P  
6 under Section 22a-19, has been filed; and we point out 09:14:06P  
7 tonight some of those things that we have been deprived, 09:14:11P  
8 nevertheless, the opportunity to do. We object to this 09:14:14P  
9 process. This is neither a public hearing under the 09:14:19P  
10 statutes at which -- or as a result of which the 09:14:22P  
11 comments and evidence received here tonight will be 09:14:26P  
12 taken into consideration in the final project that will 09:14:29P  
13 be reflected in that final project or this is not a 09:14:33P  
14 statutory process being followed here tonight. And by 09:14:37P  
15 informing the citizens that this is a public hearing, a 09:14:42P  
16 misrepresentation has been made. One way or the other, 09:14:45P  
17 it seems to be a misrepresentation has been made; and we 09:14:48P  
18 object to that. 09:14:52P

19 Thank you very much, sir. 09:14:52P

20 MR. BOLTON: Thank you. 09:14:54P

21 Anybody else want to speak? 09:14:59P

22 MS. JACQUES: I would like to speak. 09:15:04P

23 MR. BOLTON: Okay. 09:15:06P

24 MS. JACQUES: My name is Kathy Jacques. My 09:15:13P  
25 address is 10 Magonk Point Road. I'd like to speak to 09:15:18P

1 my audience. This is my community, and my efforts to 09:15:18P  
2 intervene in this are to protect the rights of my 09:15:22P  
3 community. And though I appreciate the thoroughness and 09:15:27P  
4 the length of time and preparation for this kind of 09:15:32P  
5 intervention, what it does not do is exactly what the 09:15:36P  
6 neighbors say, Where do we get the answers to the 09:15:40P  
7 questions? So all you have allowed to do in the last 09:15:43P  
8 planning meeting and the scoping meeting and this 09:15:47P  
9 meeting is to submit comments and concerns; but we're 09:15:49P  
10 never satisfied with hearing the answers to the 09:15:55P  
11 questions or having a discussion about the ramifications 09:15:57P  
12 of the answers. That was the necessity for me to 09:16:01P  
13 intervene or attempt to intervene in this. 09:16:06P  
14 I just want to say a couple other things that 09:16:09P  
15 are pertinent to the process itself. One thing that was 09:16:12P  
16 scoped was ideas, and we were encouraged to present 09:16:16P  
17 anything that we could think of; but I don't see any 09:16:21P  
18 comments in the EIE about any other ideas. So by the 09:16:25P  
19 time we got to the EIE, those had all been discarded; 09:16:29P  
20 but we don't know why. So it's like some decisions have 09:16:33P  
21 already been funneled down for us before we got here 09:16:37P  
22 tonight. 09:16:40P  
23 The other thing is -- is this confusion between 09:16:41P  
24 a park and a hotel. So we're doing an Environmental 09:16:44P  
25 Impact Evaluation for two distinct kind of animals. A 09:16:50P

1 park is a park, and we don't get the benefit here of 09:16:53P  
2 just discussing our concerns about a park. Some people 09:16:57P  
3 are concerned about a park. They're concerned about who 09:17:00P  
4 might be there, what's the security, who's swimming 09:17:04P  
5 where, is it safe, are the animals getting injured. So 09:17:08P  
6 a park does have it's own concerns. 09:17:11P

7 A hotel has entirely different concerns, and 09:17:14P  
8 they're much more expansive, and they have much more 09:17:18P  
9 impact. And I think that it homogenized the project to 09:17:21P  
10 equate a hotel resort with a park. I think they're 09:17:27P  
11 totally distinct things, and I think they need to be 09:17:31P  
12 treated in separate evaluations. 09:17:34P

13 The EIE and its attachments was more than 859 09:17:37P  
14 pages. And, no, I haven't finished it; nor am I going 09:17:43P  
15 to read it to you. But it plainly states in Section 2.9 09:17:44P  
16 that the visitation estimates do not include the 09:17:50P  
17 employees or the visitors to the lodging facility under 09:17:54P  
18 the hotel alternatives. The impact -- the comparison of 09:17:56P  
19 potential impact by the alternatives lists these 09:18:02P  
20 potential impacts on the local human population. Those 09:18:05P  
21 include traffic, parking, and circulation, air quality, 09:18:11P  
22 noise, and land use, and neighborhoods; but there is no 09:18:15P  
23 explanation for omitting the impact that the employees 09:18:19P  
24 and visitors will have on the location when it is 09:18:23P  
25 specifically the commercial operation of a 24/7 hotel 09:18:27P

1 resort an its ancillary services that are going to exert 09:18:32P  
2 the most significant environment consequences. It is 09:18:35P  
3 omitted as an activity. It is not explored. It is not 09:18:39P  
4 described. The lengthy EIE is detailed, repetitive, and 09:18:44P  
5 illustrative; but it is missing quantitative data about 09:18:48P  
6 a hotel operation and its demands for energy, its 09:18:53P  
7 perpetual lighting and machine noise, and the addition 09:18:59P  
8 of large volumes of guests and activities that will 09:19:02P  
9 bring traffic, sound, and alcohol use to a park 24 hours 09:19:05P  
10 a day, seven days a week, 365 days a year. 09:19:10P

11 The park as it exists right now that you have 09:19:16P  
12 created that has been in existing for two years is 09:19:19P  
13 passive. It's quiet. On rainy days there's five people 09:19:22P  
14 there. On sunny days there's 200 cars there. People 09:19:26P  
15 swim. They picnic. Nobody's paying -- it's 09:19:31P  
16 unregulated. It's like a mini Woodstock down there. 09:19:35P  
17 It's fabulous. I love to see it. There's people all 09:19:38P  
18 over. They don't have to pay. They're just -- they're 09:19:40P  
19 just coming in. 09:19:42P

20 The conclusion of the EIE marginalizes these 09:19:45P  
21 impacts again when it says -- admits that the hybrid 09:19:47P  
22 plan or any plan will increase the intensity of use, but 09:19:53P  
23 the intensity could be perceived as an adverse impact by 09:19:58P  
24 some people. Who are the people that only perceive 09:20:04P  
25 these? And what does that mean "perceive"? Does it 09:20:06P

1 mean they're not real impacts? That they're imaginary? 09:20:09P  
2 What is the judgement that declares something to be 09:20:13P  
3 perceived and not real? It is assumed the perceived 09:20:16P  
4 impacts are associated with such topics as noise and 09:20:20P  
5 traffic. These associated impacts are individually 09:20:24P  
6 discussed; and based on our analysis and identified 09:20:27P  
7 mitigation message, it is anticipated there would be no 09:20:32P  
8 adverse impact to land use agencies. So your own report 09:20:35P  
9 asks and answers and declares no impact and says if 09:20:39P  
10 there are impacts we've clearly taken care of them all. 09:20:45P  
11 I don't think that's true. 09:20:48P

12 Describing the increase in use intensity under 09:20:50P  
13 the destination and hybrid alternative as merely 09:20:55P  
14 perceived is inappropriate. It does not excuse the 09:20:56P  
15 absence of a more substantial examination of these 09:21:00P  
16 impacts and inadequately addresses the scoping comments 09:21:04P  
17 that I submitted just as Tim did which includes an 09:21:08P  
18 extensive list of questions and concerns about a 09:21:11P  
19 commercial hotel operation. That is the elephant in the 09:21:14P  
20 room and in the park. 09:21:18P

21 Also omitted from this report is any empirical 09:21:20P  
22 data that demonstrates by audio recording the sound that 09:21:25P  
23 might be emanating for a possible hotel operation or by 09:21:29P  
24 visual topography that illustrates the light pollution 09:21:33P  
25 that might come from these premises. I have some photo 09:21:37P

1 examples that I will submit to you. As the current site 09:21:40P  
2 is extremely dark and quiet, to claim that a hotel 09:21:43P  
3 operation has no significant impact without presenting 09:21:47P  
4 the evidence that was used to make this conclusion is a 09:21:51P  
5 specious assertion. 09:21:58P  
6 MR. BOLTON: Ms. Jacques, you're a minute and a 09:21:58P  
7 half over. 09:21:58P  
8 MS. JACQUES: I will go another hour. No. 09:22:01P  
9 Let me just -- 09:22:03P  
10 MR. BOLTON: Two or three more minutes. Is that 09:22:03P  
11 good? 09:22:03P  
12 MS. JACQUES: Less. 09:22:05P  
13 MR. BOLTON: Okay. That's fine. 09:22:05P  
14 MS. JACQUES: This is my conclusion. I'll wrap 09:22:06P  
15 up. 09:22:08P  
16 MR. BOLTON: Okay. 09:22:08P  
17 MS. JACQUES: While it is a desirable goal to 09:22:09P  
18 preserve the buildings and there is public support for 09:22:11P  
19 this effort -- and I am reluctant to say I do not 09:22:14P  
20 support this effort -- the hard fact is, is that no 09:22:16P  
21 feasible improving alternative has been found for these 09:22:20P  
22 buildings since 1993. The challenges associated with 09:22:25P  
23 the historic preservation of these buildings have 09:22:29P  
24 prevented an affordable adaptive reuse for state 09:22:34P  
25 services or nonprofit purpose, have prevented an 09:22:37P

1 age-restrictive, low impact residential development from 09:22:41P  
2 occurring, have prevented the establishment of a passive 09:22:41P  
3 or ecological low cost, low impact state park. A hotel 09:22:50P  
4 plan that is driven by the goal of historic preservation 09:22:53P  
5 will be too expensive, too risky, and will have too much 09:22:57P  
6 impact on the quality of life in this area. 09:23:01P

7 As there is an alternative plan that develops a 09:23:05P  
8 public resource for all, has minimal financial outlay, 09:23:09P  
9 enhances the land use of the neighborhood, and unburdens 09:23:13P  
10 the state of an abandoned, functionally obsolete 09:23:17P  
11 building, the logical decision is to create a park, a 09:23:21P  
12 passive park. KJ-O-6 09:23:26P

13 Thank you. 09:23:28P

14 MR. BOLTON: Thank you. 09:23:37P

15 Anybody else that would like to speak, even if 09:23:39P  
16 it's your first time? I think everybody is -- that's 09:23:42P  
17 it? Okay. 09:23:48P

18 Well, I think with that, thank you all very much 09:23:52P  
19 for coming out. We really appreciate it. Thank you 09:23:55P  
20 for hosting us again. We appreciate it. 09:23:56P

21 And the hearing is closed. Thank you. 09:24:00P

22 (The hearing was adjourned at 9:24 p.m.)

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C E R T I F I C A T E

STATE OF CONNECTICUT:  
COUNTY OF NEW LONDON:

I, Jennifer Still, Licensed Shorthand Reporter and Notary Public, duly commissioned and qualified, do hereby certify that concerning the matter in controversy in this case the testimony was reduced to writing by me; and that the transcript is a true record of the testimony given.

I further certify that I am neither attorney or counsel for, nor related to or employed by any of the parties to the action in which this testimony is taken, and further that I am not a relative or employee of any representative employed by the parties thereto or financially interested in the action.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of August, 2017, at Danielson, Connecticut.

  
\_\_\_\_\_  
Jennifer Still  
Licensed Shorthand Reporter and Notary Public  
My Commission Expires August 31, 2020  
License No. 0000301

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**ATTACHMENT E**  
Response to Comments



## **Seaside State Park Master Plan EIE Responses to Comments**

### **Introduction**

In all, 63 individuals and organizations provided comments during the comment period on the Seaside State Park Master Plan EIE. Forty two (42) of those provided written comments and 28 individuals/groups provided oral comments at the Public Hearing on the EIE. Seven (7) provided both oral and written comments. There were a total of 130 substantive comments received, 93 written and 47 oral. In addition, other individuals initially signed up to speak during the oral comment period but ultimately chose not to speak at the hearing. This Response to Comments has been prepared to provide responses to both written and oral comments submitted during the review and comment period.

Responses are ordered as follows:

1. State agency comments;
2. State representative comments;
3. Other agency, organization comments; and,
4. Residents' and individuals' comments.

Comments which identify personal preferences for alternatives or general support or non-support for the Proposed Action without specific issues identified, as well as comments which are not relevant to the EIE or Proposed Action (i.e. proposals for private developments or other privately developed alternatives not subject to the EIE) do not have responses provided below, because they were either not substantive or were not related to the Proposed Action subject to the CEPA process.

Oral comments are designated with the commenter's initials followed by a dash and then a capital "O" to differentiate them from written comments that may have been made by the same commenter. In the event that the oral comments made by an individual were substantially the same as written comments submitted by that individual, a notation was made identifying the speaker and that their comments were addressed in the written comments response section.

### **WRITTEN COMMENTS**

#### **State of Connecticut Department of Public Health (DPH) August 25, 2017**

DPH-1        Comment: *"All of the concepts evaluated for the proposed park require public water infrastructure connected to the Waterford Public Utilities Commission's existing infrastructure and will be supplied with public drinking water from the City of New London Public Utilities. Infrastructure will include a fire suppression system. The EIE notes an historical seawater intake and distribution system. Measures must be included that will protect*

*the public drinking water supply from cross-contamination with the fire suppression system and any other non-potable uses. Specifically, reduced pressure principle backflow preventers approved in locations indicated by the public water supplier must be installed to protect against a cross connection with the public water supply and tested annually by a person who meets the requirements of Section 25-32-11(c) of the RCSA. Copies of such inspections must be sent to the public water supplier and local health department.”*

DPH-1 Response: Three of the four Master Plan alternatives would require potable water at the site. The Passive Recreation Park alternative would not include potable water. All four alternatives would include fire flow supply to the site, although the Passive Recreation Park alternative would not include fire suppression systems, as no structures would remain onsite under this alternative. The historical seawater intake, if still existing, would be capped and discontinued or removed from the site and would not be utilized under any of the alternatives.

As applicable, the selected alternative will include backflow prevention techniques and testing, inspections, and reporting, as required by the applicable local, state, and federal regulations, codes and standards.

DPH-2 Comment: *“The EIE includes a discussion of the public drinking water supply available from the City of New London. The margin of safety...projected for the year 2050 in the most recent approved water supply plan is 0.90, which is less than the recommended 1.15. However, this number does not account for the system improvements that have been made since 2009. The City of New London has been working over a period of years to improve the margin of safety of its public drinking water system through both supply augmentation and demand management. The City of New London is currently preparing an update of its water supply plan for submission to DWS that will include more recent data than that used for calculating the system margin of safety in the water supply plan updated approved in 2009. It is anticipated that the margin of safety will be reflective of the system improvements that have been made.”*

DPH-2 Response: The EIE provided the most current information available at the time of publication, but noted that the new water supply plan update would likely modify the margin of safety. DEEP and/or the selected developer will coordinate with the City of New London to review the new margin of safety and confirm available supply as part of the development of any alternative.

DPH-3 Comment: *“The DWS recommends that the proposed development implements measures that conserve the use of public drinking water. The Environmental Protection Agency’s Water Sense program and numerous voluntary green building standard model codes are available as references to assist designers in achieving sustainable developments.”*

DPH-3 Response: For those alternatives with lodging, Green Lodging Certification would be sought. This program is a self-certification program based on accumulating points associated with environmental practices, including practices related to water conservation. Water conservation measures will be reviewed in the context of the design and incorporated to the extent practicable.

**State Representative Kathleen McCarty, 38<sup>th</sup> Assembly District (KMM)**  
**August 24, 2017**

KMM-1 Comment: *“...many of Connecticut’s State parks are struggling to sustain themselves and to make the necessary repairs to their existing buildings in order to accommodate the public. I question, therefore the ability and the viability of the state to create the concepts proposed in DEEP’s Master Plan for Seaside. Furthermore, I question whether any of the proposed concepts are in the best interests of Waterford’s residents or the state of Connecticut taxpayers. It would seem more prudent to allow the development of the 35 acres at Seaside to a private developer who would adhere to the Town’s Zoning Regulations regarding the reuse of the buildings and the use of the property.”*

KMM-1 Response: The site is currently owned by the State of Connecticut and is under full care and control by the Department of Energy and Environmental Protection (DEEP) and was dedicated as a State Park by Governor Malloy in 2014. Two of the alternative concepts would utilize a partnership with a private developer to offset development costs as presented in Sections 2.2 and 2.5 of the EIE. Under all the alternatives presented in the EIE, the State would retain ownership of the land.

The state is committed to ensuring that any redevelopment and reuse of the site is conducted in accordance with all required approvals from those federal, state, and local authorities with jurisdiction over any such redevelopment and reuse plans. Given the commonly held goal to rehabilitate and reuse the historic structures, the state will look to federal and state historic preservation requirements and seek guidance from local zoning provisions for the Seaside Preservation District to formulate a plan for the adaptive reuse of the buildings. Any final development plan would need to effectively balance environmental and historic considerations with economic viability.

KMM-2 Comment: *“It is extremely important not to overdevelop this unique piece of property on Long Island Sound. The adverse impact of overdevelopment to the surrounding neighborhood would be irreversible. Please keep in mind that the neighborhood is a residential not commercial area thus any development must be compatible and sensitive to the neighborhood.”*

KMM-2 Response: The EIE considered potential impacts relative to land use, noise, traffic, viewsheds, and other potential impact areas and determined that there would not be a significant adverse impact associated with the development of any of the Master Plan concepts with proper design, mitigation, and operation measures in place.

KMM-3 Comment: *“Every effort should be made to preserve the historic buildings on the site. Preservation of the buildings is advocated by the National Trust for Historic Preservation and it is in keeping with the Town of Waterford’s Zoning and Plan of Conservation and Development. In order to preserve these historic buildings, provide public access to Long Island Sound, and maintain a new state park, a public/private partnership must be part of the*

*plan. Given the current fiscal environment and limited dollars to address all of the needs that exist within our State Parks system a partnering entity is required.”*

KMM-3 Response: Preservation of existing buildings and a public/private partnership is included as part of the Destination and Hybrid Park alternatives and the goals mentioned above are listed as part of the Proposed Action for the implementation of a Master Plan alternative. However, without a public/private partnership, preservation of the historic buildings on site will not be financially feasible for the State.

**State Representative Melissa Ziobron, 34<sup>th</sup> Assembly District (MZ)  
July 6, 2017**

MZ-1 Comment: *“Our state parks are currently struggling under our fiscal crisis and I have to question whether this should be given a priority given the current deficit. Buildings at other parks are being demolished due to neglect, are falling into disrepair and dedicated staff members are already struggling to ensure our parks meet the basic benchmark standards. Adding yet this property, with its extensive investment needs and building issues, to our state park system would not be in the best interest of our state or overall well-being of our existing state parks.”*

MZ-1 Response: Please see the response to KMM-1.

**Christopher Wigren, Deputy Director, CT Trust for Historic Preservation (CTHP)  
August 25, 2017**

**(Note that oral comments were also provided at the public hearing on July 31, 2017 which closely followed the comments identified below and as such, were not responded to separately from the written comments)**

CTHP-1 Comment: *“The Executive Summary concludes, ‘The proposed development of any of the Master Plan alternatives would not result in significant adverse impacts, regardless of which alternative, or combination of alternatives, is selected’ (page xviii). This is incorrect; the Connecticut Environmental Policy Act specifically includes cultural resources in the environmental review and evaluation process. The demolition of all but one of the historic buildings, as envisioned by two of the Master Plan alternatives, would in fact be a significant adverse environmental impact. Other sections of the EIE recognize this adverse impact but the location of this misstatement in the Executive Summary is most unfortunate since this is as far as many people are likely to read. This error should be corrected immediately, forcefully, and prominently. The body of the EIE contains detailed evaluation of the potential environmental effects of each of the development alternatives, along with a no-action alternative. In terms of historic resources, the EIE gets the basic facts right: Seaside is listed on the National Register of Historic Places. The document rightly recognizes that reuse of the historic buildings and sites is a goal of statewide, regional, and local planning. All this is accurate as far as it goes. However, the EIE’s analysis passes too quickly over a key element of National Register designation: level of significance. The EIE mentions level of significance once, briefly (page*

3-38), but does not address it in evaluating the impacts of the various alternatives. The level of significance adds a degree of nuance to the evaluation of potential impacts that the EIE misses. Seaside is considered nationally significant.”

CTHP-1 Response: The Connecticut Environmental Policy Act requirement to include cultural resources in the environmental review and evaluation process was followed as part of this EIE. Studies of the cultural resources onsite were included with and discussed in the EIE beginning on page 3-88 (not 3-38 as referenced in the comment) and the State Historic Preservation Office (SHPO) was included in past reviews of the site with its recommendations being considered as part of the development alternatives. The level of significance was also reviewed as part of the EIE process and through the studies based on existing conditions and structures currently onsite. The sentence in the Executive Summary (page xviii) that follows the one cited in the comment states that “careful study, design, construction and operation would be needed for any alternative to minimize potential impacts and provide mitigation for those impacts”. This statement was intended to note that without mitigation measures presented in the EIE supplemented with more detailed mitigation measures that will be studied and employed during design, construction and operation, impacts could be significant. The loss of the historic structures as a result of the No Build, Passive Park and Ecological Park alternatives would be significant and mitigation would be implemented as stated described in Section 3.2.12 of the EIE. Mitigation measures for cultural resources and all other environmental elements, as applicable are summarized in Section 7 of the EIE.

Nevertheless, it is acknowledged that the execution of the No Build, Ecological and Passive Park alternatives would result in the loss of significant historic resources on the site.

CTHP-2: Comment: *“Mitigation should be proportionate to the loss incurred. For a nationally significant historic resource like Seaside, the EIE should recommend a much higher level of mitigation. Examples of proportionate mitigation efforts might include:*

- *Programming about children’s health or the history of healthcare for children. Although the resources available to redevelop a state park cannot fund an ongoing medical treatment program, some more targeted awareness campaign or historical programming would be an appropriate way to honor the medical legacy of Seaside.*
- *Reusing elements of the buildings, preferably on the site. For instance, it might be possible to leave some walls standing to enclose gardens or a picnic pavilion, or to reuse salvaged brick or stone in park features. The cupola of the hospital might become a folly or be re-mounted on a park structure. Additionally, in the interests of sustainability, any removal of buildings should be by deconstruction and salvage of any usable buildings materials, not just decorative items.*
- *Redirecting the money that might have been used to restore the exterior of the buildings for conversion to a hotel (as envisioned by the Destination and Hybrid alternatives) and using it instead to stabilize and preserve other neglected historic buildings on State property.”*

CTHP-2: Response: The suggestions for potential mitigation listed above are noteworthy and will be considered in the final design of the selected alternative and coordinated with the SHPO. Items such as reuse of some building materials onsite and/or retention of foundations

or walls have been considered and included in some of the alternatives, as presented in the Master Plan and EIE, as well as the idea of interpretive signage that presents the history of the site; nevertheless, additional means of capturing the history and historic character of the buildings and its former site use beyond what was presented in the EIE will be considered in the ensuing phases of the project.

**Robert M. Nye, Waterford Municipal Historian (RMN)  
August 24, 2017**

RMN-1 Comment: *“I am in favor of the Seaside proposal for Option 1/ Destination Park. The Cass Gilbert buildings as well as the Superintendent's Cottage and the Duplex must be preserved. The architectural/historical significance of the site has been well documented by a number of Gilbert scholars, most notably Barbara Christen, PhD, as well as by other architects, historians and preservationists nationwide. I must add that the Hybrid 4 Park Option would be a disaster, not only to Gilbert's open campus design, but for the abutting neighbors as well.”*

RMN-1 Response: As discussed in the EIE, both the Destination Park and Hybrid Park alternatives would retain the historic buildings onsite. The siting of the new structure or structural addition for the Hybrid alternative would involve a viewshed study with considerations for neighbors, aesthetics, and building materials to complement and retain the historic character of the buildings onsite and the landscape setting.

This ROD has stated that the Destination Park option, with mitigation measures employed, is the Preferred Alternative.

**Hilary Micalizzi, President of Board of Directors for the Keeler Tavern Museum and History Center (KTM)  
August 21, 2017**

KTM-1 Comment: *“Option One is the best use of the historic property designed and built by Cass Gilbert in the early 1930's. Option One's considerate repurposing of the architecturally significant buildings and the reclamation of the shoreline and boardwalk area, for the benefit of the public, are clearly the most effective and responsible use of this important property...Seaside Sanatorium is amongst Gilbert's most notable Connecticut designs included civic and community buildings in New Haven, Waterbury and Lakeville. Cass Gilbert's legacy is very important to us as is the preservation of any building on the Historic Register. It is our opinion that any option to destroy, significantly modify or to leave this property to further decay would be a colossal mistake.”*

KTM-1 Response: Please see the responses to RMN-1 and KMM-3.

**Win Evarts, Executive Director, The Arc of Connecticut, Inc. (TAC)**  
**August 24, 2017**

TAC-1           Comment: *“The Arc has been an interested observer in the fate of Seaside for over 15 years because of our mission, as encapsulated in the first paragraph above, and also the standing legislative mandate to use any financial proceeds from the sale, lease or transfer of Seaside to create community-based residential alternatives for Connecticut citizens with I/DD as put forth in statute in 2001’s Public Act 01-154, 2010’s State budget, and 2011’s Section 17a-451d...Since many of the development options entail private use of the property, which is subject to approval by the Finance, Revenue and Bonding and Government Administration and Elections Committees of the State Legislature, the State should be diligent in receiving fair value, ensuring public access to the waterfront, and using any financial proceeds to create community-based residential alternatives for Connecticut residents with I/DD which will save the State money over current State-operated settings for people with I/DD. These criteria have been repeatedly recognized by both Committees as being requirements for granting approval for private use.”*

TAC-1           Response: Effective July 1, 2015, the Department of Administrative Services was directed by the Secretary of the Office and Policy and Management to transfer full care and control of the former Seaside Regional Center property to the Department of Energy and Environmental Protection to allow further study of the best and most feasible plan for its conversion to a state park. In response to comments concerning the sale of the Seaside property, the department does not find them relevant because it does not intend to sell the Seaside property as part of the preferred alternative. If DEEP continues to pursue the preferred alternative and prior to final execution of any lease arrangement, it will adhere to all applicable legal requirements regarding the lease of DEEP property.

Public Act 01-154 established a special non-lapsing fund for any money received from the sale or lease of Norwich Hospital or any other regional center and was codified at section 17a-451d of the Connecticut General Statutes. At this time, DEEP would assume any lease proceeds would be deposited to the General Fund unless directed otherwise by OPM or the legislature because the property’s status as a regional center changed upon the transfer of care and control of the property to DEEP for state park purposes.

Final details of any financial arrangement will be based on any legally viable responses that DEEP receives from those interested in the opportunity to partner with the state in the development of the preferred alternative. These responses must meet certain requirements regarding the reuse of the historic structures, the placement of any hospitality use within a park setting, and any environmental issues related to the coastal resources on or adjacent to the property. DEEP envisions the use of a public, request-for-proposals process to solicit responses from those qualified to undertake such a project on a portion of the park property.

TAC-2           Comment: *“The Preferred Plan Report dated June 2016 recommends a hybrid concept meshing the Destination Park and the Ecological Park. The only wording describing the financial structure of the hybrid development on page 20 is, ‘A public-private partnership will be sought to support the adaptive reuse and restoration of the historic buildings as a State*

*Park Lodge. The lodge is a recommended size of 100 rooms with associated services including upscale and casual dining, conference space, pool, spa and parking.’ Realizing that this was written in 2016, when the State’s current budget crisis was just a distant light coming down the train tracks, is this still the financing concept today? If so, how is the financial portion of the development plan going to be structured? Where is the start-up capital coming from? Who is going to own the revenue-generating asset inside the park? If the State owns the revenue-generating asset, what incentive is there for a developer to perform and why should they bear the execution risk of the project? The simplest way to create accountability for a successful execution of any of the concepts is for the responsibility for monitoring and compliance to the development plan be shouldered based on both economic and local interest. For that reason, if the recommended hybrid plan or the Destination Park is the final outcome, a developer should own the revenue-generating asset, if not the whole property, and execute the plan in compliance with local zoning laws and appropriate environmental regulations. For the Ecological Park or Passive Park options, the Town of Waterford should purchase the property from the State.”*

TAC-2 Response: Section 3.3.4 of the EIE addresses many of the questions raised in this comment. The details of a State/private developer financial structure are presented in Appendix B of the EIE. In short, for the lodging alternatives, there would be a public-private partnership between the CT DEEP and a private developer to be selected by DEEP for the project at a future date. We envision the State retaining ownership of the land and a ground lease-hold agreement would be made between DEEP and the developer. The leased portion of the site would be the buildings and the immediate surroundings, not the entire 32-acre site. The details of the agreement would be made at a future date, but for the purposes of providing a gross estimate of economic and fiscal impacts as part of the EIE, the Economic Impact Study (Appendix B of the EIE) assumed that costs of site improvements would be paid for by the State with General Obligation Bonds and building renovation costs borne by the developer. The developer/hotel operator would receive the revenue generated from the lodging activities, but there would be revenue generated to the State in the form of taxes, fees, and the aforementioned ground lease payments.

The State intends to retain the 32-acre site as a State Park. There is no intention to sell to a private party or the Town. The Town has rejected multiple right of refusals on the property in the past, as discussed in the timeline of the Site in the EIE.

See response to KMM-1 regarding regulatory approvals.

**Leslie Simoes, Co-Director for Autism Services and Resources Connecticut (ASRC)  
July 25, 2017**

ASRC-1 Comment: *“In 2001 Public Act 01-154 became law. The 2010 state budget contained explicit provisions that Seaside be sold. In 2011 Section 17a-451d of the Connecticut General Statutes was enacted. In all cases the intent of the legislative action was that Seaside would be sold, and all proceeds would go back to DDS. Leasing wasn’t even contemplated. But even if the intent of the Legislature could be stretched to include leasing, any funds received are mandated to go to provide residential alternatives to individuals with ID/DD. Any agreement that would allow for the private use of Seaside is subject to approval by the Finance*

*Revenue and Bonding (FRB) and the Government Administration and Elections (GAE) Committees of the state Legislature. In the past, both of these Committees granted approval for private use of Seaside subject to the following conditions:*

- 1. Fair compensation to the state. As I recall, they relied on an appraisal that valued the property at \$8.0 million.*
- 2. Public Access to the waterfront. DEEP felt that the real opportunity was to create a park that would be attractive to individuals with disabilities, and older people. The Committees thought this was a good idea, given that Connecticut currently has no such recreational opportunities.*
- 3. Use of the funds. Both committees were well aware of the mandate that funds from the sale of Seaside would be used to create residential alternatives for individuals with ID/DD.*

*After following this case for years I believe DEEP's proposal is not consistent with the conditions for use of the property set by the FRB and GAE Committees of the Legislature and is not consistent with state statute regarding the use of proceeds from the property. Therefore, it should not be considered a viable alternative for this property. By statute, Seaside is currently deemed to be surplus property, and under the care control and custody of the Department of Administrative Services. Section 4(b)21 of the CGS, in part, states that before DAS may transfer any property to any agency of the state government, the receiving agency must prepare a plan, timeline and budget for use of the property. Those documents must be submitted to the Office of Policy and Management (OPM) for approval. To my knowledge, no such plan, timetable or budget exists, and thus no approval could have been granted by OPM. Therefore, there is no basis for DEEP to operate a park at Seaside, and that activity should cease, and the property should be secured."*

ASRC-1      Response: See response to TAC-1.

**Kathleen Jacques (KJ)**  
**Multiple comment emails and letters with attachments**  
**Email comment dated July 7, 2017**  
**Motion for Intervention dated July 25, 2017**  
**Verified Petition for Intervention dated July 25, 2017**  
**Letter and attachments dated August 23, 2017**

KJ-1      Comment: *"These are the attachments that I sent in response to the EIE scoping, and receipt was confirmed. However, I have just reviewed the published EIE document, and while I found the attachments were included, I could not locate the actual letter that included my comments: SeasideScopingMeeting2016Revise3.pdf, anywhere in the published EIE document. It may be an oversight on my part, it is many pages! Could you please help me locate the page that this letter can be found in the EIE? They should be included in the public record."*

KJ-1 Response: The email transmitting the comments and three attachments to the email were included in the EIE, but the letter was inadvertently omitted from the EIE document, although it was reviewed and considered as part of the EIE. The DEEP Bureau Chief reviewed this issue and responded to Ms. Jacques in an email dated July 10, 2017 (included in the comment letters). As a result of this omission, an errata document indicating the letter was received and reviewed and including the letter was prepared and published in the July 11, 2017 *Environmental Monitor*. In order to ensure the public had adequate time for review of the EIE, including errata, the public comment period was extended through August 25, 2017. Public notices were also included to advertise the extension of the public comment period.

KJ-2 *Comment: "While the EIE and its attachments include more than 859 pages, there is only a one-page summary entitled "Comparison of Potential Impacts by Alternatives (pg. 2-12) that purports to evaluate the "level" of impact of pertinent environmental factors. The most obvious indication of the inadequacy of this table is freely admitted in section 2.9, which plainly states that 'visitation estimates do not include the employees or visitors to the lodging facilities under the Hotel alternatives.' Potential Impacts on the local human population listed on this chart include:*

- *Traffic, Parking, Circulation*
- *Air Quality*
- *Noise*
- *Land Use/ Neighborhoods.*

*However, there is no adequate explanation for omitting the impact that the employees and visitors will have on the location and the neighboring area, when it is specifically the commercial operation of a 24/7 hotel/resort and its ancillary services that are going to exert the most significant environmental consequences. Also, there is no discussion or justification that explores why some environmental factors are given more weight: i.e., economic return vs change of land use."*

KJ-2 Response: The table referred to above on page 2-12 of the EIE is a summary table, meant to provide a quick reference to the reader to summarize potential impacts associated with each alternative addressed in the EIE, because of the complexity of the document. Each of the issues identified and summarized on this table has a complete narrative evaluation and discussion of that issue in the various subsections of Section 3 of the EIE, which is entitled "Existing Environment and Analysis of Impacts". The level of potential impact for each issue area is fully discussed in Section 3 of the document.

Page 2-9, Section 2.6 of the EIE states that "it is estimated that there would be approximately 50,000 annual visitations to the Park. These visitation estimates do not include the employees or visitors to the lodging facilities under the Destination and Hybrid Park alternatives." This is a correct statement and is meant to introduce to the reader the number of expected visitors to the park for each of the four alternatives, regardless of whether lodging is included. The number of staff and hotel guests associated with each alternative are in addition to the 50,000 visitations and are accounted for in all sections of the EIE evaluation, including in traffic generation

estimates and the economic analysis, as well as in discussions of noise and air quality which address hotel operations.

Environmental factors were given equal weight in the EIE in the consideration of impacts. More complex topics may require more analysis and discussion to present the topic to readers, which is why some topics have longer narratives, or supplemental reports and analysis.

KJ-3           Comment: *“The lengthy EIE report is detailed, repetitive, and illustrated with maps and tables, but is missing quantitative data about a hotel operation and its demands for energy, its perpetual light pollution and machine noise, and the addition of large volumes of guests and activities that will bring traffic, sound, and alcohol use to the park 24 hours a day.”*

KJ-3           Response: The EIE contains quantitative data related to economic and traffic impacts, which are quantifiable at the planning stage of a project. Energy use and lighting patterns are not reliably quantifiable at the planning level because they require design level information. Qualitative, comparative analyses were used for such topics, addressing a comparative review of potential impacts associated with each of the alternatives as compared to the existing condition. As discussed in Section 3.2.3 of the EIE, the operation of the site would be subject to the applicable noise regulations/restrictions, which set performance standards for the acceptable State noise levels based on day of the week and time of day. For clarification regarding alcohol use, the following information is provided: The possession and consumption of alcohol is currently permitted at Seaside State Park, and DEEP would envision that would continue. DEEP also would envision that alcohol would be available at hotel venues. As is the case at all state parks and forest recreation areas, if alcohol-related concerns become an issue, the Commissioner has the authority to ban the possession and consumption of alcohol in the park, either temporarily (up to 90 days at a time) or permanently.

KJ-4           Comment: *“Describing the increase in use intensity under the Destination and Hybrid alternatives as merely “perceived” is inappropriate and is a subjective opinion of the preparer. It does not justify the omission of a more substantial examination of these impacts, and inadequately addresses the Scoping comments that I submitted (and will be attached to this submission as well), which include an extensive list of questions and concerns about a commercial hotel operation, that remain unanswered. Also omitted from this report is any empirical data that demonstrates by audio recording the sound emanating from a comparable hotel operation, or visual photography that illustrates the light pollution emanating from the premises. As the current site is extremely dark and quiet, to claim that a hotel operation has no significant impact without presenting the evidence that was used to conclude this, is a specious assertion.”*

KJ-4           Response: All comments received during the Scoping process were considered during EIE development. The increase in use intensity over the existing condition is acknowledged and discussed in the first sentence of Section 5.2.4, stating that all alternatives will result in an increase in use intensity over existing conditions and that those alternatives with lodging will result in a new land use in the neighborhood. Furthermore, options with lodging were acknowledged as potentially being identified by some as adverse impacts and indicating that those impacts are discussed more fully in Section 3. Mitigation for these impacts

are also discussed in the EIE, with the intent of limiting any impacts that cannot be avoided, such as for increased land use intensity, which would be mitigated by measures such as use of directed downward lighting, event hour limitations, complying with applicable noise ordinances, and vegetative shielding, among other methods.

There is insufficient design-level information at this time to conduct a quantitative noise or light analysis. The alternatives that have been evaluated are conceptual; therefore, light and noise impacts have been evaluated in a qualitative manner and measures to minimize their potential adverse affects have been presented in the EIE as described above.

KJ-5           Comment: *“A Hotel plan that is driven by the goal of historic preservation will be too expensive, too risky, and will have too much impact on the quality of life in the area. As there is an Alternative Plan that develops a public resource for all; has minimal financial outlay; enhances the land/use of the neighborhood; and unburdens the state of abandoned, functionally obsolete buildings; the logical decision is to create a Park. Unfortunately (and clearly expressed during the post-scoping public hearing) the Park planning meetings did not accommodate or encourage interactive public discussion about how the Hybrid Plan was selected as “preferred,” nor an explanation of the ongoing process by which a final plan will ultimately be selected, or what opportunities the general public will have too [sic] participate in the selection process.”*

KJ-5           Response: The anticipated costs and economic analyses presented in Section 3.3.4 and Appendix B of the EIE reviewed all four alternatives and, as discussed in the EIE, the lodging alternatives would involve a public-private partnership to share costs.

This CEPA process on the Seaside Master Plan was meant to compare all alternatives which were presented in the 2016 Sasaki Master Plan. Although the Sasaki Master Plan identified the Hybrid as preferred, the Hybrid plan was not presented as the “preferred” alternative in the EIE. The completion of the EIE and the comments received on the EIE have helped DEEP formulate the Preferred Alternative which will be carried forwarded through the developer selection, design and construction phases of the Project.

After careful consideration of the analyses presented in the EIE and the public and agency comments received during the CEPA process, the State’s Preferred Alternative is the Destination Park, with some modifications that will avoid, minimize and/or mitigate impacts, as discussed herein.

This ROD will be presented to OPM for its approval which is called a Determination of Adequacy. The approved ROD will be made available to the public on the Project website and in the Town Hall and Library. Further opportunities for public input would be associated with any State or federal permit applications that may require public notification.

KJ-6           Comment: *“What level of service would constitute a significant impact to the area being evaluated? A graph of the four levels of service needs to be provided that illustrates how the anticipated levels of service measure up to levels that would be considered significant.*

*Other questions pertaining to the traffic study report:*

- *What are the upper limits that determine impact?*
- *How close are the hotel traffic estimates to the upper limit?*
- *Can graphs be provided that illustrate seasonal traffic impacts?*
- *How much will projected hydro-carbon emissions for hotel traffic affect the existing air quality?*
- *Were off-site parking, pedestrian safety, increased sightseeing traffic, and congestion on feeder roads evaluated?*
- *What is the nature of the 1040 Hotel Plan vehicle trips? Were food and beverage trucks, linen delivery trucks, garbage trucks, grounds keeping crews, utility service vehicles, etc., considered? How often, and what times of day?*
- *What seasonal adjustments were considered for summer traffic in the local area to Ocean Beach, Harkness, Seaside, and Pleasure Beach?*
- *Was any examination made of the impact of increased boat traffic?*

*As the technical definition of “impact” for the purpose of a traffic study is basically confined to the “impervious surfaces,” and not to the noise, pollution and pedestrian safety of an addition 50,000 annually, then how are the environmental impacts of the increased traffic on the human population and ecology in the surrounding area proposed to be mitigated?”*

KJ-6            Response: Traffic impact is typically considered to be significant when existing levels of service are A, B, or C and they worsen to E or F under the proposed condition. Other factors come into play when considering significance including: the amount of delay increase in seconds; the number of intersections affected; which intersections are affected; and public safety. As presented in Section 3.2.1 and Appendix C of the EIE, as well as the updated traffic study in this ROD (Appendix F), none of the intersections rise to the level of significant impact. In fact, the only intersection movement that would worsen to Level of Service (LOS) E is the eastbound movement of the Great Neck Road at Lamphere Road/Braman Road intersection. Under the Destination and Hybrid Park alternatives there would only be an increase of 2.3 and 2.7 seconds, respectively.

Traffic flow diagrams showing traffic counts conducted during March and seasonally adjusted to summer are presented in Appendix C of the EIE. Based on comments on the EIE, DEEP contracted a consultant to perform summer traffic counts in order to review the assumptions made as part of the Traffic Study performed as part of the EIE. Actual summer traffic flow diagrams are presented in Appendix F of this ROD.

With the provision of new parking lots for all the alternatives, on-street parking will likely not be required; however, if there is parking spillage onto local roads, this would be regulated by the Town.

As explained on page 3-48 of the EIE, the traffic generated from the proposed park and hotel usage was developed from the Institute of Transportation Engineers’ *Trip Generation*, 9<sup>th</sup> Edition. This publication is a compendium of numerous empirical studies of various land uses including parks and hotels; therefore, all traffic generated from these uses are factored into the

rates that were used for the EIE traffic study. This includes sight-seeing traffic, delivery trucks, food trucks, and emergency vehicles, in addition to standard park and hotel guests and employees.

The alternatives presented in the EIE include a kayak launch. There is no provision for a marina or other facility for motorized boats.

KJ-7 Comment:

- *“Were the cost estimates for hotel construction based on Historic Properties preservation Guidelines?”*
- *What is the mechanism/scheme proposed for funding the Hybrid Park, specifically hotel construction?*
- *Does DEEP/DAS currently have any agreements in place that are comparable with the type of private /public partnership proposed for the Hotel?*
- *Which agency will administer the public/private partnership agreement?*
- *What mechanism will prevent an expansion of the hotel/resort project if the costs of construction escalate?*
- *What is the entire amount of the State contribution to the Hotel alternatives that are not going to be returned by hotel operations lease fees, (in addition to the 10 million dollars for remediation of the building exteriors)?*
- *How much has been spent to date on environmental clean-up?*
  - *Has the money spent for ongoing remediation performed over the previous two years (see attached invoice details from FOIA requests) been included in the Study as part of the cost estimates?*
  - *Are these additional expenditures? And what is the total amount that has been spent or committed for remediation that is not included in the Economic Study?*
  - *Why doesn't the completion of remediation and abatement open up opportunities for the many previously disregarded adaptive reuses that have been proposed?”*

KJ-7 Response: Cost estimates for hotel construction did consider historic nature of the properties. These were developed during the Master Planning process and refined during the CEPA process.

Please see Response TAC-2 regarding funding mechanisms.

DEEP currently does not have private/public partnership agreements in place for projects of this scale. The public/private partnership would be administered by DEEP.

Regarding the question of project scope expansion, any significant change in the scope of the project would require additional CEPA review.

With regards to the State contribution to the hotel alternatives, see response to TAC-2.

The cleanup of the Site has been ongoing and separate from the redevelopment of the Site and this CEPA process. This process will continue, regardless of the selection of an alternative. As

such, those costs were not included in the economic analysis. For the comment regarding site cleanup as an opportunity for other adaptive reuses, see response to DG-1.

KJ-8           Comment: *“The Scoping comments contained pertinent and informed questions and concerns about the impact of various aspects of the Park and Hotel plans on the shoreline. As a lay person, it was apparent to me that there was scientific disagreement about the impact of the different proposals. Please respond to these disagreements. There were also neighboring property owners that disputed some of the findings and what seemed to be the integration of private property into the Park plans. How will this contradiction be addressed and mitigated?”*

KJ-8           Response: In response to various scoping comments regarding ecological resources and water resources in the shorefront area, full ecological and water resources assessments were completed as part of the EIE process and included in the EIE to address such comments.

The mapping contained in the EIE is at a planning level and more detailed locations of existing and proposed features will be completed during the design phase of the project.

Based on existing property boundary, which will be verified during the design process, the westernmost groin at the site is partially on private property; however, there are no plans to alter this structure.

KJ-9           Comment: *“no financial risk/benefit analysis of the experimental model of a Resort Hotel surrounded by a State Park is included”*

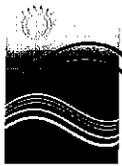
KJ-9           Response: A detailed economic impact analysis was conducted for the EIE as contained in Attachment B of that document. In addition, and as referenced in that appendix, a study by PKFConsulting/CBRE Hotels was conducted that evaluated the financial feasibility of the lodging alternatives. The economic impact analysis considers the financial outlay by the State and the prospective developer and the expected revenues generated to the State and the Town as a result of those investments. It will be the responsibility of the prospective developers/hotel operators to determine if reuse of the buildings for lodging poses an acceptable risk, and it will be the responsibility of the State to determine whether any proposals received merit consideration. After the CEPA process is completed a Request for Proposal (RFP) will be noticed so that prospective developers/hotel operators have an opportunity to determine if creation of a lodging facility under the future development agreement with the State is an acceptable risk.

**Jon B. Chase, Richard S. Cody, P.C. (legal representation for Kathy Jacques) (JBC)  
July 29, 2017**

JBC-1           Comment: *“While we understand the Attorney General’s office may want to review the contested case issue, intervention under 22a-19 is automatic upon filing of a verified pleading, and Kathleen Jacques is thus more than a member of the public at the Monday, July 31 proceeding. For example, as an intervenor she may cross-examine witnesses. We suggest*

*that the better course would either be to postpone the July 31 hearing entirely if the full range of Mrs. Jacques' due process rights under the statute cannot be completely ensure, or in the alternative keep the hearing open after Monday night pending receipt of the AG's opinion, with the same witnesses all being brought back."*

JBC-1            Response: A formal response to the intervention request was prepared by the CT DEEP Agency Legal Director, dated July 31, 2017. This response, as well as the legal documents filed, are included in the following pages.



July 31, 2017

Jon B. Chase, Esq.  
Richard S. Cody, Esq.  
34 Church Street  
Mystic, CT 06355

Re: Seaside State Park Master Plan  
Environmental Impact Evaluation

Gentlemen:

We have reviewed the Motion for Intervention and Verified Petition for Intervention pursuant to Conn. Gen. Stat. § 22a-19, which were filed on behalf of Kathleen Jacques, in connection with the Environmental Impact Evaluation (EIE) concerning Seaside State Park. Cited in support of these filings were the Department's Rules of Practice, Regs. Conn. State Agencies (RCSA) § 22a-3a-6(k)(1)(B) and/or § 22a-3a-6(k)(2), and also Conn. Gen. Stat. § 22a-19, a provision set forth in Connecticut's Environmental Protection Act (CEPA), respectively.

RCSA § 22a-3a-6 governs proceedings in contested cases. The Department's review of the EIE does not constitute a contested case. See Conn. Gen. Stat. § 4-166(4). Consequently, the Motion for Intervention is rejected.

Insofar as Ms. Jacques seeks to intervene pursuant to CEPA, there is no "proceeding" in which to intervene as no specific conduct is being authorized through the EIE process. The EIE process is a public process in which members of the public are encouraged to participate in the agency's review of environmental impacts from proposed activities. Like all members of the public, Ms. Jacques is afforded the opportunity to make comments on the EIE. The EIE remains available for public review and comment, and a public hearing for the receipt of public comments is being held on July 31, 2017. Additional public comments on the EIE will be accepted through August 25, 2017. All comments timely received will be considered by the Department as part of this review process.

The statements made in Ms. Jacques' Motion for Intervention and Verified Petition for Intervention have been timely received and will be recorded as and taken into consideration as her comment submittal, along with her other comments. Ms. Jacques remains free to submit comments at this evening's hearing in accordance with guidelines provided by the moderator and may also submit additional written comments by the August 25th deadline.

Sincerely,

Melinda M. Decker  
Agency Legal Director

**Allan Jacques (AJ)**  
**August 25, 2017**

AJ-1 Comment: *“With some initial input from the public, DEEP presented the public with three design concepts. They solicited input from across the state and compiled many impressive statistics. I believe the conclusions drawn from these surveys were biased. After several months DEEP synthesized all the information and revealed a New “Preferred Plan.” This is a new plan and incorporates several features of the three plans revealed at earlier meetings. On the surface, one would surmise that this was a reasonable process, but in truth it has resulted in a plan which ignores recent local zoning proceedings and proposes spending millions of dollars of Sate [sic] money on an experimental hybrid park. This “Preferred Plan” is a re-imagined version of the previous “Destination Park Plan,” and relies completely on the economic reuse of the existing buildings. Converting the two larger functionally obsolescent buildings into a high-end 24/7 commercial operation will completely transform the character of the quiet residential zone which surrounds Seaside. I believe the process was flawed and designed to produce a predetermined outcome. At the next meeting DEEP presented its plan. To be clear, DEEP’s “Preferred Plan is DEEP’s choice and it is not one of the original choices presented to the public. Not only is the Preferred Plan the most expensive plan, but it can only be accomplished by investing 45 million dollars that the State cannot afford. It also alters DEEP’s and DAS’s management of the park and adds responsibilities which would not typically be associated with park management. All this in spite of the findings that sixty-five percent of the survey respondents found that even a “small inn “was an inappropriate use, let alone a 100 room hotel.”*

AJ-1 Response: The Hybrid alternative was presented at the final Master Plan presentation in May, 2016 (slide #26) and was also identified as the preferred alternative at the CEPA Scoping Meeting; therefore, the public has had an opportunity to comment on this particular concept, which combines many of the elements of the other three alternatives. During the preparation of the EIE, and based on public scoping comments, it was decided to not select a preferred alternative for implementation until after the public and agencies had an opportunity to comment on the EIE. This would allow DEEP to make a more informed decision and it also ensured that each alternative would be evaluated to the same level of detail.

As stated in this ROD, DEEP has selected the Destination Park Alternative (with some modifications to avoid impacts and has also eliminated some costly site improvements as described and depicted in Table 1 and Figure 1 of this ROD) as its preferred concept. This alternative would involve adaptive reuse for approximately 63 rooms, although if determined to not be economically feasible and/or in the best interest of the State, up to 100 rooms would be considered.

The EIE process did not present, nor conclude by establishing a preferred alternative. All alternatives were assessed, and no preferred alternative was designated. The Hybrid Park alternative is very similar to the Destination Alternative in terms of site usage (lodging) and features (trails, fishing pier). It was also developed to minimize shoreline erosion impacts which could occur if the seawall configuration of the Destination Alternative is constructed.

The Hybrid alternative also attempts to infuse living shoreline concepts (e.g. reef balls) to enhance shoreline habitat and reduce beach erosion. The main material difference is the addition of 30 rooms for lodging which is intended to improve the financial feasibility of the lodging alternative.

**Nancy E. James (NEJ)**  
**August 4, 2017**

NEJ-1           Comment: *“The statement in question was ‘There are no Federally Protected Species present at Seaside.’ Whether this statement was referencing wildlife or vegetation or both I am not certain. What I am certain of is the fact that there is wildlife on site at Seaside at different times of the year that is protected. You have an active Osprey nest with a family that has returned for at least their 4th year residing in one of the chimneys of the old nursing building. During nesting seasons these birds and the nest are federally protected and during the off season the only reason to remove that nest would be that the nest is causing eminent danger, such as on a power line which is not the case. This information comes directly from The Connecticut Audubon Society. I personally have monitored that specific nest as well as others for the Ct Audubon for the past 3 years. I have substantial documentation and photographs to support the the [sic] nest and its well being. In addition, plovers and terns are regular tenants at certain times of the year. I have photos of those as well. In addition, not necessarily protected species there are swallows that gather there from June to Sept [sic]. They build nests and remain until its time for their migration. Once again I have photos to support this. There are great egrets, snowy egrets, cormorants and loons, coopershawks and approximately one and half years ago a Snowy owl made a brief layover on the roof of one of the buildings. A gentleman who was part of the evening security crew has a photo to support that. There have also been occasional sighting of seals sunning themselves on the beach.”*

NEJ-1           Response: The EIE and the public hearing presentation addressed State and federally-protected species under the State and federal Endangered Species Acts (ESA). Osprey are not protected under these acts because they are not Species of Special Concern, Endangered or Threatened; nevertheless, they are regulated under the federal Migratory Bird Treaty Act. As such, any work done at or within 500 feet of the nest, which sits on the roof of the Nurses Residence, will be done after breeding season so that the young have fledged. The nest will likely need to be removed under any of the alternatives, and that too will be done outside of the breeding season so as to avoid impacts during this sensitive time of year. This is common practice that is accepted by DEEP Wildlife Division and U.S. Fish and Wildlife Service. Possible replacement of the osprey nest will be coordinated with these two agencies during the design phase of the project. Erection of a nest platform on or near the site would mitigate the loss of the osprey nest.

As part of the EIE, the DEEP Natural Diversity Database (NDDDB) was contacted and the site reviewed for habitats for the species protected under the State and federal ESAs. CT DEEP NDDDB noted in their April 25, 2017 letter the presence of the Piping Plover (State and Federally Threatened) and Least Tern (State Threatened) “east of the property” but that they were “not found on the property” (See Appendix A and Section 3.1 and its subsections). The NDDDB

letter, as well as the EIE, noted the contribution that the site may make to migratory passerine birds. We agree with the commenter that a variety of avian species are intermittently present. However, the actual sighting of nesting State- and Federally-listed avian species has not been recorded by NDDDB and critical habitat for these species was not observed on-site. The commenter also mentions observations of Great Egret (CT-Threatened), for which, as mentioned by the NDDDB letter, the project site is “not a critical area for this species”. As noted by the commenter, there are other coastal or shorebird, non-listed species present at least intermittently and seals, as well as other marine mammals, may be observed in this coastal frontage, as well as elsewhere along the CT coastline. While true, as is typical for many or even most coastal properties, this was noted as part of the analysis for this project and all of the proposed alternatives will continue to provide much of same avian habitats and coastal habitats even after construction. This should help to mitigate against any potential habitat loss and DEEP has made additional recommendations for site development which will be considered as part of final site development planning.

**Stephanie Peterson (SP)**  
**August 25, 2017**

SP-1            Comment: *“I think it would be in the best interest of the wildlife, community and tax payer money, to leave Seaside as a Passive Recreation Park. Turning Seaside into a commercialized area would be devastating to the natural beauty of the park and to the birds and deer I routinely see here. It's heart breaking enough that when you tear down the old building the two osprey that have called Seaside home for many years will be displaced.”*

SP-1            Response: While all alternatives would be expected to increase park use, the lodging options would bring additional people to the site, as compared to the Passive and Ecological Park options. However, it would be expected that the wildlife currently seen at the park (including the abovementioned deer and birds) would continue to utilize the setting. For impacts to osprey, see response to NEJ-1.

**Ann Schenk (AS)**  
**August 1, 2017**

AS-1            Comment: *“I [am] distressed by the prospect of adding 90+ parking spots in my back yard in the plans for an ecological or passive park. Already we experience quite a bit of noise from the current parking lot. Dogs run into our yard, loud conversations and music blare from the cars while we are enjoying our own patio, light spills into our rear bedroom window. Please move the parking area so that it is not abutting the back yards of neighbors. As a neighbor to the property I do not object to the possibility of events such as weddings being held there. However, I think the size of the events and the hours of availability should be limited and the parking should not be directly adjacent to the back yards of neighbors. If a lodging and event facility is created, I think a discount should be offered to people who have property that directly abuts Seaside. (This might make the neighbors less resistant to your development*

plans.) *I find the "Hybrid" plan the most objectionable. With so many buildings already there, why is it [sic] necessary to put on an addition?"*

AS-1 Response: Fencing and vegetative shielding would be used to limit impacts associated with parking areas. Erection of a fence around portions of the parking area that face residential properties will also be considered. Parking locations were optimized to balance protection of natural resources, historical resources, native species, current parking and access configurations, the desire to preserve viewsheds, and the desire to maintain open expanses within the park. Hours and the size for hotel events would be limited by the space available as well as compliance noise regulations. The Hybrid alternative would require either a building addition or new building to accommodate additional rooms/lodging which may be needed to make the lodging alternatives financially feasible.

**Alan and Colette Skinner (ACS)**

**August 24, 2017**

ACS-1 Comment: *"the increase in traffic to 700-1000 cars per day is unacceptable on a residential, country road. There was no mention of how that number was arrived at. If it's an average, there could be more than that number during the summer."*

ACS-1 Response: Please refer to Sections 3.2.1.1 and 3.2.1.2 of the EIE and Appendix F of this ROD, which discusses how anticipated traffic volumes were calculated from standard methods of trip generation based on proposed land uses and included discussion of a seasonal adjustment factor. The *Traffic Impact Study* included in Appendix C of the EIE also provides more detail on this topic. In response to comments by Mr. Guy Russo, a supplemental traffic study was completed, using traffic counts collected in the summer of 2017. Please see response to KJ-6 for a discussion.

ACS-2 Comment: *"There seems to be no discussion as to the coastal impact on neighboring properties if the seawall is breached or removed."*

ACS-2 Response: A detailed analysis of the seawall removal (Ecological Park Alternative) and breaching (Destination Alternative) was conducted. A summary of those results is presented in Section 3.1.2.2 and a modeling of coastal hydrodynamics is presented in Appendix D. The Preferred Alternative calls for repairing the existing seawall.

ACS-3 Comment: *"There was no information about what happens if a hotel doesn't survive. There was no risk assessment. What was the criteria used to guarantee a 60% fill capacity?? Why is another hotel needed in the area?"*

ACS-3 Response: A marketing and feasibility study conducted by PKF Consulting/CBRE Hotels, which is referenced in the EIE and Appendix B in particular, concluded that a hotel at this site may be feasible from a financial perspective. DEEP will solicit proposals from developers/hotel operators after the CEPA process is completed. It is up

to the prospective developers/hotel operators to determine if creation of a lodging facility under the future development agreement with the State, is an acceptable risk.

ACS-4           Comment: *“Swimming was never addressed. Security was never addressed.”*

ACS-4           Response: As shown on Table 2-1 on Page 2-11 of the EIE and Section 3.1.3.2 of the EIE, a swimming beach concept is formally included as part of the Passive Recreation Park alternative, although it is assumed that swimming may informally be a part of other concepts as well. As discussed in the EIE in Section 3.3.1 (Public Health and Safety), public safety and security would be addressed by the local police and fire departments, DEEP Environmental Conservation Police, and Connecticut State Police. For those options with a hotel, there may also be private security associated with the facility.

**John W. Kemper, Jr., Kemper Associates Architects, LLC (JWK)**

**July 12, 2017**

JWK-1           Comment: *“The EIE references the Seaside State Park Master Plan as the source of its information for the configuration and cost of proposed improvements at Seaside. That notwithstanding, the data in the EIE is often inconsistent with the information in the Master Plan. For instance, page 10 of the Economic Impact Analysis (Appendix B) makes reference to the Destination Park alternative. It references a 63-room hotel, visitor center-changing area and site improvements. The hotel contains 55, not 63 rooms. The EIE also does not include any costs for the visitor’s center and other site improvements that they recommend. Further, referencing the Plan, the EIE states that the cost of improvements necessary to complete the Destination park is \$39.51 million. In 2015 the Master Plan estimated the cost at \$45-60 million. There is no explanation for this discrepancy.”*

JWK-1           Response: The costs for the Destination Park alternative, and all other alternatives, were estimated as part of the Master Plan process. The Final Master Plan document is dated June 27, 2016, and not 2015, so the commenter was referencing an earlier draft version. The costs presented in the 2016 Master Plan were further refined during the EIE process. Project costs were divided into building costs and site improvement costs as well as specific items such as the fishing pier and seawall repair/demolition, which were costed separately. In large part, the refinements to the site improvement costs for the EIE were minor; however, building costs were adjusted based on more detailed unit costs for hotel renovation provided in the PKF Consulting/CBRE Hotels Feasibility Study as referenced in the EIE. The purpose of the fee estimate was to provide a general estimate of costs, at a planning level, so that an economic and fiscal impact analysis could be conducted for the EIE. Cost estimates will be further refined during the design phase of the project.

As stated in the EIE and carried through the Economic Analysis, the hotel in the Destination Park Alternative is proposed to contain 63 rooms across multiple buildings. The majority of those rooms would be contained within the two large buildings (Main Hospital and Employee Residence) and some rooms would be within the Superintendent’s Residence and the Duplex House. The reference to the 55 rooms likely did not include rooms in the latter two buildings.

Costs for the visitor center and site improvements were included in the economic analysis performed and subsequently in all values represented in the EIE. In the economic analysis report Section 1 (Appendix B of the EIE), costs are broken down into building renovation and demolition, which would include costs for all buildings onsite for each alternative. The site improvements costs include all amenities and improvements beyond the buildings themselves. Parts 4-8 of that report provide detailed information about what amenities are included in each cost estimate. In those sections, please note that the visitor center may be referred to as the “garage” or “renovated garage” which is what the building is currently referred to onsite.

**Julia (Gilbert) Bestedo Viotor (JBV)**  
**August 20, 2017**

JBV-1           Comment: *“I would very much like to see Cass Gilbert's architectural legacy kept alive through preservation and not destroyed. Cass Gilbert's architecture holds a major place in the history of architecture in the US. I am very pleased to read that the State of Connecticut finds it feasible to renovate Seaside as a hotel and conference center and not tear the buildings down. Aside from the architectural value of preserving the buildings, the operation of a 100 room hotel on the 32 acres would likely be far less disruptive, less congested and still economically beneficial, providing jobs long into the future, to the town of Waterford than selling the land to a developer to build houses or condos. Since the State would continue to own the land and seemingly operate it as a park, the town of Waterford would also benefit from the public access to the land near the water, similar to the superb public park owned by the City of Laguna Beach, here in Orange County, that provides beachfront access, walkways, and picnic facilities between the Montage Hotel and the ocean beach. It is a beautiful park and enjoyed by thousands, many of whom cannot afford to stay in the hotel. Certainly such a park at Seaside would be supported by the State's interest in public policy.”*

JBV-1           Response: Please see response to KMM-3. To confirm your comment, the park would be open to the public for daily use without needing to have a lodging reservation at the hotel under the lodging options.

**Mary Beth Betts, Ph.D. (MB)**  
**August 24, 2017**

MB-1           Comment: *“We strongly urge DEEP to select the proposal for Option 1/Destination Park. We believe that this option is the best of all five options presented, as it would allow a path to creating a jewel in the Connecticut state park system. This option brings together the greatest number of positive results economically, historically, and aesthetically for the town, state, and region at large. It presents a special opportunity for the public in offering both passive and active recreation, along with a lodging experience in historic buildings that were designed by the nationally recognized architect Cass Gilbert (1859–1934), amid historic open space. Together, all of these elements would be a distinctive and special place in New England. The reasons for my position are many. Most important, the open space of this 36-acre parcel situated on Long Island Sound offers exceptional potential to embrace BOTH a distinctive*

*landscape AND historic architecture. Option 1/Destination Park makes the most of the site's characteristic features, most notably the variety of coastal and upland habitats combined with the historic Cass Gilbert-designed Stephen J. Maher Infirmary and Nurses' Residence and open space (not to mention the duplex residence for staff doctors—designed by New London architect Fred Langdon—and the superintendent's cottage and garage)."*

MB-1            Response: Please see responses to KMM-3 and RMN-1.

**Charles M. Post (CMP)**

**August 21, 2016 (reissued letter sent via email on August 25, 2017)**

CMP-1            Comment: *"There is only one option for the redevelopment of Seaside State Park that fulfills all of the components of DEEP's mission statement. 'The Connecticut Department of Energy and Environmental Protection (DEEP) is charged with conserving, improving and protecting the natural resources and the environment of the state of Connecticut as well as making cheaper, cleaner and more reliable energy available for the people and businesses of the state. The agency is also committed to playing a positive role in rebuilding Connecticut's economy and creating jobs – and to fostering a sustainable and prosperous economic future for the state.' (Opening paragraph DEEP website. Emphasis added). Option 1 – Destination park is the only one of the options that fulfils all of DEEP's stated goals. The preservation and reuse of the existing buildings conserves an irreplaceable historic resource while creating jobs, and due to the distinctive tenor and unique features of this option it will provide all of the components necessary to ensure a prosperous economic future for the State and the local residents as well. Option 1 protects the natural resources and the environment through the well-thought out site plan and the use of landscaping and lighting components that provide carefully considered mitigations to any potential noise and/or traffic impacts. By contrast, Option 2 and 3 both result in the destruction of the existing buildings and with that destruction one also destroys the ability of the State to economically benefit from the unique cultural heritage and irreplaceable redevelopment potential these buildings provide. Option 4 has the unfortunate result of being both the most expensive and the most detrimental to the environment. It creates the most traffic, destroys most of the sites natural habitat, and is the most expensive."*

CMP-1            Response: All of the options seek to meet DEEP's charge to conserve, improve, and protect natural resources through the creation of an improved state park and a careful set of designs meant to avoid and/or mitigate for any anticipated natural resource impacts, as discussed in the EIE. While the Hybrid alternative would require additional parking and a new structure, the intended design sought to avoid and/or minimize potential impacts to natural resources and to retain the majority of the park setting intact. With no adaptive reuse available under those concepts due to the lack of lodging proposed, Options 2 and 3 cited above (Ecological and Passive Parks) would require removal of the historic structures for safety and economics, but would include interpretive signage or other means of memorializing the structures and their significance. For a comparative analysis of the jobs created and economic costs and benefits of each alternative, please refer to Appendix B of the EIE, which includes the full economic study.

**Timothy Radway (TR)**  
**August 21, 2017**

TR-1           Comment: *The use of those properties [Superintendent's House and Duplex Building] for hotel guests is overstepping our own zoning today; justified by the fact that someone wants to save the buildings. Saving the buildings may be acceptable, but subjecting the neighbors to the noise most vacationing hotel guests will provide is not fair. Buffer structures will not work here, as they will block the views for all. This is a serious impact to the neighbors that is being downplayed. Another proposed use should be examined that ceases operations for the evenings.*

TR-1           Response: For the Destination and Hybrid Park alternatives, it is proposed that both the Superintendent and Duplex Buildings, which were originally designed for residential use, be restored and retained for uses such as lodging. The Duplex has two units of 1,400 sf each and the Superintendent's Residence has 3,325 sf of space. It is envisioned that these would be rented as private vacation cottages to allow for longer-term rentals for groups and families preferring a suite-style rental. As with all lodging facilities, it is not expected to be occupied year-round as the typical occupancy rates for lodging facilities is approximately 60%. With the amount of space available at these two buildings, it is estimated that these units could be occupied by three or four families, or the equivalent number of people for other groups. These buildings would not be used as function or event space.

The Master Plan process, which involved a consideration and evaluation of other uses for all the buildings on site concluded that the most viable use for these two buildings would be for cottage-type rentals because these structures were designed as such. There is little flexibility in altering the interior space due to the architectural and structural nature of the buildings. Furthermore, there are no plans to add a new building or an addition to these structures.

There will likely be a marginal increase in noise in an around these buildings during their occupancy; however, it is not expected to be significant for the reasons described above. Large deciduous trees which exist between these buildings and the adjoining properties to the west offer some limited relief from noise generated from activity at these two buildings. This vegetation does provide some visual screening from adjacent residential properties and are proposed to be retained as part of the project. The State will require that the selected developer/hotel operator comply with local and State noise regulations.

TR-2           Comment: *"The proposed Kayak Launch area should not include parking spaces. It should be like any other boat launch; only a drop off area. A simple loop road with signs indicating no parking would suffice. In this case, no screening is needed, no overhead lighting, and no ongoing disruption to the views. Users should drop off their equipment and go back to park where everyone parks. This is consistent with most boat launches... A Kayak launch is only used for several months of the year. The neighbors should not be treated to people parking where they shouldn't, lighting and screening all winter long. The southeastern sunrise is one of the best views we have; we are blocked from the sunset. This view is especially*

*nice in the winter, when the sun's arc is further south. This parking lot will be directly in line with that view from our property. Even if the decision is to provide the parking, we do not want screening or lights all year long."*

TR-2            Response: The majority of parking for park users would be near the Shore Road intersection to the site driveway and/or within the interior of the site – not the perimeter. Dedicated parking intended for those launching kayaks was placed nearer to the waterfront to assist those users, since those users may not wish to leave their equipment unattended while they walk from the parking area, which is a substantial distance. This is similar to many other boat launches which may not have parking immediately adjacent, but in the general vicinity. The park would only be open from dawn to dusk; therefore, there will be limited, if any need for lighting at the kayak launch. During the design, if lighting is required for safety, then low mast, downward-directed architectural lighting, bollard lighting and/or paver lighting will be used to limit light trespass. Lighting will be done in accordance with the Dark Sky Initiative.

**Joel Stocker (JS)**  
**August 25, 2017**

JS-1            Comment: *"I feel many of the concepts as presented will not survive in this high energy environment. The sandy beaches to the west do not exist now and won't exist, and the tide pools, boardwalks, kayak ramp, even the fishing pier, would require continued expensive maintenance to remain viable. By walking the site, observing the damage to hardened structures and noting prior attempts at similar features to the ones planned, the consultant who designed the plans should have enough evidence to support the high energy model. In addition, as mentioned by others in the comments, the placement of the reef balls as shown on the maps do not appear functional. They look painted on by a paint brush tool, as if more a concept than an actual design. Even if they had been placed more appropriately I am not in favor of reef balls, I believe they are more feel good than actually good for the environment. When people talk about designing living shorelines they often suggest reef balls, and feel good. Regarding the seawalls. I am in favor of removing rather than repairing the damaged walls and possibly the undamaged walls at a future date when funds are available or repairs are required. I don't feel removal is likely to happen, but there is significant environmental value if the walls were gone. The reflective wave energy off of walls is too great for most natural features."*

JS-1            Response: The EIE evaluated the feasibility of the waterfront features referenced in the comment. Based on EIE analysis and comments on the EIE, the Preferred Alternative will not include a boardwalk or reef balls, but will still incorporate a kayak launch and fishing pier. These features will be designed to withstand wave and current forces at the site. Those options which retain the seawall will include repairs to the seawall.

JS-2            Comment: *"I am also in favor of removing the groins, something I believe would improve the shoreline habitat and further restore a balanced dynamic for the entire shoreline area from Magonk Point to Harkness Park. As with the seawalls I realize removal is unlikely. It would be a difficult sell, in both the case of the walls and groins the benefits of removal are not intuitive. Several people I have talked to east of the park feel they are protected by the*

groins, when the restriction of historic littoral drift is probably the reason for significant erosion along their shoreline.”

JS-2                    Response: The prospect of removing the groins was addressed in the EIE, pp. 2-10 and 2-11.

**Robin Ryan (RR)**  
**August 12, 2017**

RR-1                    Comment: *“I do not see the park as having enough acreage to support the Hybrid Plan or the Destination Park. I have a hard time envisioning customers of the hotel wanting families laying on the lawn or beach with their dogs and grills. Something would have to give; either the day trippers would be segregated to a small piece of beach/lawn with restrictions on grills, dogs, music, etc. Or hotel patrons may not equal the numbers you would need to sustain the place. Or the cost of the room would have to be less than proposed to attract patrons to come to a hotel where individuals are casually using the same space.”*

RR-1                    Response: The physical plan of the Hybrid and Destination Park alternatives demonstrates that the amenities proposed would fit within the Site. Daytime public use of all park amenities outside of the hotel and its immediate surroundings (e.g. patios/porches) would be contractually included in any public/private partnership for the Site to prevent potential use restrictions. Public park use would be subject to the rules established by DEEP and posted for the facility.

**Barbara Christen et al. (BC)**  
**August 25, 2017**

BC-1                    Comment: *“The campus’s Gilbert-designed open space and his Infirmary and Nurses’ Building are too important to lose. These historic and cultural resources represent key moments in American landscape and architectural history on a regional and national level. If demolished or significantly impaired, they could never be replaced and the State would lose an economically significant resource for the area. They, and the natural resources of the site, should be protected against overscaled development, which likely would render significant negative change to the distinctive historic open space and architecture of the site as outlined in Option 4/Hybrid Park, which would eviscerate the very qualities that make the site special. We strongly believe that the Cass Gilbert-designed open space of the site and his historic buildings should be saved and adaptively reused in Option 1/Destination Park, because that proposal offers the greatest number of economic, historic, and aesthetic benefits within reasonable development parameters for the new Seaside State Park in Waterford, Connecticut.”*

BC-1                    Response: Please see the responses to KMM-3 and RMN-1.

**Daniel Allen, CTA Architects P.C. (DA)**  
**August 18, 2017**

DA-1            Comment: *“I am writing to urge the State of Connecticut to preserve and reuse the magnificent buildings by Cass Gilbert on the grounds of Seaside in Waterford. The Seaside Employees Home and Sanatorium of 1932-34 are important late works by one of the nation’s finest architects. If this were not reason enough, there are further compelling arguments for restoration and reuse. The high quality of the design and construction speak to the history of concern for public health in the state and nation.”*

DA-1            Response: Please see the responses to KMM-3 and RMN-1.

**Diana Sullivan (DS)**  
**July 31, 2017**

DS-1            Comment: *“Where is the funds coming from to pay for this project? The fishing pier. What is that cost? Has anybody paid attention to the angry seas at times. How is a pier going to hold up?”*

DS-1            Response: See response to TAC-2 regarding funding sources. The estimated cost for a pile-supported fishing pier at the site is \$5.1 million. It would need to be designed to withstand the hydrodynamic forces that exist at the site, if it is part of the final selected alternative.

DS-2            Comment: *“Who is owner of this so called lodge/hotel?”*

DS-2            Response: DEEP would be the owner of the property with a long-term lease established for the hotel portion with the private developer/operator for that facility.

**Robert J. Tombari (RJT)**  
**August 16, 2017**

RJT-1            Comment: *“The meeting showed two watercourses on the property, however there’s a third watercourse on the property.”*

RJT-1            Response: Section 3.1.3.1 of the EIE on page 3-24 and 3-25 presents three watercourses, including the eastern watercourse, which is piped below ground before discharging to the central watercourse. Only the western and central watercourses have discharges at the seawalls, with the eastern watercourse combining flows with the central watercourse. The western and central watercourses are larger in extent and as such may have been the subject of more discussion in the presentation. The outlet your comment letter describes along the east side of the site along the jetty was determined to be a stormwater system outfall which includes a piped alignment along the eastern site boundary.

RJT-2           Comment: *“A statue of two children once stood in the traffic circle at the front entrance to the hospital building. The foundation still exists. That statue was dedicated to my Father, and a nurse who served for many years at Seaside. That statue has been relocated to the facility at Camp Harkness. I would like to see that statue relocated to it's original place at Seaside.”*

RJT-2           Response: We appreciate the commenter’s input on this interesting history of the site. The disposition of the statue can be considered in the design phase of the project.

**Peter W. Colonis (PWC)**

**August 4, 2017**

PWC-1           Comment: *“I feel that either the Ecological Plan or the Passive Park would be the best plan for Waterford and the surrounding towns. The state of Connecticut is in no position (and hasn't been for years) to spend 39.5 million dollars for a Destination Park or a Hybrid Park. Our state can barely afford to maintain and keep open all of our other beautiful parks. I do not believe anyone really wants more traffic, more lights, more noise etc. and all the other potential problems and expenses that would come with a Destination Park or a Hybrid Park.”*

PWC-1           Response: Costs related to the Destination Park and Hybrid Park would be offset through a public-private partnership, as discussed in the EIE. Comparative construction and operating costs versus revenues are also discussed in Appendix B of the EIE. The varying potential effects of the alternatives are discussed in Section 3 of the document, identifying varying trip generation rates for the alternatives, as well as varying anticipated potential impacts relative to lighting and noise.

**William Farley (WF)**

**July 12, 2017**

WF-1           Comment: *“The design in the Master Plan contemplated using the lower level in the employee building. That combined with the other floors in the existing buildings total slightly less than 100,000 square feet. As shown in the Master Plan, and previously confirmed by my clients, the existing buildings will only accommodate 55 rooms. The PKF Study states that each new room will require 500 square feet (page V-16). Thus, an addition of 22,550 square feet will be required to accommodate 100 rooms. This brings the size of a 100-room hotel at Seaside to just over 120,000 square feet. The addition would cost \$5.0 million assuming construction costs of \$250 per square foot. This would bring the cost of the development to \$65 million.”*

WF-1           Response: The feasibility study by PKF Consulting/CBRE Hotels concluded that a 100-room lodging facility at Seaside could be feasible from a financial perspective. Because this is only a study and does not represent the analysis and opinion of the actual

developers/hotel operators that would be responding to an RFP for this project in the near future, the actual feasibility of the lodging alternatives is not yet known.

Nevertheless, the PKF Consulting/CBRE Hotels study was used in the EIE to provide the necessary baseline information to estimate socioeconomic impacts, and specifically economic and fiscal impacts, associated with the four alternatives and not to determine the financial feasibility of implementing any of these alternatives.

Also, see response to JWK-1.

**Gail Fenske (GF)**  
**August 25, 2017**

GF-1            Comment: *“As a scholar attuned to the challenges of historic preservation, including the financial challenges, and an author of a book on Cass Gilbert’s Woolworth Building in New York, The Skyscraper and the City, I am urging you to select Option 1/Destination Park for the Seaside State Park. I have followed the debates around Seaside for the past several years, and believe that a “Destination Park” is the best future for Seaside when considering all of the various constituencies and interests involved. There is not any question in my mind that it will lead to the best outcome from an economic, aesthetic, environmental, historical, and recreational standpoint.”*

GF-1            Response: Please see responses to KMM-3 and RMN-1.

**Deborah Green (DG)**  
**August 25, 2017**

DG-1            Comment: *“Since 2006, I have been pushing for the state to consider a reuse plan to help the disadvantaged (mental, physical or economical) in our state in keeping with the original intent of this property. See attachment Seaside Proposal for Seaside House.”*

DG-1            Response: The alternatives presented in the EIE were borne out of a lengthy public involvement process that was undertaken as part of the Seaside State Park Master Plan. This process, began in December 2014 and ended in May 2016. It included numerous meetings with the public, opinion surveys, and design charrettes. In August 2016, the next phase of the project began with a CEPA public scoping meeting. The purpose of this meeting, and the scoping phase of CEPA in general, is to present project alternatives and an overview of the existing environment, so that agencies and the public can provide input on what environmental elements should be addressed in the EIE for those alternatives. The EIE was prepared with input from this public input and then the document was published for more public input. The purpose of the EIE public hearing and comment period was to solicit comments specifically on the alternatives presented in the EIE with respect to their environmental impacts so that measures to mitigate impacts could be presented in the ROD and carried through to design and construction. The EIE comment period is not intended to consider new alternatives. The

appropriate time for that was during the Master Planning process; nevertheless, comments and suggestions that serve to lessen or avoid environmental impacts of any of the alternatives are welcomed, as this is the heart of the CEPA process.

**Robert W. Grzywacz (RWG)**  
**August 20, 2017**

RWG-1        Comment: *“The obvious conclusion is that Seaside should be a destination park with the existing buildings reused as a hotel/lodge. This preserves both the accessible shoreline park and the historic resources that give it particular significance. As a smaller facility, its users would produce a minimal impact on the neighborhood. Connecticut prides itself on its heritage and promotes heavily heritage tourism. We have many preserved historic houses and functioning or adaptively reused commercial and industrial buildings. But the number of signature historic, truly public buildings is much smaller. One that the public, and particularly visitors could experience thought individual use, even smaller still.”*

RWG-1        Response: Please see responses to KMM-3, RMN-1 and TAC-1.

**Ann Nye (AN)**  
**August 25, 2017**

AN-1        Comment: *“The Option 1/ Destination Park offers the best plan to serve both the public interest and to keep these historic structures extant for generations to come. The other Hybrid 4 Park Option, which adds an additional hotel building to the site, would be disastrous. This plan would not only compromise the existing open campus of Gilbert's design, but would have a major negative impact on the environment and the surrounding residential neighborhoods.”*

AN-1        Response: Please see responses to RMN-1 and KMM-3.

**Marjorie Pearson (MP)**  
**August 25, 2017**

MP-1        Comment: *“I urge DEEP to select the proposal for Option 1/Destination Park for Seaside State Park, Waterford, Connecticut, as the best means of preserving the architectural and planning legacy of Cass Gilbert while providing passive and active recreation for park visitors. While Option 4/Hybrid Park would preserve the historic Cass Gilbert buildings, the proposed new construction and increase in surface parking would have severe adverse impacts on the historic landscape and the surrounding neighborhood.”*

MP-1        Response: Please see responses to RMN-1 and KMM-3.

**Nancy Stark (NS)**  
**August 24, 2017**

NS-1           Comment: *“As I studied the Environmental Impact Evaluation (EIE), I focused on the two concepts that preserve the Cass Gilbert buildings; Destination Park and Hybrid Park. The remaining concepts, including No Build, appear to destroy the opportunities to make this lovely area a place for learning, historical recall, science of the sea, and the community to share in the development. Hybrid Park introduces an additional building into the complex. This has the potential to restrict and compromise the existing view corridors to the sea from surrounding neighborhoods, along with additional parking needs minimizing the landscape. Therefore, I would encourage decision makers to support the Destination Park concept. I find it the most enhancing of amenities for fun and exploration along the sea. And, that the Duplex House and Superintendent’s Residence would also have reuses. These two buildings, along with the Main Hospital and Employee Residence, speak to Gilbert’s original creative intent to provide the site with buildings that are not institutional in nature, but adaptive to numerous uses and functions, including lodging.”*

NS-1           Response: Please see responses to RMN-1 and KMM-3. If a new building is part of the future adaptive re-use of the property, a viewshed study would be completed for the new building to minimize impacts.

**Mark Steiner (MS)**  
**August 10, 2017**

MS-1           Comment: *“I’d like to see if we can find a constructive way to move forward with the development I’ve outlined in the attached document. I think it is a model for a public/private partnership. It also represents the best economic opportunity the state has seen in decades.”*

MS-1           Response: Please see response to DG-1.

MS-2           Comment: *“PKF assumed that the exterior walls of the buildings could be repaired for \$10 million. They made this determination based on their assumption that the cost of reconstructing the existing walls would be the same as building exterior walls on a new 80,000 square foot hotel. DEEP released the PKF study accompanied by a statement that the State’s contribution to the Seaside development would be limited to \$10 million.*

*Unfortunately, the PKF assumptions are unsupportable. The Seaside State Park Master Plan more correctly sets forth the required capital expenditures. More recently three qualified independent experts validated the cost estimates set forth in the Master Plan. When the costs on the Master Plan are adjusted for soft costs, inflation and a contingency, it becomes readily apparent that the State would be required to contribute \$90-100 million to the proposed development. Further, as demonstrated in the EIE, the State would receive no compensation for that contribution.”*

MS-2 Response: The State is committed to contributing the value of \$10 million towards the renovation of the existing buildings under the two hotel alternatives. This amount was estimated by Wiss, Janney, Elstner Associates, Inc. and assumed renovation and not new construction. The Seaside State Park Master Plan included this number in its estimation of total development cost and this was included in the EIE.

While the EIE presents an estimate of cost and economic benefits, the true financial feasibility of the Project will be determined when the State receives proposals from prospective developers for the redevelopment of the lodging elements of Seaside State Park.

Also, see response to TAC-2, KJ-9 and ACS-3.

MS-3 Comment: *“Alternative II is described in the EIE as demolition of the existing buildings, and turning the entire parcel into a park. Although this too was dismissed, it is hard to understand why it was even considered as an alternative. It appears that the consultant who prepared the EIE was not aware that historic structures are protected under CEPA. At Seaside, an alternative use was proposed and approved by SHPO. In addition, three of DEEP’s consultants, WJE Engineers, Oak/Sasaki, and CBRE/PKF all determined that re-use of the historic structures is feasible. It also clear that re-use of the buildings will result in significant economic benefit to the Town and the State. For these reasons, Alternative II is not an option.”*

MS-3 Response: Alternative II (Ecological Park) was not “dismissed” in the EIE. It was evaluated to the same level of detail as the other alternatives, including the impacts to existing historic resources and is still considered an option for the Site. CEPA requires that impacts to historic resources be evaluated and disclosed to the public as was presented in Section 3.2.12 and Appendix E of the EIE. It is Section 106 of the National Historic Preservation Act (NHPA) that sets forth guidelines for protection of historic resources. The EIE also presents the relative economic impacts of the alternatives that involve historic building reuse versus demolition and the reuse of the buildings does offer more local and State economic benefit than the alternatives involving building demolition.

MS-4 Comment: *“The third alternative was described as a “Destination Park.” The plan called for retaining the existing structures and converting them into a 63-unit lodging facility. There was no architectural or economic information to support this alternative. The EIE also dismissed this as an alternative. Although not specifically addressed, it is unlikely that Alternative III would be feasible.”*

MS-4 Response: For clarification, the Destination Park concept was the first, not the third, alternative presented in the EIE. Architectural floor layouts of the Destination Park alternative were presented in the Seaside State Park Master Plan prepared by Sasaki; however, there was no need to include these in the EIE. Nevertheless, the uses within the buildings are presented in Section 2.2 of the EIE. Economic information was provided in Section 3.3.4 and Appendix B of the EIE. The feasibility of implementing the Destination Park alternative will be determined when DEEP receives proposals from prospective developers after the CEPA

process has concluded. Based on the EIE process, the Destination Park has been identified by DEEP as part of this ROD as the Preferred Alternative.

MS-5 Comment: *“Numerous problems have been cited with this [Hybrid Park] alternative. They are listed below [Comments MS-6 through MS-19].”*

MS-5 Response. See responses to MS-6 through MS-19 below.

MS-6 Comment: *“Development of the park as proposed would have an adverse impact on near shore coastal resources, including eel grass beds, a critical diminishing, sub-tidal resource.”*

MS-6 Response: Impacts to coastal resources, including eel grass, are presented in Sections 3.1.2.2 and Sections 3.1.3.2.

MS-7 Comment: *“The plan is inconsistent with the policies of the State, as enumerated in the Connecticut Coastal Management Act, and further defined in DEEP’s guidance documents.”*

MS-7 Response: See Section 3.3.5.3 of the EIE.

MS-8 Comment: *“The current beach at Seaside is limited (please see Exhibit 1). It can accommodate 50-60 visitors. Creating a beach, the size of the one depicted in the Seaside Master Plan dated March, 2015 will involve a substantial onetime cost, as well as ongoing costs to replenish the sand.”*

MS-8 Response: Although Exhibit 1 (Hybrid Park Alternative) appears to depict a deeper beach than what currently exists, there are no current plans, under any of the alternatives, to expand the beach. Any future beach expansion would have to undergo detailed sediment processes modeling and environmental permitting.

MS-9 Comment: *“DEEP previously determined that swimming and kayaking would not be permitted due to hazardous conditions. That begs the question, for what purpose, other than passive recreation would anyone visit the site?”*

MS-9 Response: We anticipate that swimming or wading would be allowed on the property, and appropriate signage would be installed to provide guidance to the public. A kayak launch was included as part of the Master Plan and carried through into the EIE. DEEP recognizes that this is a high energy environment; however, these uses are allowed in other similar environments. A fishing pier is also included in each of the alternatives and it is anticipated that it would be popular based on DEEP’s assessment of the need for more publicly accessible saltwater fishing locations.

MS-10 Comment: *“Certain work proposed to create the park will require permits from the Army Corps of Engineers. It is unlikely that these permits will be granted.”*

MS-10 Response: The EIE recognizes that Section 404 permits would be required for work below mean high water and within wetlands. See Section 8.0 of the EIE.

MS-11 Comment: *“The plan is contrary to at least 15 years of Public Policy. DEEP was instrumental in creating this policy.”*

MS-11 Response: The commenter is not specific about which policy(s) to which he is referring. Since the comment is not substantive, no response has been prepared.

MS-12 Comment: *The plan is not consistent with the Town of Waterford Plan of Conservation and Development.”*

MS-12 Response: The commenter has not provided any specifics on how or why the plan is not consistent; therefore, a specific response is not possible. Section 3.3.5.1 of the EIE addresses local and regional plan consistency.

MS-13 Comment: *“Alternative IV appears to include a plan for the reuse of the historic buildings. No specific plan is provided however.”*

MS-13 Response: We assume that the Commenter is referring to the Hybrid Park Alternative. The planned reuse of the historic buildings for lodging and a visitor center is described in Section 2.5 of the EIE.

MS-14 Comment: *“In 2002, 2010, and 2012 Legislation was enacted that mandated the sale of Seaside. It was also mandated that the funds be used to create residential alternatives for persons with developmental disabilities. Alternative IV [Hybrid Park] is directly contrary to the Legislative mandate, and public policy.”*

MS-14 Response: See response to TAC-1.

MS-15 Comment: *“Construction of the park as contemplated in the Master Plan will result in unreasonable destruction of environmentally sensitive areas of the site.”*

MS-15 Response: The commenter provides no information or analysis to support this statement. Potential impacts to the environment associated with each identified alternative are discussed throughout the EIE.

MS-16 Comment: *“The plan (Alternative IV) is not consistent with the Town of Waterford Plan of Conservation and Development. It is therefore unlikely to receive the necessary zoning permits. Work contemplated to create the park will require a permit from the Army Corps of Engineers. Based on the description of the work intended, it is unlikely that the ACOE will grant a permit.”*

MS-16 Response: See response to MS-12, MS-10 and KMM-1.

MS-17           Comment: *“The State has justified the economics for this project based on a state investment limited to \$10 million, and the income to the State in the form of lease payments. The EIE state that, “it is assumed that the \$10 million will be repaid to the State”. None of that is correct. The EIE puts the cost at \$445 million. Other credible sources put the cost at \$70-100 million. According to the PKF Study, a developer could be expected to absorb no more than \$10 million of this. It would be difficult to make the case for spending \$90-100 million on a park that would provide passive recreation for 50-60 people.”*

MS-17           Response: With regard to the \$10 million to be repaid to the State, this statement was not intended to mean a literal repayment but rather, as stated several times in the EIE, a payment by the developer of at least \$10 million in the form of a ground lease. It is not DEEP’s intention to spend \$90-\$100 million on the park. If the Preferred Alternative is successful, a private developer will assume facility renovation and operating expenses. In the Ecological and Passive Park Alternatives, the State would pay for site improvements and demolition which, under the various alternatives, ranges from \$1.48 – 13.82 million. Also, see Section 1.4.2 of Appendix B.

MS-18           Comment: *“Alternative IV will require a new zoning regulation. Under the best of circumstances, this will take several years. However, the Town has stated that the plan is not consistent with the Town’s Plan of Conservation and Development. Thus, zoning is unlikely to be granted.”*

MS-18           Response: See response to KMM-1 and TAC-2 regarding zoning. . (see Steward Comment below) See Section 3.3.5.1 of the EIE for a discussion of this issue.

MS-19           Comment: *“In a letter and email to Mr. Michael Lambert dated July 12, 2017, Michael S. Klein, PWS cited at least two flaws in the EIE that render the EIE invalid. Absent a valid response to Mr. Klein’s comments, the entire EIE is invalid.”*

MS-19           Response: Mr. Klein’s email was not received until December, 2017, well after the comment period closed. Also, a letter from Mr. Klein was never received.

MS-20           Comment: *“None of the four alternatives presented in the EIE are feasible and acceptable as defined by the Connecticut Environmental Policy Act (CEPA).”*

MS-20           Response: See response to ACS-3 regarding feasibility. As for the acceptability of the alternatives with regards to CEPA, the CEPA process is not designed to gain “acceptance” for a project, but rather to evaluate the potential impacts of a given project on the environment. It is the responsibility of the Office of Policy and Management to determine if the procedural and substantive requires of the CEPA statutes and regulations have been addressed.

**Daniel Steward (DS), First Selectman, Town of Waterford  
July 10, 2017**

DS-1           Comment: *“We completely agree that there should be public access to the Seaside waterfront. But the use should be consistent with, and not overburden, the resource. The EIE proposes a park that would serve 50,000 visitors per year. Most of those visits would be between Memorial Day and Labor Day. And most of those would be on the weekends. The beach can only accommodate 50-60 people. The park, as envisioned in the EIE, overburdens the resource and is otherwise not appropriate. The plan has not been found to be consistent with the Town of Waterford, Plan of Conservation and Development”*

DS-1           Response: We estimate that visitation to the park would be similar to that of Harkness Memorial State Park. Both parks have similar shoreline conditions (narrow beach) and large lawn expanses. While the lodging alternatives would have between 200 and 250 parking spaces, approximately 50 of those would be set aside for non-lodging park visitors, similar to that of Harkness. Usage of the beach would likely be for beachcombing and walking and not sunbathing because of the narrowness of the beach. There are no plans to widen the beach. Furthermore, the seawall offers an opportunity for seating and viewing without having to enter the beach.

As required by CEPA, the EIE (Section 3.3.5) evaluates the consistency of the various alternatives with the Town Plan of Conservation and Development, the Southeast Connecticut Council of Governments Regional Plan of Conservation and Development, the State Plan of Conservation and Development and the Coastal Zone Management Act.

DS-2           Comment: *“The EIE that was prepared by your consultants states that demolishing the historic structures would have no environmental impact. I am unclear on how they reached that conclusion. Section 22a-1c of CEPA defines actions that may have a significant impact on the environment as those “which could have a major impact on the state’s---historic structures and landmarks”. Demolishing the historic buildings is by definition a major impact and thus subject to evaluation as part of an EIE.”*

DS-2           Response: See response to CPH-1.

DS-3           Comment: *“Further, Section 22-1b(7)(c) of CEPA states, “Each state department responsible for actions---shall---make a detailed written evaluation---of the effects on sites of state or national importance.”*

DS-3           Response: The CEPA document provides such an evaluation in Section 3.2.12 and the historical significance of the buildings and the site are detailed in Appendix E.

DS-4           Comment: *“As defined in CEPA, tearing down the historic structures would have a negative impact. The studies noted above conclusively demonstrate the feasibility of re-use. Therefore, by definition, demolishing these buildings is not an alternative.”*

DS-4           Response: The PKF/CBRE Hotels study referenced in the EIE determined that reuse of the buildings for lodging may be feasible. The economic impact analysis conducted as part of the EIE demonstrates that implementation of the passive or ecological park alternatives would also be feasible; therefore, those alternatives were evaluated in the EIE.

DS-5           Comment: *“Although the EIE seems to favor preservation, it seems equivocal on this subject. For all of the above stated reasons, I hope that DEEP will promptly affirm its commitment to preservation of the historic structures.”*

DS-5           Response: As stated in this ROD, the preferred alternative involves preservation and renovation of all existing historic structures on the site.

DS-6           Comment: *“Public Act No. 01-154 became law in 2001(4). It required that any funds from the sale of Seaside be used to create residential alternatives for persons with developmental disabilities.*

*In 2010 the Connecticut General Assembly, as part of the approved budget, included a provision that expressly provided for the sale of Seaside so that the funds could be used for creating residential alternatives for persons with developmental disabilities (18).*

*This policy was affirmed again in 2012 when the Legislature enacted Section 17a-451d(20).*

*As Mr. Kozak stated in his previously referenced testimony (7), use of funds from Seaside to create residential opportunities for persons with developmental disabilities is a matter of public policy. It also appears to be a matter of law.”*

DS-6           Response: See response to TAC-1.

DS-7           Comment: *“DEEP previously stated that the state would have to invest \$10 million in the Seaside project. The Waterford Zoning regulations require that, as part of any development, a public park will be provided at no cost to the state or visitors to the park.”*

DS-7           Response: The zoning regulations were developed at a time when a different site redevelopment scenario was being proposed i.e. one involving private residential development with a small allotment for public access. The alternatives presented in the EIE all involve DEEP retaining ownership of the entire 32 acre property; therefore, there would necessarily be some cost to the State and that cost will vary by alternative as presented in Section 3.3.4 and Appendix B of the EIE.

DS-8            Comment: *“In sum, we believe that developing Seaside in accordance with the Town Zoning Regulations would result in a better economic outcome for the state and the town.”*

DS-8            Response: See response to DS-7.

DS-9            Comment: *“According to the EIE, the state is not subject to local zoning. We reluctantly acknowledge that this is true for any improvements on the property that are wholly owned by the state. But if any of the improvements are to be privately owned, as proposed in the so-called hybrid alternative, we believe the development will be subject to local zoning. That will require a new zoning regulation and related approvals. As you are aware, any decision of the Planning and Zoning Commission could be appealed by opposing parties. These appeals could significantly delay any development.”*

DS-9            Response: See response to TAC-2.

DS-10           Comment: *That notwithstanding, it does not appear to us that the state’s proposals for Seaside are consistent with the town’s Plan of Conservation and Development (28). That will negatively impact the chances to zone the property for the state’s intended use.*

DS-10           Response: See response to DS-1 and TAC-2.

DS-11           Comment: *Even if zoning is noted required, CEPA requires the EIE to demonstrate that a proposed use is consistent with the Town’s Plan of Conservation and Development. We do not believe this is the case.”*

DS-11           Response: CEPA requires that the EIE evaluate the consistency of the proposed project to the State Plan of Conservation and development as well as municipal and regional plans. This has been done and is presented in Section 3.3.5 of the EIE.

DS-12           Comment:

1. *Provide public access and a park that is consistent with the available resources;*
2. *Relieve the state of any financial burden associated with the park;*
3. *Result in the preservation of the buildings;*
4. *Generate funds that will create residential alternatives for persons with developmental disabilities. This is a matter of public policy and will potentially generate millions in annual savings to the state.*
5. *Generate millions in annual tax revenue to the Town and the State.*
6. *Be compatible with the neighborhood.*

DS-12 Response: The six items listed are summaries of comments provided by Mr. Steward and are addressed in DS-1 through DS-11 above.

**Robert Smith (RS)**  
**July 7, 2017**

RS-1 Comment: *“Things we would like to see would be some work done on the seawall, access for a wheelchair by the gate, a place for people to dump their doggy doo and baby diapers I haven’t been to Rocky Neck since I was a kid I don’t know what they do there, maybe a couple more picnic tables in the shade. I guess I am saying I hope we can keep it’s [sic] natural footprint as long as we can.”*

RS-1 Response: Those options which retain the seawall will include improvements and repairs to the seawall. Handicap parking and access to specific amenities will be part of any selected alternative, .. The Ecological and Passive Park alternatives provide a more natural footprint for the park, as your comment letter suggests.

**Helen Post Curry (HPC)**  
**August 22, 2017**

HPC-1 Comment: *“As a great-granddaughter of the architect Cass Gilbert, I am writing in support of plan option #1 for the long-term use of the Seaside Property in Waterford, CT, so that the sanitarium building and the nurses residence can be preserved.”*

HPC-1 Response: Please see responses to KMM-3 and RMN-1.

**Tom Blanck (TB)**  
**August 23, 2017**

TB-1 Comment: *“The preservation and adaptive reuse of this building is critical to our nation’s architectural heritage.”*

TB-1 Response: Please see responses to KMM-3 and RMN-1.

**Jean Velleu (JV)**  
**August 14, 2017**

JV-1 Comment: *“Look for an alternative use for this building by this famous architect.”*

JV-1            Response: Please see response to KMM-3.

**Charles Pankenier (CP)**  
**August 19, 2017**

CP-1            Comment: *“You may want to consult Gilbert Authority.”*

CP-1            Response: A study of the archaeology and historic features of the site has been prepared as part of the EIE (Appendix E). The significance of the Gilbert-designed structures has been well documented and is summarized in the EIE.

**Charles Freeman (CF)**  
**July 20, 2017**

CF-1            Comment: *“It sure would be smart not to miss the opportunity to make it a park that would be enjoyable to all.”*

CF-1            Response: Each of the alternatives presented in the EIE would provide for public use of the park.

## **ORAL COMMENTS**

Oral comments were all received at the July 31, 2017 public hearing on the EIE, unless labelled otherwise below. As discussed previously, if oral comments were substantially similar to the written comments provided by a group or individual, the response will be referenced back to a written comment response. Oral comments and their responses are presented in the order in which the individual or group spoke at the public hearing.

### **Bruce Abraham (BA-O)**

BA-O-1 Comment: *“In my work I often do a lot of work for the military where you constantly have to assign risk to the activities and I would love to see a -- basically, a risk of failure for these four different alternatives and obviously the -- specifically, the Hybrid Park and the Destination Park seeing what in the long term is it -- is it economically viable? Is it sustainable?”*

BA-O-1 Response: Please see response to KJ-9.

### **Jim and Deb Montana (JDM-O)**

JDM-O-1 Comment: *“Have you done a financial analysis of who's going to pay for this, and how is this going to be a feasible project in the State of Connecticut considering what we're dealing with as far as the fiscal problems that Connecticut's facing today?”*

JDM-O-1 Response: Please see responses to KJ-7, DS-1, and KJ-9.

JDM-O-2 Comment: *“I also have a few concerns about the traffic. The numbers you gave us, are those numbers stretched out through the year? And, if so, what do you expect in the summertime when it is peak season? How will that traffic affect the neighborhoods?”*

JDM-O-2 Response: Please see response to KJ-6 and ACS-1. Any potential impacts are discussed in Section 3.2.1.2 for each alternative.

JDM-O-3 Comment: *“I also had concerns about security issues and trespassing and what would be done to keep our neighborhood safe.”*

JDM-O-3 Response: Please see response to ACS-4.

### **Dale and Debby Green (DDG-O)**

DDG-O-1 Comment: *“She just had a question about whether handicap access was specifically addressed to the property.”*

DDG-O-1 Response: Please see response to RS-1.

DDG-O-2 Comment: *"I don't remember the additional hybrid property discussion when we did the initial study and the initial question period. I don't remember anything about a hybrid and the additional buildings that were added and how that got into the process."*

DDG-O-2 Response: Please see response to AJ-1.

DDG-O-3 Comment: *"The one idea that seems to make the most sense is that being brought up as using it as instead of a motel maybe like for veterans or for disabled housing that the state's not providing for other people."*

DDG-O-3 Response: Please see response to DG-1.

### **Dana Award (DA-O)**

DAW-O-1 Comment: *"What you didn't show in one case is that there's a whole area to the right-hand side of the property from the shore looking up that floods; and it's not every 500 years. It's every time we have more than 1/2 inch of rain in less than about an 8-hour period. There's water that comes ankle deep, but that wasn't even shown on the map. It's actually right where this picture is. The reason why that sand is carved out is because the water runs out through a little culvert down there at the bottom; and that wasn't even addressed so -- again, that would impact where you want to add the -- I think it was a 25,000 square foot building that was 20c, a, and b, whatever those areas are. That area floods all the time at least -- you know, at least a half a dozen to a dozen times a year. A lot of the things you talked about as sometimes going over the waterways, you know, there's a whole big problem with rain runoff in that area where the little covered bridge is. That thing floods up to waist deep if it's a significant storm; and I'm not talking 500 years. I'm talking about a couple times a year."*

DAW-O-1 Response: We appreciate these site-specific observations. The FEMA floodplain areas depicted in the EIE are based on areas which are expected to be inundated in specific flood events such as the one percent annual chance (100-year flood event) or 0.2 percent annual chance (500-year flood event). The models used to create these typically involve natural systems such as rivers, ponds, oceans, etc. and do not go into the level of detail of including stormwater systems on sites or in roadways. As such, FEMA mapping of hazard areas would not include issues related to existing drainage systems. Due to the age and condition of the existing system, it is likely that the onsite localized flooding is related to stormwater system issues or to the presence of specific soils which do not infiltrate quickly. In the area of the covered bridge, there appeared to be collapsed areas in the existing condition, which may be holding back water. Any redevelopment of the site would include replacement or significant redesign of the stormwater system onsite and improvements to the bridge area you mentioned to address the causes behind any localized flooding issues.

DAW-O-2 Comment: *"Finally, I would like to say is that, you know, in some cases some plans were shown with seawall and some plans were not shown with seawall. And I don't know*

*what the reasoning is between removal of the seawall. I think it's a significant undertaking. It's a lot of expenditure in there where the seawall may be much cheaper to repair and leave it in some of the other studies."*

DAW-O-2 Response: The Ecological Park would eliminate the seawall in favor of the creation of other coastal resources, while the other alternatives would generally retain or reconfigure the seawall. The Destination Park, as presented in the EIE, would reconfigure the seawall with openings to create tidal wet meadows and tidal pools, while the other options would retain the seawall in its current location. All alternatives retaining the seawall would incorporate repairs and improvements to the existing seawall. It is estimated that seawall removal would be roughly the same cost as seawall repair; however, seawall configuration would be more expensive than either.

Furthermore, as stated in this ROD, the State's Preferred Alternative based on the EIE process is the Destination Park, but not with a reconfigured seawall as originally presented in the Master Plan and EIE. Rather, the existing seawall would be repaired.

DAW-O-3 Comment: *"I would like to comment on Dale Green's comment which is Hybrid is all of a sudden a new survey -- a new study. It looks like the ultimate, you know, worse scenario. So as long as I got a scenario worse than a 70-room hotel -- I go to a 100-room hotel -- 70 looks pretty good compared to a 100-room hotel about that."*

DAW-O-3 Response: Please see response to AJ-1.

### **Edward Lamoureux (EL-O)**

EL-O-1 Comment: *"Looking at the plans you went through – thank you for doing that – when we had the public comment already made by Dana or somebody that there was three plans, now there's a hybrid, I question that."*

EL-O-1 Response: See response to AJ-1.

EL-O-2 Comment: *"The other thing is the traffic. I don't know if you had a traffic expert or how you came about that; but that seems a little bit off base to me, the traffic. It just doesn't seem how, you know."*

EL-O-2 Response: See response to KJ-6 and ACS-1.

### **Dr. Griffin (DG-O)**

DG-O-1 Comment: *"The existing waste water transfer station, there wasn't any impact or statements or comments about the fate of that or the impact of any development on that and you maybe would include that and what that might be, what the risk is."*

DG-O-1 Response: The existing municipal wastewater pumping station would remain operational and onsite for all alternatives and would serve the site. Any development onsite will need to avoid impacts to this utility, including gravity and force mains, as well as the pumping station. Please refer to Section 3.2.6 of the EIE and the related Impacts subsection (Section 3.2.6.2) for a more complete discussion regarding wastewater and the pumping station onsite.

### **Galina Smith (GS-O)**

GS-O-1 Comment: *“I think something needs to be done in Waterford's economy. But I also worry about the sustainability of the idea of the destination plan and how long that sort of plan would be sustainable in terms of bringing in business and continuing to run.”*

GS-O-1 Response: Please see responses to KJ-7, KJ-9, and DS-1.

GS-O-2 Comment: *“And also with respect for the people who live in that area -- again, issues like traffic and trespassing and also economic concerns are definitely in place.”*

GS-O-2 Response: Please see responses to KJ-6, ACS-1, and ACS-4.

### **Vincent Long (VL-O)**

VL-O-1 Comment: *“In there specifically for the ecological plan, you guys highlight removing the seawall would cause additional erosion. I think you should also include deposition. I mean, it's just going to be a natural coastal environment which all coastal environments erode and then deposit new deposits. I think there may be a little misunderstanding. I'm not a coastal man here, but I think for some people with the seawall they think there's some added protection there. And in your own study, you highlight how a coastal structure such as seawalls can cause an additional erosive process. You have wave deflection, scouring, and depleted tidal resources of the beach. The groin structure kind of account for that by dampening some of that. And then you also talk about removal of the seawall would eliminate additional erosive processes. So I think there should be a little bit more information put on some of the benefits of removing the seawall and having this turn into an ecological park.”*

VL-O-1 Response: Coastal processes are complex. Section 3.1.2.2 of the EIE and the Coastal Process Study (Appendix D of the EIE) discusses the primary results that would occur in response to either retaining the seawall, adding breaks in the seawall, or removing the seawall, acknowledging that other processes, such as deposition, may continue to occur to the west of the site. Removal of the seawall would eliminate additional erosive processes; however, keeping the groins in place would not allow sediment transport processes to occur naturally. Removal of the seawall would allow sediment to be added to the local sediment budget via cross-shore sediment transport. However, the majority of the sediment added to the sediment

budget would be trapped locally, since the groins obstruct alongshore sediment transport mechanisms.

**Jim Lundborg (JL-O)**

JL-O-1           Comment: *“What is the status of the underground tanks up there now? They're just underground, and have they -- what is the plan to take those out? Also asbestos remediation.”*

JL-O-1           Response: Please refer to Section 3.2.13 for a listing of known underground storage tanks at the site and information discussing tank removal and asbestos remediation.

JL-O-2           Comment: *“Will there be any plans to have any swimming? It doesn't appear to be.”*

JL-O-2           Response: Please see response to ACS-4.

JL-O-3           Comment: *“Who's actually going to own all this? I mean, the state owns the property now. If they build a hotel, who actually owns the hotel? The state still owns the hotel and would lease it out to an operator, or does the state just lease out the land on a 99-year lease and the developer owns the property?”*

JL-O-3           Response: Please see responses to TAC-2 and DS-2.

**Susan McGuire (SM-O)**

SM-O-1           Comment: *“Also nothing was said in the four plans, unless I was spacing out, about what would happen to the two buildings -- the superintendent's building and the other building -- on the west side. Are they getting demolished? Are they going to stay there and be empty and people break into them still?”*

SM-O-1           Response: Under the options with lodging, these two buildings would remain and be used for lodging options. Under the Ecological and Passive Park alternatives they would be demolished.

**Guy Russo (GR-O)**

GR-O-1           Comment: *“Some of the living shore concepts that you're looking to build in there I think you all know don't really work on ocean-exposed beaches; so I would ask you to take a look at maybe taking the shoreline features of the hybrid and building it into the Destination Park.”*

GR-O-1 Response: As the project advances, it is anticipated that the living shoreline elements may be adjusted and/or modified or removed during the design process, including design and incorporation of hybrid components to provide sufficient shoreline stabilization to account for the range of dynamic coastal forces anticipated in this area of CT.

GR-O-2 Comment: *"I see from Benesch -- and they did some very nice work on the traffic -- they started off with marker counts, and they did a seasonable adjustment factor. It would be interesting while we have some summer traffic to see if they couldn't run a quick summertime count and either verify their findings or re-attenuate that model to take a look at traffic flow. And I don't know if the selectman is still here. Yes. I want to thank the Waterford Police Department. We live in a 25-mile-an-hour zone. They've been running radar. Speed is a problem in addition to just traffic count; and I don't see anything that Benesch's taken or looked at with regard to traffic calming or the speed control measures in this neighborhood."*

GR-O-2 Response: Please see responses to KJ-6 and ACS-1. No specific traffic calming or speed control measures were recommended as being needed for mitigation, based on the results of the traffic analysis in the EIE. Actual speeds on roadways cannot be predicted at this time and enforcement of speed limits is the authority of local police.

**Diana Sullivan (DS-O)**

DS-O-1 Comment: *"I want to know where the money is coming to fund this project."*

DS-O-1 Response: This oral comment is the same as a written comment provided by the individual. Please see response to DS-1, DS-2, and TAC-2.

**Mary Cahill (MC-O)**

MC-O-1 Comment: *"I am very concerned about the last -- the hybrid in that this is what seems to happen every time. It's not -- it's not viable financially, so it keeps getting bigger and bigger because you can't make enough money on the smaller project; so I wouldn't like to see that one go ahead."*

MC-O-1 Response: Please see responses to TAC-2, KJ-7, and the Economic Impact Analysis for a comparative review of the economic and fiscal aspects of the various alternatives.

MC-O-2 Comment: *"And my other concern is swimming wasn't mentioned; and really most of the people that are coming to Seaside right now want to swim. And even though there is no swimming, people are swimming; and they want to come and spend the day at the beach. And I think that's going to be a very important part of any development. If the public comes, the beaches are very important to them; and I'd like to see them either have access or not have access, but it has to be very clear."*

MC-O-2 Response: We anticipate that swimming or wading would be allowed on the property, and appropriate signage would be installed to provide guidance to the public.

**Bill Sheehan (BS-O)**

BS-O-1 Comment: *“If you’re going to go with either the hybrid or the development, why don’t you just sell it and let a developer develop it”.*

BS-O-1 Response: The property was declared a State Park by Governor Malloy in 2014 and DEEP intends to maintain ownership of the property in perpetuity so that public access and use of the site is maintained and maximized. The preferred alternative would allow a private party to develop the interior of the existing buildings and the grounds adjacent to those buildings for lodging and related uses, subject to approval by DEEP.

**B.J. Pisacich (BJP-O)**

BJP-O-1 Comment: *“Public access to waterfront and these kind of facilities, they’re rare in Connecticut. We have to preserve them. We need to encourage use and access to them.”*

BJP-O-1 Response: All alternatives would retain public access to the shoreline and park in general.

**Kathy Jacques (KJ-O)**

KJ-O-1 Comment: *“And those four things would be the course change from the scoping meeting from three park models to four was confusing; and I think by not explaining that better at the last May, 2016, meeting, which had three plans -- one of which was the destination but was described as a 100-room hotel -- I think that was confusing for the public, and I think it might have undermined the public responses to scoping. So I don’t know how scoping could have been adequate when it was for three parks but you guys reviewed four.”*

KJ-O-1 Response: Please see response to AJ-1.

KJ-O-2 Comment: *“You have specifically -- and I quote a comment that says “the comparison of the alternative impacts does not include the employees or visitors to the lodging facilities.” And I do not understand when you’re injecting a whole new commercial activity into a state park how you can just omit a discussion about what implications that would be.”*

KJ-O-2 Response: The quoted comment was not located in the EIE, after a search of the document. We believe that this may be similar to Ms. Jacques written comment KJ-2 and would refer the reader to that response.

KJ-O-3        Comment: *“The report contains no empirical data describing the intensity of the use of a commercial activity such as a hotel or resort or its impact when located in a residential neighborhood. And I’m talking about the impacts on the local human population, not the impacts on the impervious surfaces of the road.”*

KJ-O-3        Response: This oral comment is the same as written comments provided by the individual. Please see response to KJ-3 and KJ-4.

KJ-O-4        Comment: *“The economic data that’s presented has no examination of the cost. I think that was mentioned before, a risk analysis of speculating with taxpayers’ funds for a capital project for which there has been no argument or demonstration that it is a critical need of the State of Connecticut.”*

KJ-O-4        Response: This oral comment is the same as a written comment provided by the individual. Please see response to KJ-9.

KJ-O-5        Comment: *“One thing that was scoped was ideas, and we were encouraged to present anything that we could think of; but I don’t see any comments in the EIE about any other ideas. So by the time we got to the EIE, those had all been discarded; but we don’t know why. So it’s like some decisions have already been funneled down for us before we got here tonight.”*

KJ-O-5        Response: Please see response to DG-1.

KJ-O-6        Comment: *“A hotel plan that is driven by the goal of historic preservation will be too expensive, too risky, and will have too much impact on the quality of life in this area. As there is an alternative plan that develops a public resource for all, has minimal financial outlay, enhances the land use of the neighborhood, and unburdens the state of an abandoned, functionally obsolete building, the logical decision is to create a park, a passive park.”*

KJ-O-6        Response: This oral comment is the same as a written comment provided by the individual. Please see response to KJ-5.

**Timothy Radway (TR-O)**

TR-O-1        Comment: *“I have several concerns but one of the most significant is I submitted by writing to this process last year, and I got absolutely no response.”*

TR-O-1        Response: All comments submitted during the Scoping process were reviewed and considered as part of the EIE. Comments received in the scoping process helped direct specific topics and areas of review during the EIE process, which included the seawall, neighbor concerns about noise, traffic, and security. There is no specific response to comments section as part of the EIE.

TR-O-2 Comment: *“most of this has not addressed the issues to the surrounding area on property where removal of the seawall is going to be a significant impact for me and my property.”*

TR-O-2 Response: Please see response to ACS-2.

TR-O-3 Comment: *“There were a couple of slides that showed if the buildings were removed it would improve the viewscapes for neighbors. It would improve them for everyone. If that park was opened up, all the people in the various picnic areas are going to have a better view of the sound. I'm a little sensitive because the neighbors get a lot of bad rap here, but we're actually the ones that are paying attention when coming to these views that you want, so maybe you want to write that out improving the views.”*

TR-O-3 Response: Removal of the buildings would increase open water views as discussed in the EIE and presentations. However, this would necessitate removal of historic buildings, which, if restored, would also provide a pleasing aesthetic that some abutters have made comments on wanting restored and retained to preserve the heritage of the Site.

### **Christopher Wigren, CT Trust for Historic Preservation (CTHP-O)**

CTHP-O-1 Comment: *“My major comment about the environmental impact statement document is -- is a question of balancing. It certainly recognizes the historic nature of the buildings, and it mentions frequently that they're listed on the National Register of Historic Places. But not all places that are listed on the National Register are equal. They are designated with levels of significance ranging from local to statewide to national and the -- with the implication being that a nationally-listed site is more important than a locally one; and this is indeed a national level of significance site. It represents the very first purpose-built facility of its kind in the country, a real sort of changing point in the relationship of government to its people and caring for their welfare, and the work of a nationally significant architect trying to invent a new kind of building in a traditional language and really sort of playing with that. So it would be good to recognize that not only is -- you know, preserving these buildings would be a significance -- it would really be a positive impact but it would be a very significant positive impact. And similarly the loss of these buildings would be an extremely significant adverse impact. To that mind, in the executive summary, there's a statement at the conclusion that actually I think is mistaken. It says, "The proposed development of any of these alternatives would not result in significant adverse environmental impact regardless of which alternative or combination of alternatives is selected." And in the Environment Policy Act process, historical resources are considered environmental resources; so the loss of all the historical resources in some of the alternatives is indeed a significant adverse impact.”*

CTHP-O-1 Response: This oral comment is the same as a written comment provided by the individual. Please see response to CTHP-1.

CTHP-O-2 Comment: *“And then, finally, where it discusses mitigation, it mentions cooperating with the state historic preservation office -- that's always good -- to document the*

*buildings if they were to be demolished. That would be sort of the bare level lip service kind of mitigation. Mitigation ought to be proportionate to the loss that is being suffered so that if these buildings were demolished -- and I don't recognize that possibility really -- that something much more significant and substantive ought to be undertaken or undertook. Ideally perhaps an investment of the money that would have been used in these buildings in other neglected state-owned buildings.”*

CTHP-O-2 Response: This oral comment is the same as a written comment provided by the individual. Please see response to CTHP-2.

### **Jon B. Chase (JBC-O)**

JBC-O-1 Comment: *“But whether this is an administrative proceeding or other -- it's pretty all encompassing -- and any judicial review thereof made available by law, the attorney general, any political subdivision of the state, any instrumentality or agency of the state -- that's you guys -- or political submission thereof, in any such proceedings, any person, partnership, corporation, association, organization, or other legal entity -- in this case it goes back to persons -- may intervene as a party on file of the verified pleading asserting that the proceeding or action for judicial review involves conduct which has or which is reasonably likely to have the effect of unreasonably polluting, impairing, or destroying public trust, meaning, air, water, or other natural resources in the state. And there is a Section B of 22a-19 that says, In any administrative licenses or other proceedings the agency shall consider the alleged unreasonable pollution of the air as destruction of the public trust and the air, water, or other natural resource of the state and no conduct shall be authorized or approved which does or is reasonably likely to have such effect.”*

JBC-O-1 Response: This oral comment is very similar to a written comment and written documents submitted. Please see response to JBC-1.

JBC-O-2 Comment: *“I would like to submit for the record four exhibits: a motion for intervention, a verified pleadings for intervention under Section 22a-19, and two items that correspond involving myself and an Attorney Boucher [sic]from DEEP. The upshot being that the verified pleading filed in accordance with statutory process by Mrs. Jacques was denied; and those rights are being deprived her tonight.”*

JBC-O-2 Response: This oral comment is very similar to a written comment and written documents submitted. Please see response to JBC-1.

### **Alan Skinner (AS-O)**

AS-O-1 Comment: *“On the slide that was put up here, there were more than four – there were five options. No. 5 was to do nothing. I have heard nothing about what will happen if we do nothing.”*

AS-O-1 Response: The EIE included a more complete discussion of the No Build (No Action) alternative, which must be included in the CEPA process. Under this alternative, the State would continue to manage the Site in the same manner as it currently does and no improvements or alterations would be made. The historic buildings would continue to degrade in place which would eventually result in them not being fit for reuse. Please see Section 2.1 of the EIE for a discussion of the No Build Alternative.

**Anne Darling (AD-O)**

AD-O-1 Comment: *“If whatever you decide upon puts it out to a developer, where is the money going to come from? And are we going to start this project and not be able to finish it?”*

AD-O-1 Response: Please see response to TAC-2 and DS-1.

**Ingrid Macesker (IM-O)**

IM-O-1 Comment: *“And the other is as far as the active reuse of buildings, I don't know why it has to be a hotel as the only option. Nobody -- why it can't be something a little more passive, commercial, joining with research laboratories in the area. The Coast Guard was looking for -- the academy wanted to expand. I know that was in the paper last year. They were looking at Preston Hospital. Other options as far as utilizing the property in a way that is not going to impact the neighborhood like a hotel conference room, the whole nine yards short of -- and it would still stay within the public purview, federal government, the State of Connecticut together.”*

IM-O-1 Response: Please see response to DG-1.

**Yvonne Sims (YS-O)**

YS-O-1 Comment: *“My question is – and I was trying to remember what you said in the beginning – but all the different questions and comments that were made but especially questions – when do we get answers on that? When – how – will you, like, have a page on your website and answers to all your questions? How do we – how do we get a result since people – many people are asking questions and you don't have probably time or resources right now to answer? When do we get those answers?”*

YS-O-1 Response: See response to KJ-5.

**Cheryl Larder (CL-O)**

CL-O-1 Comment: *“I'm concerned about continued neglect or nothing happening at the property. And if any recommendation that could be made that that, through this process, can*

*there be something -- some recommendation about the property just not being left because it – as long as it's left, I got to imagine that anything that we do there is going to continue to cost more.”*

CL-O-1 Response: The DEEP continues to provide site security to the buildings and grounds, and have made efforts to limit further deterioration of the structures until this process concludes.

CL-O-2 Comment: *“And I guess the greater plans that obviously with all the concern about funding, it's going to include some kind of private developer. I don't know if you could do it. I would think that you can. It's the state. I think there should be some requirement for continued communication with the community and with Waterford”*

CL-O-2 Response: The Department will continue to update its Seaside State Park Project website to provide current information on the project's status.

### **Maddy Greif (MG-O)**

MG-O-1 Comment: *“I do feel like the no action option is not an option. I think this may sound stupid and provocative, but I know Cass Gilbert is a wonderful architect. I think that the buildings as -- since the '60s is an eyesore, the main building. I think if we do nothing on the property I think -- aside from the fact that there's a beautiful view of the water, the property is in terrible -- it's very broken down and it's an eyesore, frankly. And I like the idea -- I do not like the idea of a hotel or commercializing.”*

MG-O-1 Response: It is agreed that the No Build alternative does not meet any of the goals of the Proposed Action and is the least desirable solution and that the historic structures have their own value. However, without the potential for a public/private partnership that would be involved in the lodging (hotel) alternatives, there would not be adequate funding or a purpose to restoring the structures, as discussed in other responses in this Record of Decision.

**ATTACHMENT F**

Traffic Study Update



# Supplemental Traffic Analysis

Seaside State Park Redevelopment  
Environmental Impact Evaluation  
Waterford, Connecticut

October 2017



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## Appendix

Traffic Flow Diagrams

Traffic Counts

Capacity Analyses – 2027 No Build Conditions

Capacity Analyses – 2027 Destination Park

Capacity Analyses – 2027 Ecological and Passive Park

Capacity Analyses – 2027 Hybrid Park

## **I. INTRODUCTION**

The purpose of this supplemental traffic analysis is to determine if the assumptions regarding the traffic impacts of the proposed development alternatives in the original May 2017 Traffic Study were valid. Specifically, the original study utilized traffic counts taken in March of 2017 and applied a 10% seasonal adjustment factor to increase the volumes to represent summer traffic at the intersections studied. Counts were conducted at the following intersections during the week of August 20, 2017:

- Shore Drive at Seaside State Park Drive (Unsignalized)
- Shore Drive at Great Neck Road (Unsignalized)
- Rope Ferry Road (Route 156) at Great Neck Road (Route 213) / Avery Lane (Signalized)

The actual count sheets are presented in the appendix.

## **II. SEASONAL ADJUSTMENT FACTOR**

Review of the total counts conducted in August to the seasonally adjusted traffic volumes from the May study indicate that the summer volumes are actually 4% higher than was originally assumed. Accordingly, the 2027 Build Traffic Volumes were increased by 5% (to be conservative) and are presented in the new traffic flow diagrams in the Appendix.

## **III. CAPACITY ANALYSIS OF THE SURROUNDING ROADWAYS**

Capacity analyses were conducted for the intersections studied using the Synchro Professional Software, version 9.1 according to the methods described in the 2010 Highway Capacity Manual, published by the Transportation Research Board. Analyses were conducted with the new seasonally adjusted traffic volumes for the following alternatives:

- No-Build (Do Nothing)
- Destination Park
- Ecological Park
- Passive Park
- Hybrid Park

The results of the capacity analyses are presented in Table 1.

Table 1  
2027 Anticipated Levels of Service

	2027 No-Build Conditions						2027 Build Conditions						2027 Build Conditions					
	Destination Park			Ecological or Passive Park			Hybrid Park			Destination Park			Ecological or Passive Park			Hybrid Park		
	AM Peak LOS	PM Peak LOS	Delay	AM Peak LOS	PM Peak LOS	Delay	AM Peak LOS	PM Peak LOS	Delay	AM Peak LOS	PM Peak LOS	Delay	AM Peak LOS	PM Peak LOS	Delay	AM Peak LOS	PM Peak LOS	Delay
Rope Ferry Road at Gardeners Wood Road	B	14.1	B	15.6	B	14.1	B	15.4	B	14.1	B	14.1	B	15.6	B	15.5	B	17.1
Jordan Cove Road at Shore Road	A	7.3	A	7.6	A	7.3	A	7.7	A	7.3	A	7.3	A	7.6	A	7.3	A	7.8
Northbound	A	7.7	A	8.0	A	7.7	A	8.1	A	7.7	A	7.7	A	8.0	A	7.8	A	8.2
Southbound	A	6.7	A	7.4	A	6.7	A	7.4	A	6.7	A	6.7	A	7.4	A	6.8	A	7.4
Eastbound	A	7.0	A	7.5	A	7.0	A	7.6	A	7.0	A	7.0	A	7.5	A	7.0	A	7.6
Palmer Drive at Shore Drive	A	7.0	A	7.3	A	7.0	A	7.3	A	7.0	A	7.0	A	7.3	A	7.0	A	7.4
Northbound	A	7.2	A	7.3	A	7.2	A	7.4	A	7.2	A	7.2	A	7.3	A	7.3	A	7.4
Southbound	A	6.6	A	6.9	A	6.8	A	7.2	A	6.6	A	6.6	A	6.9	A	6.9	A	7.3
Eastbound	A	7.3	A	7.5	A	7.3	A	7.5	A	7.3	A	7.3	A	7.5	A	7.3	A	7.6
Westbound	A	6.9	A	7.3	A	6.9	A	7.1	A	7.0	A	7.0	A	7.2	A	6.9	A	7.1
Shore Drive at Seaside Park Drive	A	7.3	A	7.3	A	7.3	A	7.3	A	7.3	A	7.3	A	7.3	A	7.3	A	7.3
Westbound Left	A	8.5	A	8.6	A	8.6	A	8.9	A	8.5	A	8.5	A	8.6	A	8.7	A	8.9
Northbound	A	7.4	A	7.4	A	7.4	A	7.4	A	7.4	A	7.4	A	7.4	A	7.4	A	7.4
Shore Drive at Great Neck Road	A	9.4	A	9.2	A	9.5	A	9.5	A	9.5	A	9.5	A	9.3	A	9.6	A	9.6
Northbound Left	A	7.4	A	7.4	A	7.4	A	7.4	A	7.4	A	7.4	A	7.4	A	7.4	A	7.4
Eastbound	A	0.0	A	0.2	A	0.0	A	0.1	A	0.0	A	0.0	A	0.2	A	0.0	A	0.1
Great Neck Road at Lamphere Road / Braman Road	A	2.1	A	2.3	A	2.1	A	2.3	A	2.1	A	2.1	A	2.3	A	2.0	A	2.2
Northbound	C	19.2	E*	40.0	C	19.6	E	43.6	E	19.4	C	19.4	E*	40.7	C	20.1	E	44.8
Southbound	B	11.0	B	13.4	B	11.1	B	13.7	B	11.0	B	11.0	B	13.4	B	11.1	B	13.9
Eastbound	B	15.1	C	29.1	B	15.2	C	30.8	B	15.1	C	15.1	C	29.6	B	15.5	C	32.0
Westbound	B	15.1	C	29.1	B	15.2	C	30.8	B	15.1	C	15.1	C	29.6	B	15.5	C	32.0

\* - LOS D in May 2017 Study

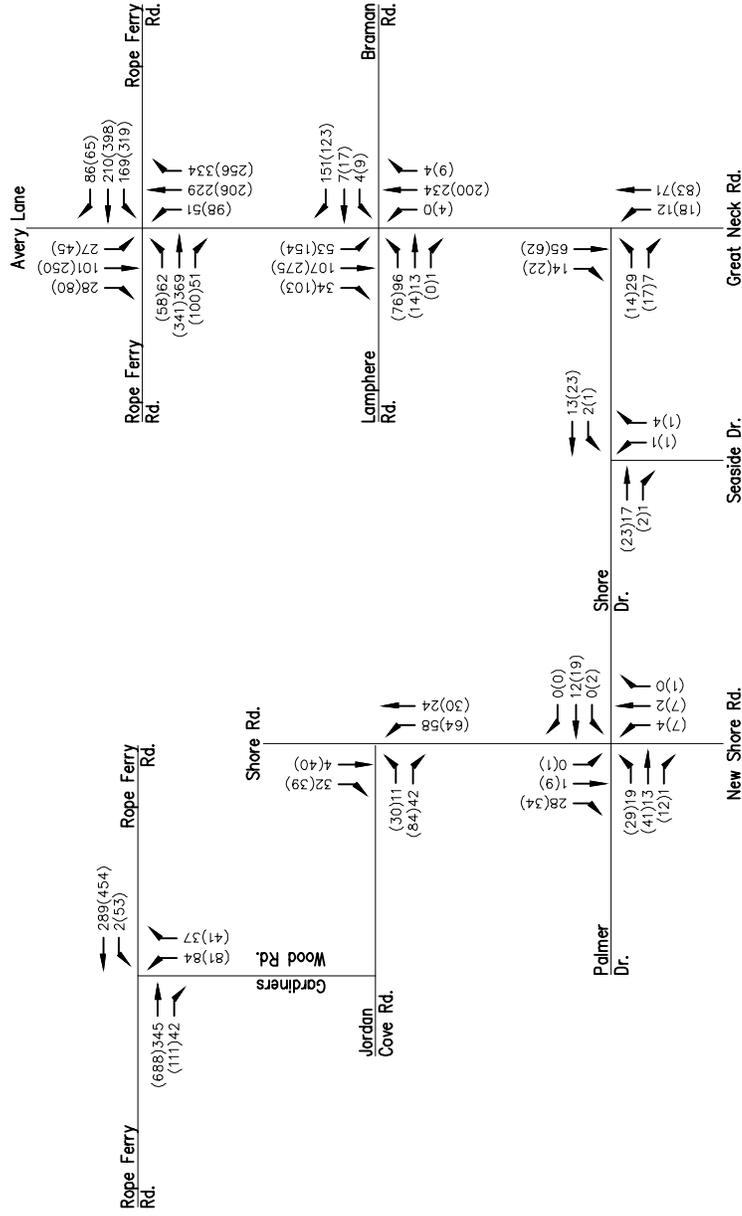
The analyses indicate that each of the signalized intersections will operate at a Level of Service (LOS) C or better throughout the day for the 2027 Build Conditions. The analyses also show that the side street approaches for the unsignalized intersections will operate at an LOS C or better for the 2027 Build Conditions except for the Lamphere Road approach to Great Neck Road which will operate at an LOS E during the afternoon peak hour. This approach will experience a LOS E under the 2027 No build conditions with an average delay per vehicle of 40.0 seconds. The greatest delay for this movement is under the Hybrid Park alternative with an average delay per vehicle of 44.8 seconds, an increase of 4.8 seconds. Nevertheless, level of service E is considered acceptable for a side street approach to a heavily traveled collector road such as Great Neck Road.

#### **IV. CONCLUSION**

Traffic analyses were completed for each of the various alternatives with the increased seasonally adjusted anticipated 2027 traffic volumes at seven intersections between the site and Rope Ferry Road (Route 156). The analyses indicate that each of the intersections studied has sufficient capacity to accommodate each of the alternatives being considered without the need to construct any improvements.

# APPENDIX

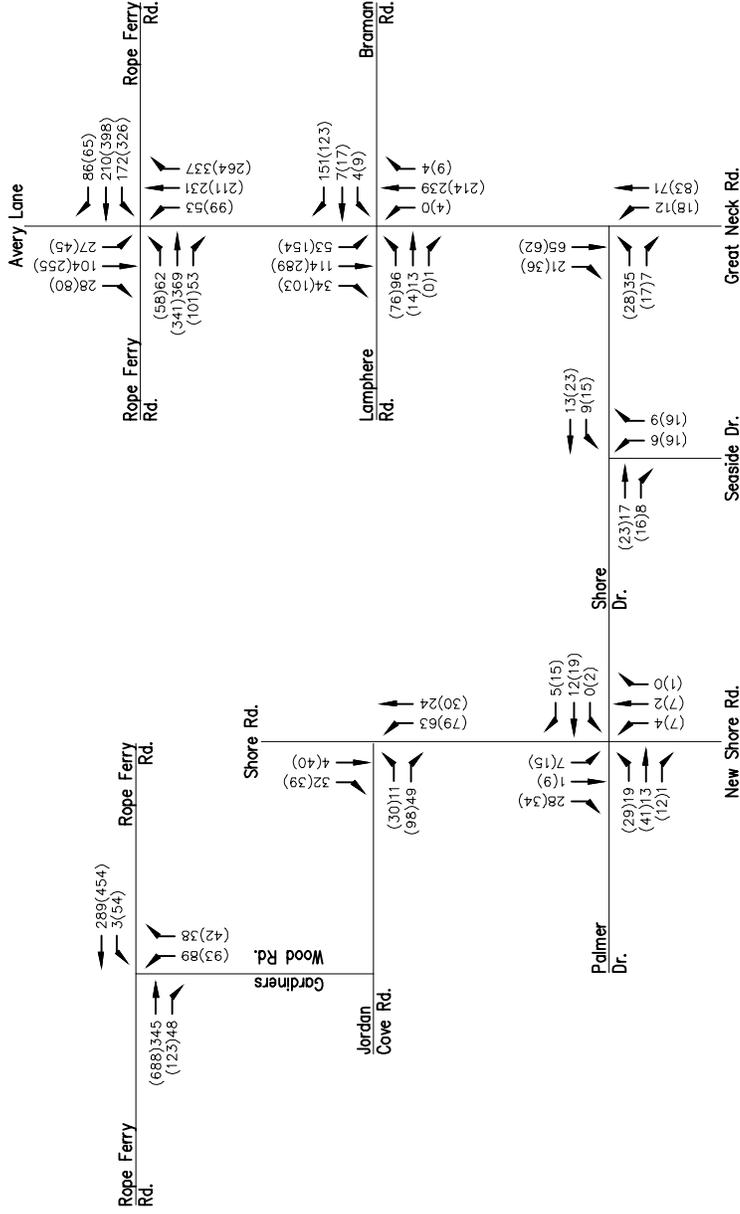
# TRAFFIC FLOW DIAGRAMS



New October 2017	
Seaside State Park EIE Study Waterford, Connecticut	
<b>Traffic Flow Diagram</b> <b>2027 No Build Volumes (Adj. 5%)</b>	
SCALE: N.T.S.	DATE: Oct. 2017

**Legend**  
 xx = AM Peak Hour  
 (xx) = PM Peak Hour

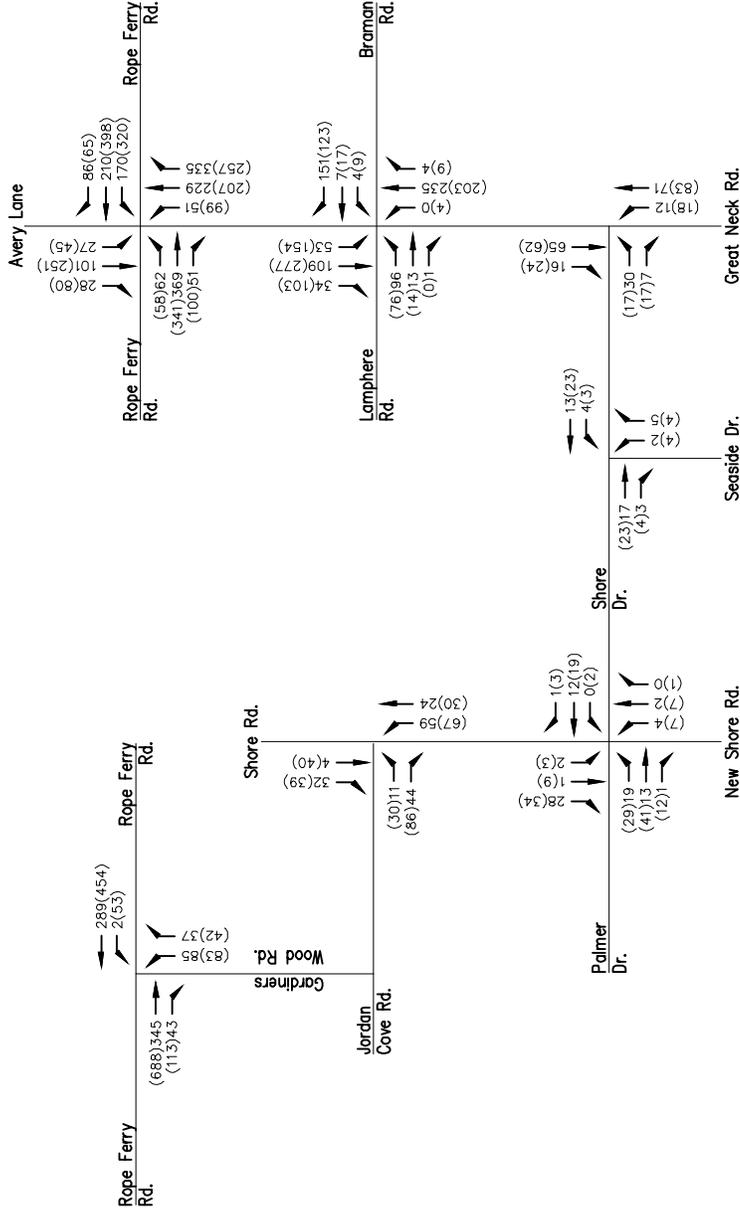




New October 2017	
Seaside State Park EIE Study Waterford, Connecticut	
<b>Traffic Flow Diagram 2027 Build Volumes (Adj. 5%) Destination Park</b>	
SCALE: N.T.S.	DATE: Oct. 2017

**Legend**  
 xx = Friday PM Peak Hour  
 (xx) = Saturday Midday Peak Hour

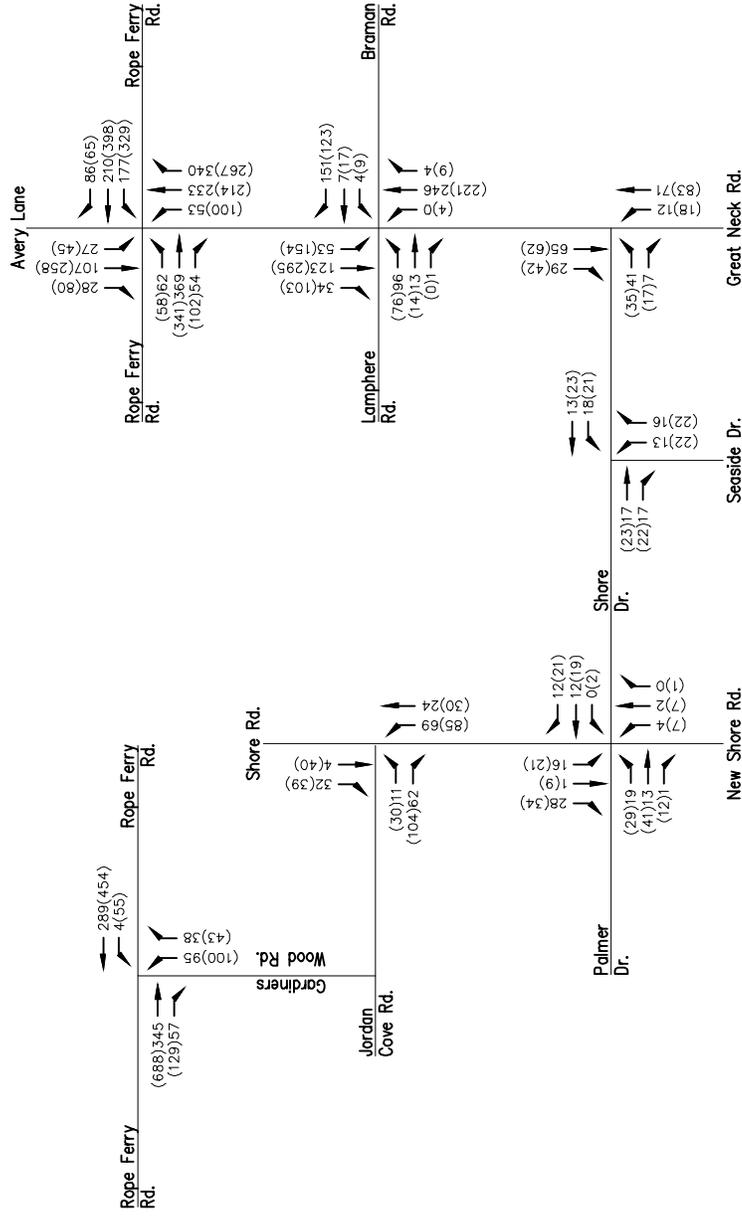




**Legend**  
 xx = Friday PM Peak Hour  
 (xx) = Saturday Midday Peak Hour

New October 2017	
Seaside State Park EIE Study Waterford, Connecticut	
<b>Traffic Flow Diagram 2027 Build Volumes (Adj. 5%) Ecological / Passive Park</b>	
SCALE: N.T.S.	DATE: Oct. 2017





New October 2017	
Seaside State Park EIE Study Waterford, Connecticut	
<b>Traffic Flow Diagram 2027 Build Volumes (Adj. 5%) Hybrid Park</b>	
SCALE: N.T.S.	DATE: Oct. 2017

**Legend**  
 xx = Friday PM Peak Hour  
 (xx) = Saturday Midday Peak Hour



# TURNING MOVEMENT COUNTS

**Connecticut Counts LLC**  
**Kensington, Connecticut 06037**  
**(860) 828-1693**

Rope Ferry Road at Great Neck Road  
 Waterford, Connecticut

File Name : 16248  
 Site Code : 16248  
 Start Date : 8/24/2017  
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	Great Neck Road From North					Rope Ferry Road From East					Great Neck Road From South					Rope Ferry Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	13	0	1	14	7	27	7	0	41	32	29	15	0	76	14	46	3	0	63	194
07:15 AM	2	14	0	0	16	5	24	13	0	42	28	32	19	0	79	9	54	3	0	66	203
07:30 AM	2	13	5	1	21	7	31	19	0	57	49	50	15	0	114	7	61	6	0	74	266
07:45 AM	5	25	6	0	36	6	30	32	0	68	35	42	21	0	98	13	56	7	0	76	278
Total	9	65	11	2	87	25	112	71	0	208	144	153	70	0	367	43	217	19	0	279	941
08:00 AM	3	24	5	3	35	7	28	22	0	57	37	25	20	0	82	14	46	7	0	67	241
08:15 AM	4	28	3	1	36	4	39	24	0	67	39	51	25	0	115	11	35	6	0	52	270
08:30 AM	5	28	4	0	37	4	24	24	0	52	32	39	27	0	98	18	59	9	0	86	273
08:45 AM	10	25	10	1	46	10	42	21	0	73	44	41	29	0	114	23	71	10	0	104	337
Total	22	105	22	5	154	25	133	91	0	249	152	156	101	0	409	66	211	32	0	309	1121
Grand Total	31	170	33	7	241	50	245	162	0	457	296	309	171	0	776	109	428	51	0	588	2062
Apprch %	12.9	70.5	13.7	2.9		10.9	53.6	35.4	0		38.1	39.8	22	0		18.5	72.8	8.7	0		
Total %	1.5	8.2	1.6	0.3	11.7	2.4	11.9	7.9	0	22.2	14.4	15	8.3	0	37.6	5.3	20.8	2.5	0	28.5	
Unshifted	30	161	32	7	230	49	238	158	0	445	292	306	166	0	764	106	420	50	0	576	2015
% Unshifted	96.8	94.7	97	100	95.4	98	97.1	97.5	0	97.4	98.6	99	97.1	0	98.5	97.2	98.1	98	0	98	97.7
Bank 1	1	9	0	0	10	0	7	4	0	11	3	3	5	0	11	3	8	1	0	12	44
% Bank 1	3.2	5.3	0	0	4.1	0	2.9	2.5	0	2.4	1	1	2.9	0	1.4	2.8	1.9	2	0	2	2.1
Bank 2	0	0	1	0	1	1	0	0	0	1	1	0	0	0	1	0	0	0	0	0	3
% Bank 2	0	0	3	0	0.4	2	0	0	0	0.2	0.3	0	0	0	0.1	0	0	0	0	0	0.1

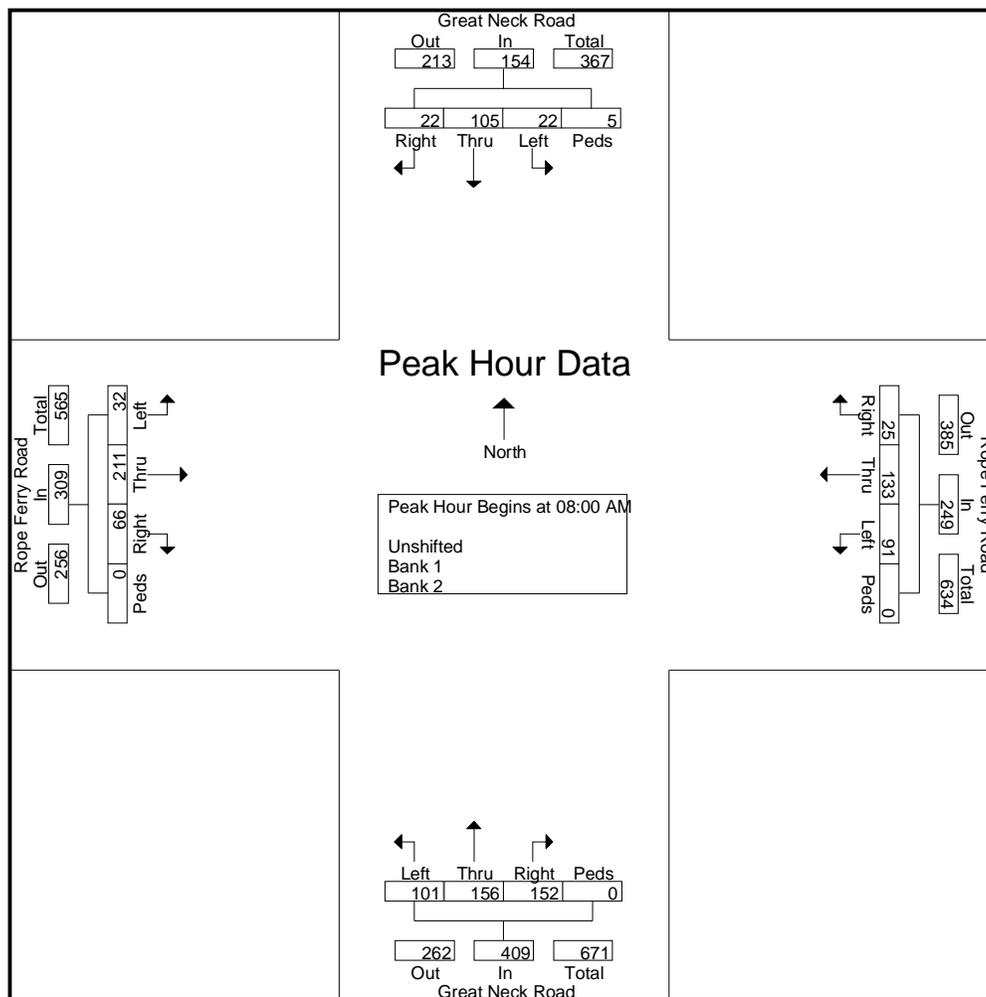
# Connecticut Counts LLC

Kensington, Connecticut 06037  
(860) 828-1693

Rope Ferry Road at Great Neck Road  
Waterford, Connecticut

File Name : 16248  
Site Code : 16248  
Start Date : 8/24/2017  
Page No : 2

Start Time	Great Neck Road From North					Rope Ferry Road From East					Great Neck Road From South					Rope Ferry Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	3	24	5	3	35	7	28	22	0	57	37	25	20	0	82	14	46	7	0	67	241
08:15 AM	4	28	3	1	36	4	39	24	0	67	39	51	25	0	115	11	35	6	0	52	270
08:30 AM	5	28	4	0	37	4	24	24	0	52	32	39	27	0	98	18	59	9	0	86	273
08:45 AM	10	25	10	1	46	10	42	21	0	73	44	41	29	0	114	23	71	10	0	104	337
Total Volume	22	105	22	5	154	25	133	91	0	249	152	156	101	0	409	66	211	32	0	309	1121
% App. Total	14.3	68.2	14.3	3.2		10	53.4	36.5	0		37.2	38.1	24.7	0		21.4	68.3	10.4	0		
PHF	.550	.938	.550	.417	.837	.625	.792	.948	.000	.853	.864	.765	.871	.000	.889	.717	.743	.800	.000	.743	.832



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Rope Ferry Road at Great Neck Road  
Waterford, Connecticut

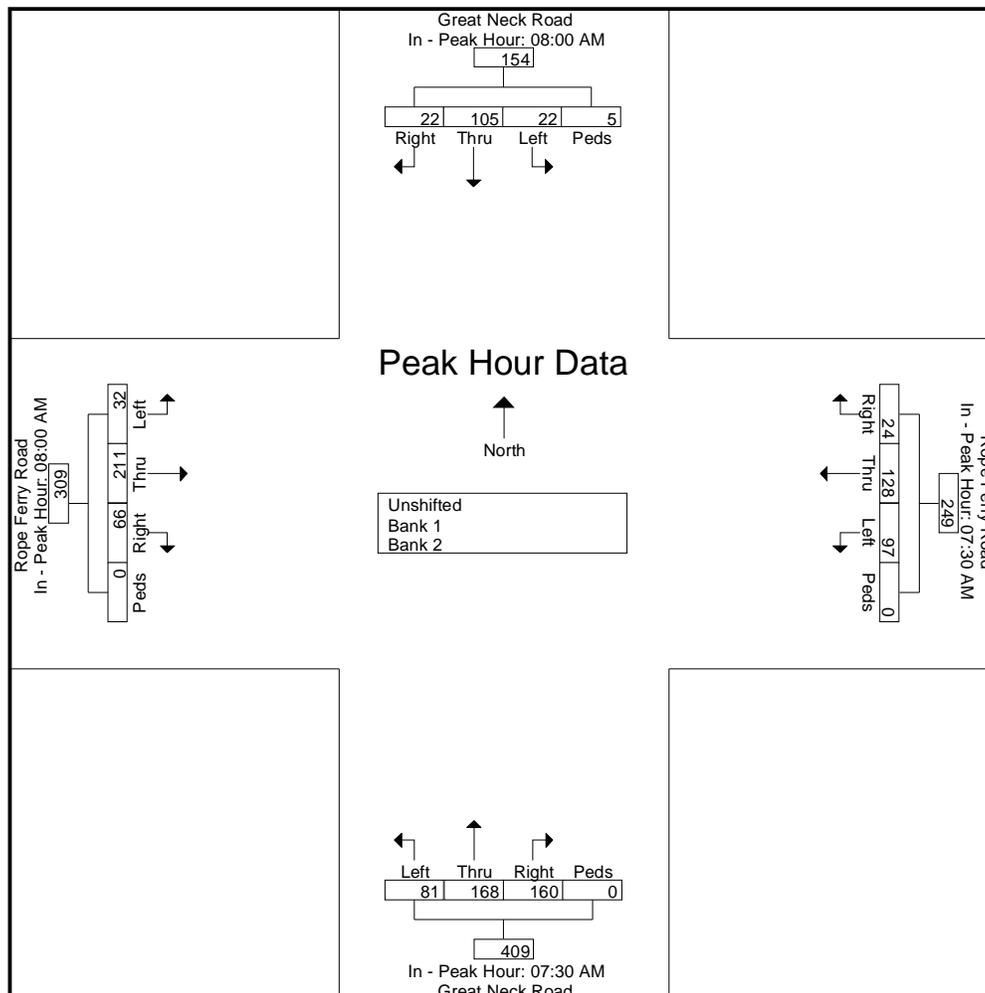
File Name : 16248  
Site Code : 16248  
Start Date : 8/24/2017  
Page No : 3

Start Time	Great Neck Road From North					Rope Ferry Road From East					Great Neck Road From South					Rope Ferry Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	08:00 AM					07:30 AM					07:30 AM					08:00 AM				
+0 mins.	3	24	5	3	35	7	31	19	0	57	49	50	15	0	114	14	46	7	0	67
+15 mins.	4	28	3	1	36	6	30	32	0	68	35	42	21	0	98	11	35	6	0	52
+30 mins.	5	28	4	0	37	7	28	22	0	57	37	25	20	0	82	18	59	9	0	86
+45 mins.	10	25	10	1	46	4	39	24	0	67	39	51	25	0	115	23	71	10	0	104
Total Volume	22	105	22	5	154	24	128	97	0	249	160	168	81	0	409	66	211	32	0	309
% App. Total	14.3	68.2	14.3	3.2		9.6	51.4	39	0		39.1	41.1	19.8	0		21.4	68.3	10.4	0	
PHF	.550	.938	.550	.417	.837	.857	.821	.758	.000	.915	.816	.824	.810	.000	.889	.717	.743	.800	.000	.743





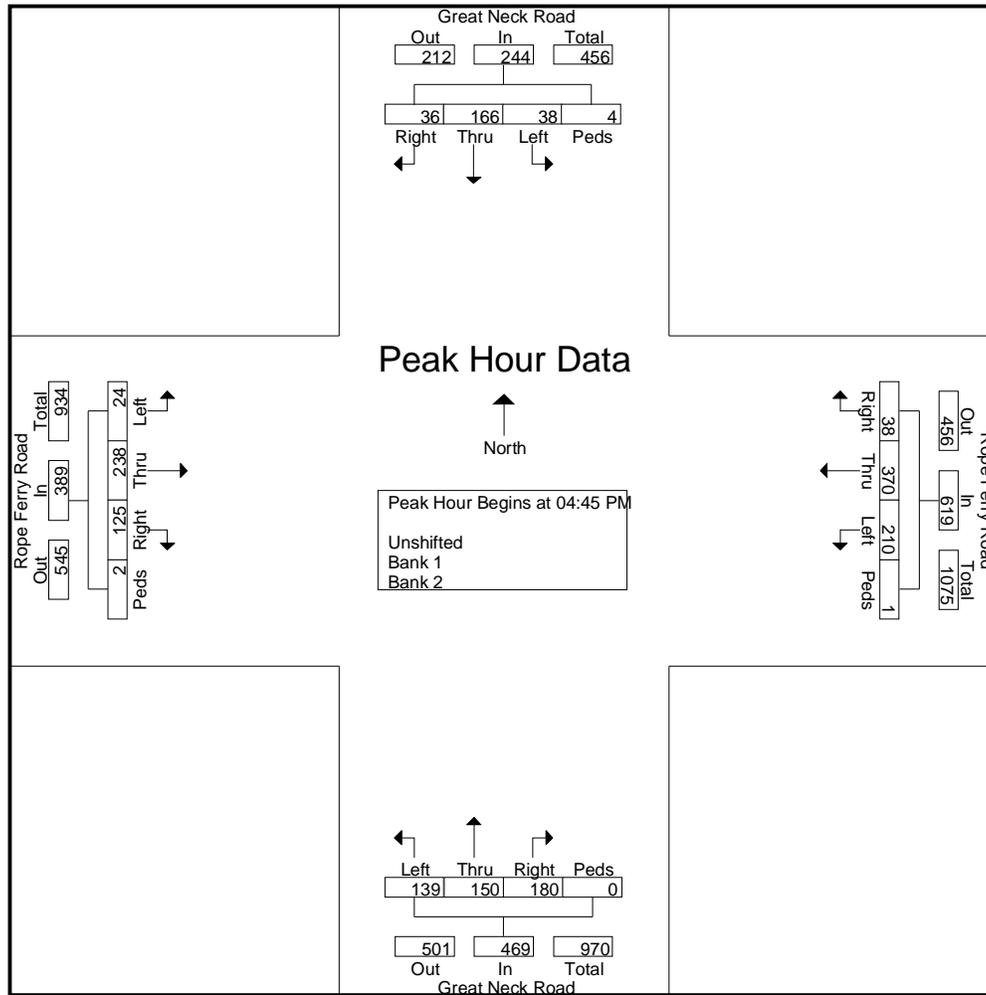
# Connecticut Counts LLC

Kensington, Connecticut 06037  
(860) 828-1693

Rope Ferry Road at Great Neck Road  
Waterford, Connecticut

File Name : 16249  
Site Code : 16249  
Start Date : 8/24/2017  
Page No : 2

Start Time	Great Neck Road From North					Rope Ferry Road From East					Great Neck Road From South					Rope Ferry Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	14	49	3	0	66	9	80	51	0	140	49	43	34	0	126	30	60	6	0	96	428
05:00 PM	12	32	7	1	52	7	104	59	1	171	52	34	35	0	121	25	44	4	1	74	418
05:15 PM	8	43	19	1	71	7	97	45	0	149	43	35	30	0	108	36	80	9	0	125	453
05:30 PM	2	42	9	2	55	15	89	55	0	159	36	38	40	0	114	34	54	5	1	94	422
Total Volume	36	166	38	4	244	38	370	210	1	619	180	150	139	0	469	125	238	24	2	389	1721
% App. Total	14.8	68	15.6	1.6		6.1	59.8	33.9	0.2		38.4	32	29.6	0		32.1	61.2	6.2	0.5		
PHF	.643	.847	.500	.500	.859	.633	.889	.890	.250	.905	.865	.872	.869	.000	.931	.868	.744	.667	.500	.778	.950



# Connecticut Counts LLC

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Rope Ferry Road at Great Neck Road  
Waterford, Connecticut

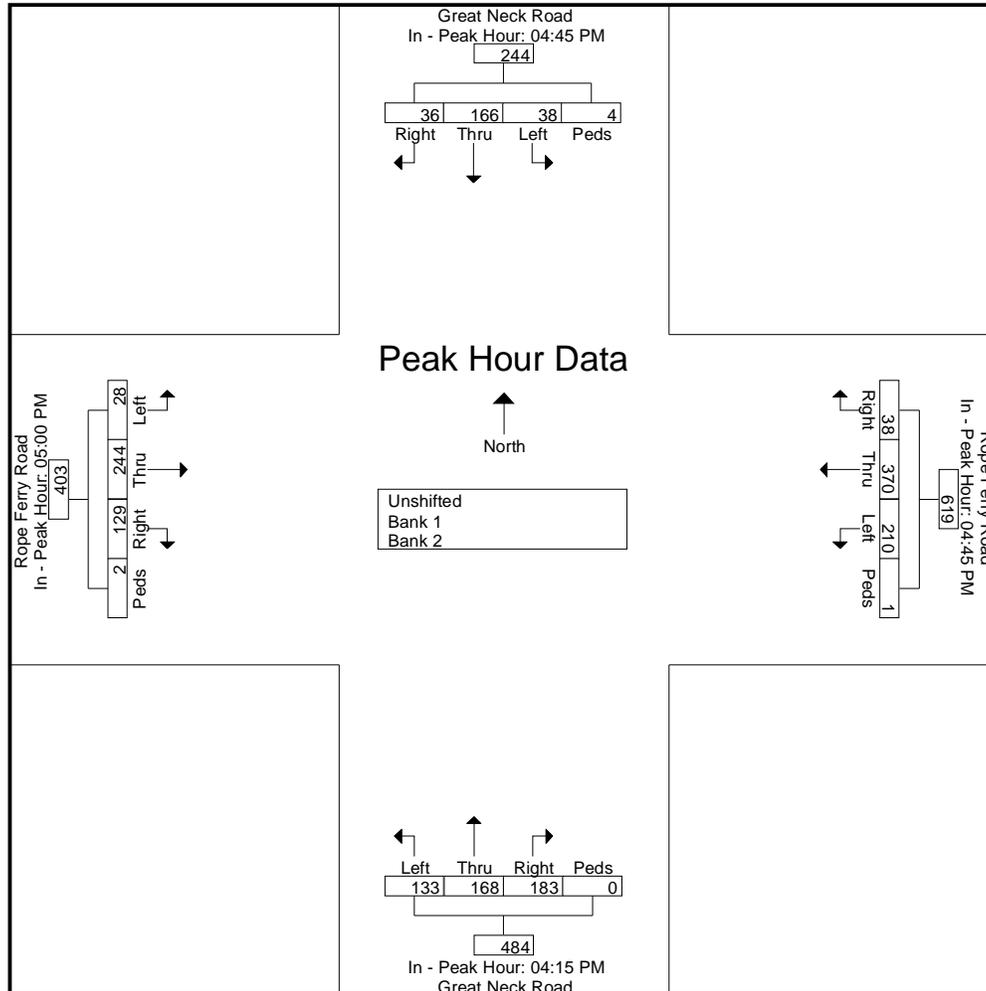
File Name : 16249  
Site Code : 16249  
Start Date : 8/24/2017  
Page No : 3

Start Time	Great Neck Road From North					Rope Ferry Road From East					Great Neck Road From South					Rope Ferry Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	04:45 PM					04:45 PM					04:15 PM					05:00 PM				
+0 mins.	<b>14</b>	<b>49</b>	3	0	66	9	80	51	0	140	32	<b>47</b>	<b>38</b>	0	117	25	44	4	<b>1</b>	74
+15 mins.	12	32	7	1	52	7	<b>104</b>	<b>59</b>	<b>1</b>	<b>171</b>	50	44	26	0	120	<b>36</b>	<b>80</b>	9	0	<b>125</b>
+30 mins.	8	43	<b>19</b>	1	<b>71</b>	7	97	45	0	149	49	43	34	0	<b>126</b>	34	54	5	1	94
+45 mins.	2	42	9	<b>2</b>	55	<b>15</b>	89	55	0	159	<b>52</b>	34	35	0	121	34	66	<b>10</b>	0	110
Total Volume	36	166	38	4	244	38	370	210	1	619	183	168	133	0	484	129	244	28	2	403
% App. Total	14.8	68	15.6	1.6		6.1	59.8	33.9	0.2		37.8	34.7	27.5	0		32	60.5	6.9	0.5	
PHF	.643	.847	.500	.500	.859	.633	.889	.890	.250	.905	.880	.894	.875	.000	.960	.896	.763	.700	.500	.806



**Connecticut Counts LLC**  
**Kensington, Connecticut 06037**  
**(860) 828-1693**

Shore Road at Seaside Drive  
Wasterford, Connecticut

File Name : 16250  
Site Code : 16250  
Start Date : 8/24/2017  
Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	From North					Shore Road From East					Seaside Drive From South					Shore Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	0	0	1	1	0	3	0	0	3	1	0	0	1	2	0	1	0	0	1	7
07:15 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2
07:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	3	3	0	3	0	0	3	7
07:45 AM	0	0	0	1	1	0	0	1	0	1	1	0	0	3	4	0	2	0	0	2	8
Total	0	0	0	2	2	0	5	1	0	6	2	0	0	7	9	0	7	0	0	7	24
08:00 AM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2
08:15 AM	0	0	0	1	1	0	1	1	0	2	1	0	0	1	2	0	2	0	0	2	7
08:30 AM	0	0	0	0	0	0	3	2	0	5	0	0	0	0	0	0	1	0	0	1	6
08:45 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	0	1	1	0	6	4	0	10	1	0	0	1	2	0	4	0	0	4	17
Grand Total	0	0	0	3	3	0	11	5	0	16	3	0	0	8	11	0	11	0	0	11	41
Apprch %	0	0	0	100		0	68.8	31.2	0		27.3	0	0	72.7		0	100	0	0		
Total %	0	0	0	7.3	7.3	0	26.8	12.2	0	39	7.3	0	0	19.5	26.8	0	26.8	0	0	26.8	
Unshifted	0	0	0	3	3	0	11	5	0	16	2	0	0	8	10	0	11	0	0	11	40
% Unshifted	0	0	0	100	100	0	100	100	0	100	66.7	0	0	100	90.9	0	100	0	0	100	97.6
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank 2	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
% Bank 2	0	0	0	0	0	0	0	0	0	0	33.3	0	0	0	9.1	0	0	0	0	0	2.4

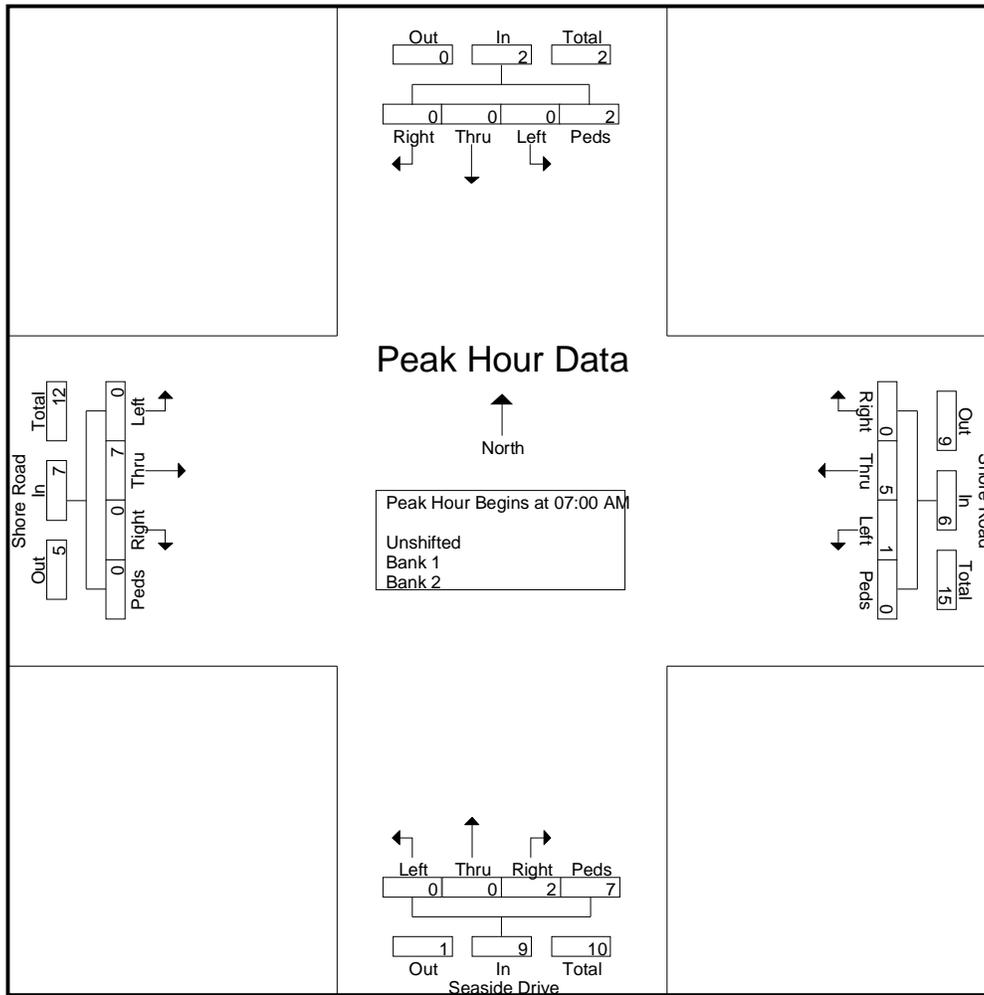
# Connecticut Counts LLC

Kensington, Connecticut 06037  
(860) 828-1693

Shore Road at Seaside Drive  
Waterford, Connecticut

File Name : 16250  
Site Code : 16250  
Start Date : 8/24/2017  
Page No : 2

Start Time	From North					Shore Road From East					Seaside Drive From South					Shore Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	0	1	1	0	3	0	0	3	1	0	0	1	2	0	1	0	0	1	7
07:15 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2
07:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	3	3	0	3	0	0	3	7
07:45 AM	0	0	0	1	1	0	0	1	0	1	1	0	0	3	4	0	2	0	0	2	8
Total Volume	0	0	0	2	2	0	5	1	0	6	2	0	0	7	9	0	7	0	0	7	24
% App. Total	0	0	0	100		0	83.3	16.7	0		22.2	0	0	77.8		0	100	0	0		
PHF	.000	.000	.000	.500	.500	.000	.417	.250	.000	.500	.500	.000	.000	.583	.563	.000	.583	.000	.000	.583	.750



# Connecticut Counts LLC

Kensington, Connecticut 06037  
(860) 828-1693

Shore Road at Seaside Drive  
Waterford, Connecticut

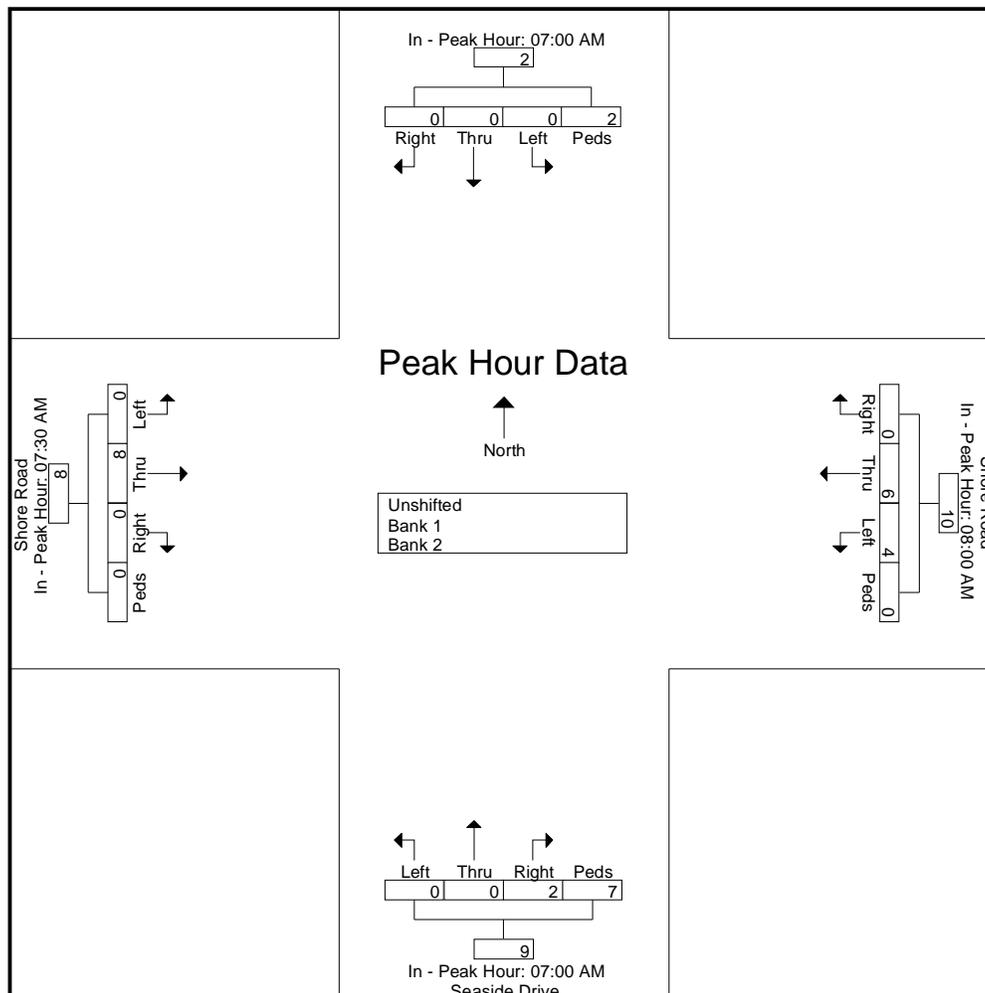
File Name : 16250  
Site Code : 16250  
Start Date : 8/24/2017  
Page No : 3

Start Time	From North					Shore Road From East					Seaside Drive From South					Shore Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	07:00 AM					08:00 AM					07:00 AM					07:30 AM				
+0 mins.	0	0	0	1	1	0	0	1	0	1	1	0	0	1	2	0	3	0	0	3
+15 mins.	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	0	2	0	0	2
+30 mins.	0	0	0	0	0	0	3	2	0	5	0	0	0	3	3	0	1	0	0	1
+45 mins.	0	0	0	1	1	0	2	0	0	2	1	0	0	3	4	0	2	0	0	2
Total Volume	0	0	0	2	2	0	6	4	0	10	2	0	0	7	9	0	8	0	0	8
% App. Total	0	0	0	100		0	60	40	0		22.2	0	0	77.8		0	100	0	0	
PHF	.000	.000	.000	.500	.500	.000	.500	.500	.000	.500	.500	.000	.000	.583	.563	.000	.667	.000	.000	.667



**Connecticut Counts LLC**  
**Kensington, Connecticut 06037**  
**(860) 828-1693**

Shore Road at Seaside Drive  
 Waterford, Connecticut

File Name : 16251  
 Site Code : 16251  
 Start Date : 8/24/2017  
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	From North					Shore Road From East					Seaside Drive From South					Shore Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	0	0	0	0	0	0	4	1	0	5	1	0	1	1	3	0	1	0	0	1	9
04:15 PM	0	0	0	1	1	0	4	1	0	5	0	0	0	0	0	0	2	0	0	2	8
04:30 PM	1	0	0	1	2	1	6	1	0	8	2	0	0	1	3	0	3	0	0	3	16
04:45 PM	0	0	0	0	0	0	0	3	0	3	0	0	0	0	0	0	3	0	0	3	6
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>14</b>	<b>6</b>	<b>0</b>	<b>21</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>39</b>
05:00 PM	0	0	0	0	0	0	7	0	0	7	2	0	0	1	3	1	5	0	0	6	16
05:15 PM	0	0	0	0	0	0	2	0	0	2	2	0	0	0	2	0	0	0	0	0	4
05:30 PM	0	0	0	1	1	0	2	1	0	3	1	0	0	1	2	0	3	0	0	3	9
05:45 PM	0	0	0	1	1	0	3	0	0	3	2	0	1	0	3	0	1	0	0	1	8
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>14</b>	<b>1</b>	<b>0</b>	<b>15</b>	<b>7</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>10</b>	<b>1</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>37</b>
<b>Grand Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>5</b>	<b>1</b>	<b>28</b>	<b>7</b>	<b>0</b>	<b>36</b>	<b>10</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>16</b>	<b>1</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>76</b>
<b>Apprch %</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>80</b>		<b>2.8</b>	<b>77.8</b>	<b>19.4</b>	<b>0</b>		<b>62.5</b>	<b>0</b>	<b>12.5</b>	<b>25</b>		<b>5.3</b>	<b>94.7</b>	<b>0</b>	<b>0</b>		
<b>Total %</b>	<b>1.3</b>	<b>0</b>	<b>0</b>	<b>5.3</b>	<b>6.6</b>	<b>1.3</b>	<b>36.8</b>	<b>9.2</b>	<b>0</b>	<b>47.4</b>	<b>13.2</b>	<b>0</b>	<b>2.6</b>	<b>5.3</b>	<b>21.1</b>	<b>1.3</b>	<b>23.7</b>	<b>0</b>	<b>0</b>	<b>25</b>	
<b>Unshifted</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>28</b>	<b>7</b>	<b>0</b>	<b>35</b>	<b>10</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>16</b>	<b>1</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>74</b>
<b>% Unshifted</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>80</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>97.2</b>	<b>100</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>97.4</b>
<b>Bank 1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>% Bank 1</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2.8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2.6</b>
<b>Bank 2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>% Bank 2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

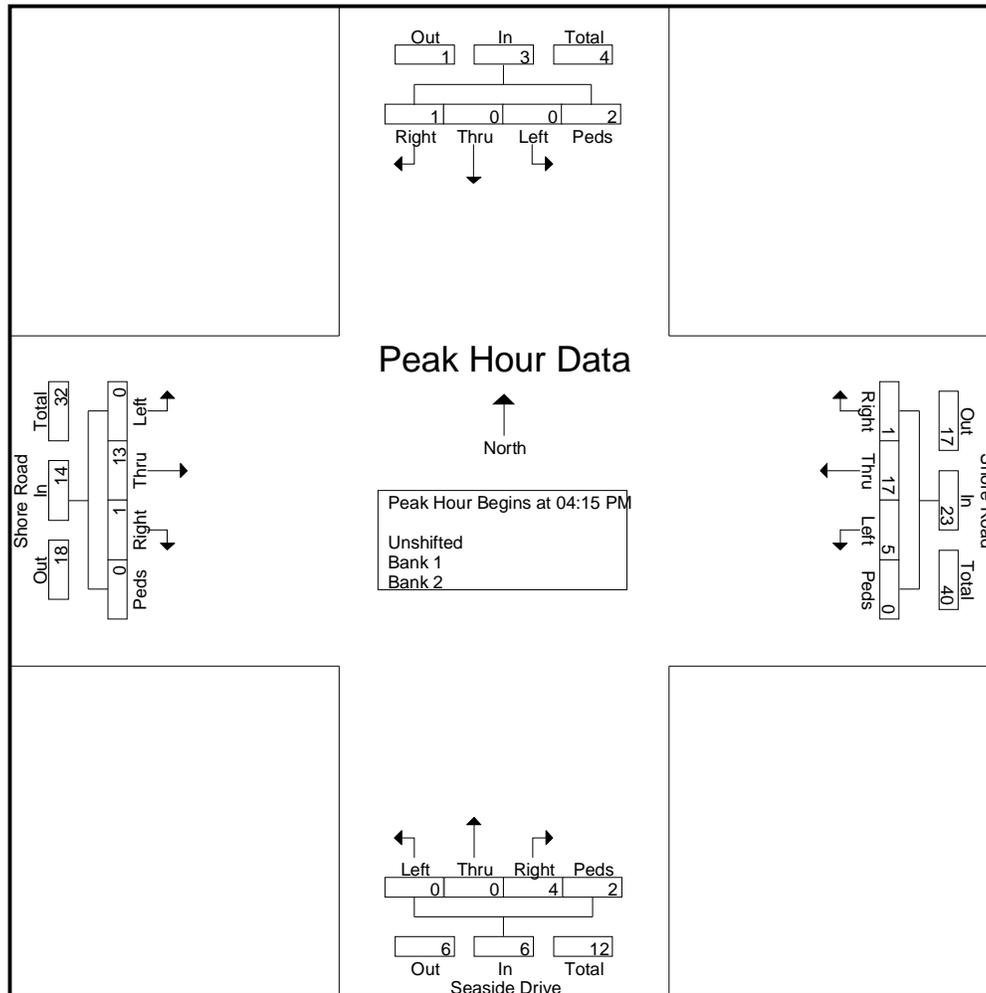
# Connecticut Counts LLC

Kensington, Connecticut 06037  
(860) 828-1693

Shore Road at Seaside Drive  
Waterford, Connecticut

File Name : 16251  
Site Code : 16251  
Start Date : 8/24/2017  
Page No : 2

Start Time	From North					Shore Road From East					Seaside Drive From South					Shore Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	0	0	1	1	0	4	1	0	5	0	0	0	0	0	0	2	0	0	2	8
04:30 PM	1	0	0	1	2	1	6	1	0	8	2	0	0	1	3	0	3	0	0	3	16
04:45 PM	0	0	0	0	0	0	0	3	0	3	0	0	0	0	0	0	3	0	0	3	6
05:00 PM	0	0	0	0	0	0	7	0	0	7	2	0	0	1	3	1	5	0	0	6	16
Total Volume	1	0	0	2	3	1	17	5	0	23	4	0	0	2	6	1	13	0	0	14	46
% App. Total	33.3	0	0	66.7		4.3	73.9	21.7	0		66.7	0	0	33.3		7.1	92.9	0	0		
PHF	.250	.000	.000	.500	.375	.250	.607	.417	.000	.719	.500	.000	.000	.500	.500	.250	.650	.000	.000	.583	.719



# Connecticut Counts LLC

Kensington, Connecticut 06037  
(860) 828-1693

Shore Road at Seaside Drive  
Waterford, Connecticut

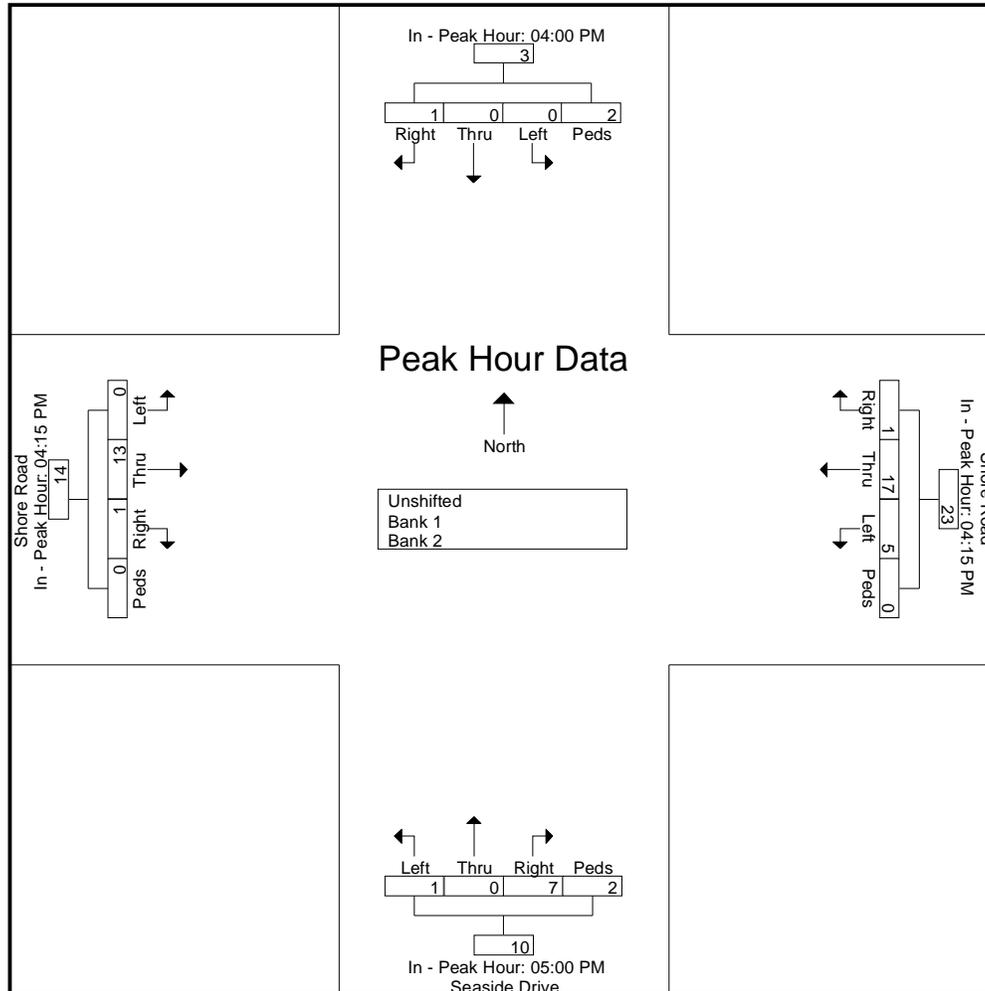
File Name : 16251  
Site Code : 16251  
Start Date : 8/24/2017  
Page No : 3

Start Time	From North					Shore Road From East					Seaside Drive From South					Shore Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	04:00 PM					04:15 PM					05:00 PM					04:15 PM				
+0 mins.	0	0	0	0	0	0	4	1	0	5	2	0	0	1	3	0	2	0	0	2
+15 mins.	0	0	0	1	1	1	6	1	0	8	2	0	0	0	2	0	3	0	0	3
+30 mins.	1	0	0	1	2	0	0	3	0	3	1	0	0	1	2	0	3	0	0	3
+45 mins.	0	0	0	0	0	0	7	0	0	7	2	0	1	0	3	1	5	0	0	6
Total Volume	1	0	0	2	3	1	17	5	0	23	7	0	1	2	10	1	13	0	0	14
% App. Total	33.3	0	0	66.7		4.3	73.9	21.7	0		70	0	10	20		7.1	92.9	0	0	
PHF	.250	.000	.000	.500	.375	.250	.607	.417	.000	.719	.875	.000	.250	.500	.833	.250	.650	.000	.000	.583



**Connecticut Counts LLC**  
**Kensington, Connecticut 06037**  
**(860) 828-1693**

Great Neck Road at Shore Road  
 Waterford, Connecticut

File Name : 16252  
 Site Code : 16252  
 Start Date : 8/24/2017  
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	Great Neck Road From North					From East					Great Neck Road From South					Shore Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	2	8	0	0	10	0	0	0	0	0	0	6	0	0	6	0	0	4	2	6	22
07:15 AM	1	9	0	0	10	0	0	0	1	1	0	2	1	0	3	3	0	2	1	6	20
07:30 AM	3	3	0	0	6	0	0	0	0	0	0	6	0	0	6	1	0	6	1	8	20
07:45 AM	1	4	0	0	5	0	0	0	0	0	0	5	1	1	7	3	0	2	0	5	17
Total	7	24	0	0	31	0	0	0	1	1	0	19	2	1	22	7	0	14	4	25	79
08:00 AM	1	7	0	0	8	0	0	0	1	1	0	7	1	1	9	0	0	4	1	5	23
08:15 AM	4	10	0	0	14	0	0	0	0	0	0	11	0	1	12	2	0	4	1	7	33
08:30 AM	4	13	0	0	17	0	0	0	0	0	0	11	3	0	14	0	0	3	0	3	34
08:45 AM	2	16	0	0	18	0	0	0	0	0	0	14	1	0	15	1	0	4	1	6	39
Total	11	46	0	0	57	0	0	0	1	1	0	43	5	2	50	3	0	15	3	21	129
Grand Total	18	70	0	0	88	0	0	0	2	2	0	62	7	3	72	10	0	29	7	46	208
Apprch %	20.5	79.5	0	0		0	0	0	100		0	86.1	9.7	4.2		21.7	0	63	15.2		
Total %	8.7	33.7	0	0	42.3	0	0	0	1	1	0	29.8	3.4	1.4	34.6	4.8	0	13.9	3.4	22.1	
Unshifted	18	70	0	0	88	0	0	0	2	2	0	62	7	3	72	10	0	28	7	45	207
% Unshifted	100	100	0	0	100	0	0	0	100	100	0	100	100	100	100	100	0	96.6	100	97.8	99.5
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
% Bank 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3.4	0	2.2	0.5

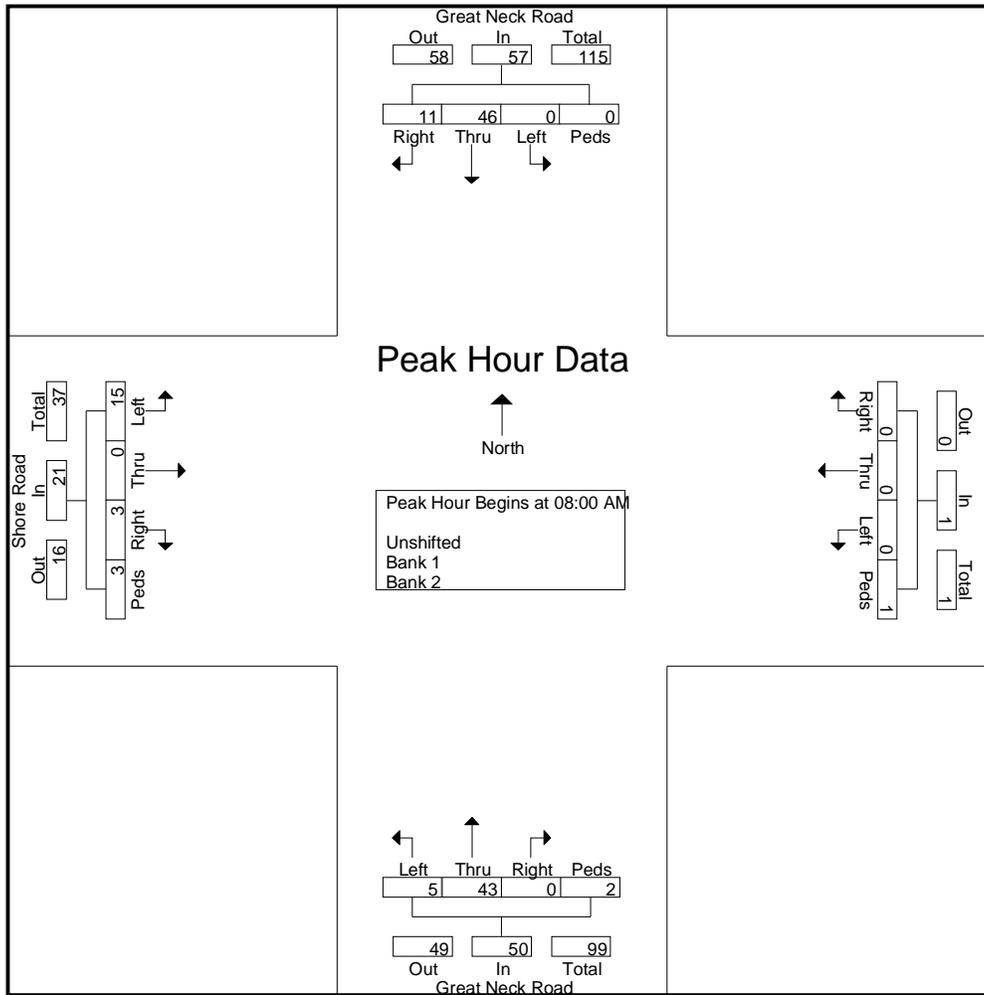
# Connecticut Counts LLC

Kensington, Connecticut 06037  
(860) 828-1693

Great Neck Road at Shore Road  
Waterford, Connecticut

File Name : 16252  
Site Code : 16252  
Start Date : 8/24/2017  
Page No : 2

Start Time	Great Neck Road From North					From East					Great Neck Road From South					Shore Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	1	7	0	0	8	0	0	0	1	1	0	7	1	1	9	0	0	4	1	5	23
08:15 AM	4	10	0	0	14	0	0	0	0	0	0	11	0	1	12	2	0	4	1	7	33
08:30 AM	4	13	0	0	17	0	0	0	0	0	0	11	3	0	14	0	0	3	0	3	34
08:45 AM	2	16	0	0	18	0	0	0	0	0	0	14	1	0	15	1	0	4	1	6	39
Total Volume	11	46	0	0	57	0	0	0	1	1	0	43	5	2	50	3	0	15	3	21	129
% App. Total	19.3	80.7	0	0		0	0	0	100		0	86	10	4		14.3	0	71.4	14.3		
PHF	.688	.719	.000	.000	.792	.000	.000	.000	.250	.250	.000	.768	.417	.500	.833	.375	.000	.938	.750	.750	.827



# Connecticut Counts LLC

Kensington, Connecticut 06037  
(860) 828-1693

Great Neck Road at Shore Road  
Waterford, Connecticut

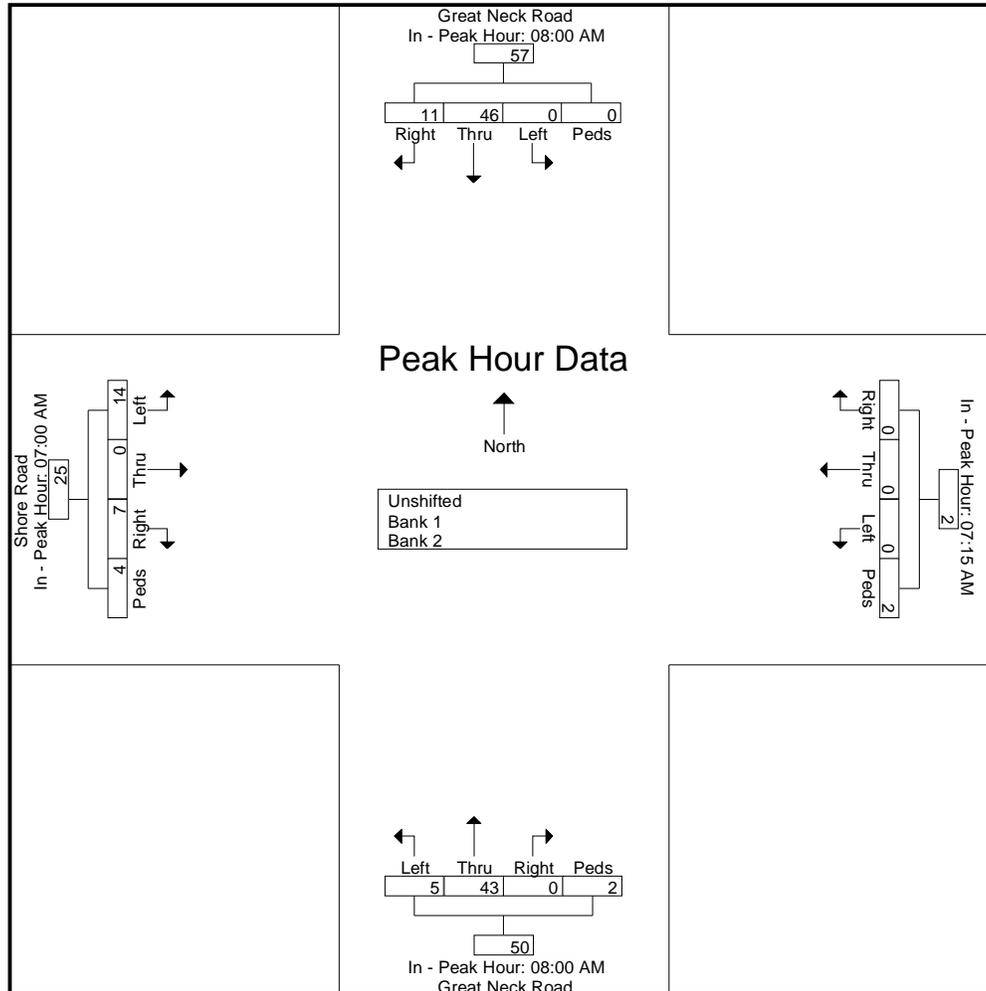
File Name : 16252  
Site Code : 16252  
Start Date : 8/24/2017  
Page No : 3

Start Time	Great Neck Road From North					From East					Great Neck Road From South					Shore Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	08:00 AM					07:15 AM					08:00 AM					07:00 AM				
+0 mins.	1	7	0	0	8	0	0	0	1	1	0	7	1	1	9	0	0	4	2	6
+15 mins.	4	10	0	0	14	0	0	0	0	0	0	11	0	1	12	3	0	2	1	6
+30 mins.	4	13	0	0	17	0	0	0	0	0	0	11	3	0	14	1	0	6	1	8
+45 mins.	2	16	0	0	18	0	0	0	1	1	0	14	1	0	15	3	0	2	0	5
Total Volume	11	46	0	0	57	0	0	0	2	2	0	43	5	2	50	7	0	14	4	25
% App. Total	19.3	80.7	0	0		0	0	0	100		0	86	10	4		28	0	56	16	
PHF	.688	.719	.000	.000	.792	.000	.000	.000	.500	.500	.000	.768	.417	.500	.833	.583	.000	.583	.500	.781



**Connecticut Counts LLC**  
**Kensington, Connecticut 06037**  
**(860) 828-1693**

Great Neck Road at Shore Road  
 Waterford, Connecticut

File Name : 16253  
 Site Code : 16253  
 Start Date : 8/24/2017  
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	Great Neck Road From North					From East					Great Neck Road From South					Shore Road From West					Int. Total	
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total		
04:00 PM	3	24	0	0	27	0	0	0	1	1	0	17	3	0	20	2	0	2	0	4	52	
04:15 PM	4	16	0	0	20	0	0	0	0	0	0	32	6	0	38	0	0	2	0	2	60	
04:30 PM	4	18	0	0	22	0	0	0	0	0	0	22	5	0	27	3	0	4	1	8	57	
04:45 PM	6	17	0	2	25	0	0	0	0	0	0	26	3	0	29	1	0	5	0	6	60	
Total	17	75	0	2	94	0	0	0	1	1	0	97	17	0	114	6	0	13	1	20	229	
05:00 PM	3	20	0	0	23	0	0	0	2	2	0	25	8	0	33	5	0	5	1	11	69	
05:15 PM	2	16	0	0	18	0	0	0	0	0	0	22	1	0	23	2	0	6	0	8	49	
05:30 PM	3	19	0	0	22	0	0	0	0	0	0	17	2	0	19	3	0	3	6	12	53	
05:45 PM	4	14	0	0	18	0	0	0	0	0	0	9	4	0	13	1	0	7	3	11	42	
Total	12	69	0	0	81	0	0	0	2	2	0	73	15	0	88	11	0	21	10	42	213	
Grand Total	29	144	0	2	175	0	0	0	3	3	0	170	32	0	202	17	0	34	11	62	442	
Apprch %	16.6	82.3	0	1.1		0	0	0	100		0	84.2	15.8	0		27.4	0	54.8	17.7			
Total %	6.6	32.6	0	0.5	39.6	0	0	0	0.7	0.7	0	38.5	7.2	0	45.7	3.8	0	7.7	2.5	14		
Unshifted	29	144	0	2	175	0	0	0	3	3	0	169	32	0	201	17	0	34	11	62	441	
% Unshifted	100	100	0	100	100	0	0	0	100	100	0	99.4	100	0	99.5	100	0	100	100	100	99.8	
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank 2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1
% Bank 2	0	0	0	0	0	0	0	0	0	0	0	0.6	0	0	0.5	0	0	0	0	0	0	0.2

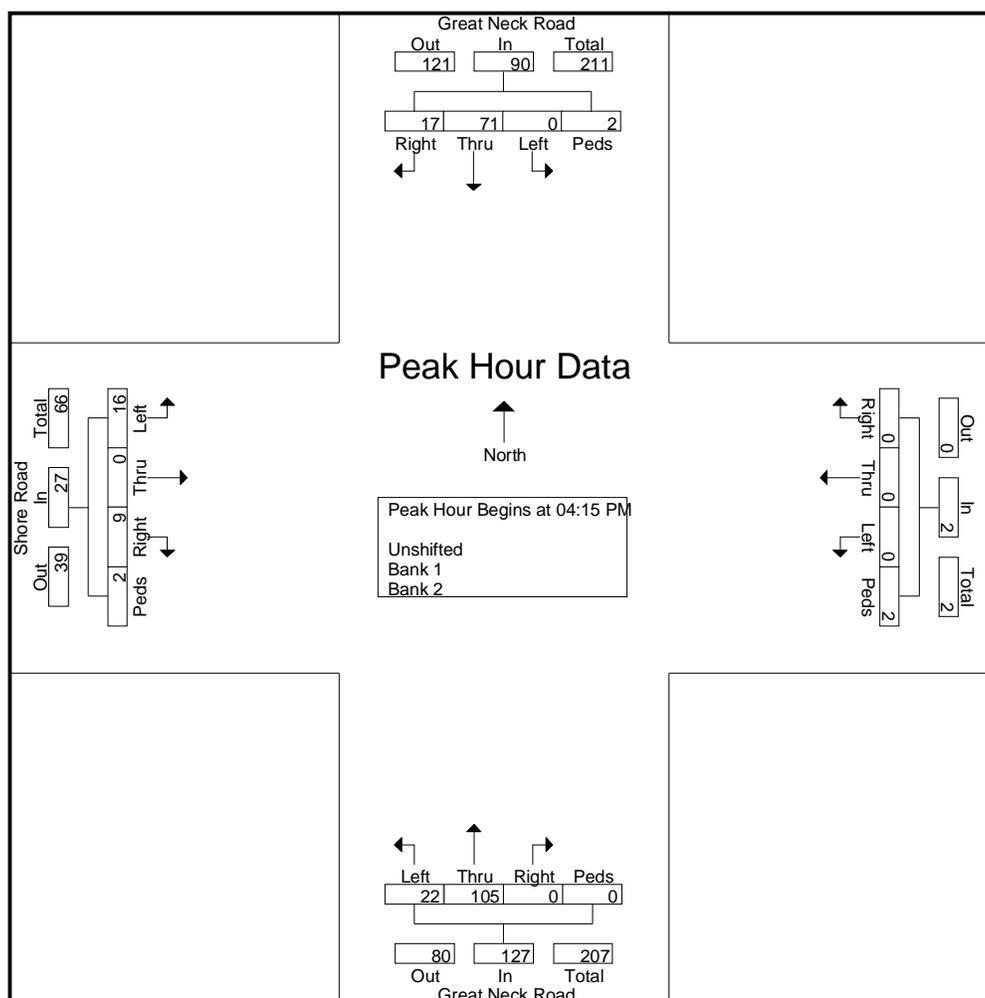
# Connecticut Counts LLC

Kensington, Connecticut 06037  
(860) 828-1693

Great Neck Road at Shore Road  
Waterford, Connecticut

File Name : 16253  
Site Code : 16253  
Start Date : 8/24/2017  
Page No : 2

Start Time	Great Neck Road From North					From East					Great Neck Road From South					Shore Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	4	16	0	0	20	0	0	0	0	0	0	32	6	0	38	0	0	2	0	2	60
04:30 PM	4	18	0	0	22	0	0	0	0	0	0	22	5	0	27	3	0	4	1	8	57
04:45 PM	6	17	0	2	25	0	0	0	0	0	0	26	3	0	29	1	0	5	0	6	60
05:00 PM	3	20	0	0	23	0	0	0	2	2	0	25	8	0	33	5	0	5	1	11	69
Total Volume	17	71	0	2	90	0	0	0	2	2	0	105	22	0	127	9	0	16	2	27	246
% App. Total	18.9	78.9	0	2.2		0	0	0	100		0	82.7	17.3	0		33.3	0	59.3	7.4		
PHF	.708	.888	.000	.250	.900	.000	.000	.000	.250	.250	.000	.820	.688	.000	.836	.450	.000	.800	.500	.614	.891



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Great Neck Road at Shore Road  
Waterford, Connecticut

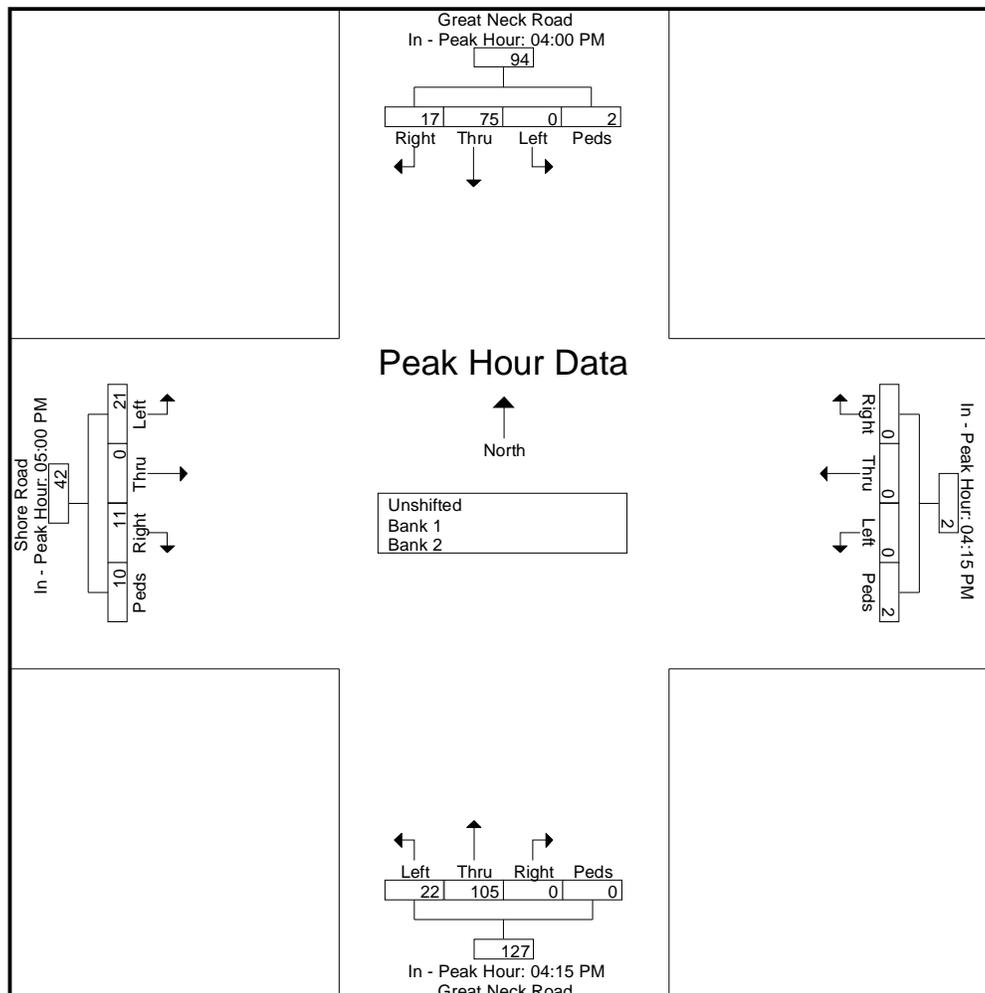
File Name : 16253  
Site Code : 16253  
Start Date : 8/24/2017  
Page No : 3

Start Time	Great Neck Road From North					From East					Great Neck Road From South					Shore Road From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	04:00 PM					04:15 PM					04:15 PM					05:00 PM				
+0 mins.	3	24	0	0	27	0	0	0	0	0	0	32	6	0	38	5	0	5	1	11
+15 mins.	4	16	0	0	20	0	0	0	0	0	0	22	5	0	27	2	0	6	0	8
+30 mins.	4	18	0	0	22	0	0	0	0	0	0	26	3	0	29	3	0	3	6	12
+45 mins.	6	17	0	2	25	0	0	0	2	2	0	25	8	0	33	1	0	7	3	11
Total Volume	17	75	0	2	94	0	0	0	2	2	0	105	22	0	127	11	0	21	10	42
% App. Total	18.1	79.8	0	2.1		0	0	0	100		0	82.7	17.3	0		26.2	0	50	23.8	
PHF	.708	.781	.000	.250	.870	.000	.000	.000	.250	.250	.000	.820	.688	.000	.836	.550	.000	.750	.417	.875



# **CAPACITY ANALYSES 2027 NO BUILD VOLUMES**

Lanes, Volumes, Timings  
1: Gardiners Wood Road & Rope Ferry Road

2027 No Build - AM Peak  
10/05/2017



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	
Traffic Volume (vph)	329	40	2	275	80	35
Future Volume (vph)	329	40	2	275	80	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.985				0.959	
Flt Protected					0.966	
Satd. Flow (prot)	1835	0	0	1863	1726	0
Flt Permitted				0.997	0.966	
Satd. Flow (perm)	1835	0	0	1857	1726	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	12				40	
Link Speed (mph)	30			30	30	
Link Distance (ft)	512			589	834	
Travel Time (s)	11.6			13.4	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	375	46	2	314	91	40
Shared Lane Traffic (%)						
Lane Group Flow (vph)	421	0	0	316	131	0
Turn Type	NA		pm+pt	NA	Prot	
Protected Phases	2		1	6	8	
Permitted Phases			6			
Detector Phase	2		1	6	8	
Switch Phase						
Minimum Initial (s)	5.0		5.0	5.0	5.0	
Minimum Split (s)	22.5		9.5	22.5	22.5	
Total Split (s)	23.0		9.5	32.5	22.5	
Total Split (%)	41.8%		17.3%	59.1%	40.9%	
Yellow Time (s)	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0			0.0	0.0	
Total Lost Time (s)	4.5			4.5	4.5	
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	Max	
Act Effct Green (s)	14.0			14.0	18.1	
Actuated g/C Ratio	0.34			0.34	0.44	
v/c Ratio	0.67			0.50	0.17	
Control Delay	16.8			13.6	6.9	
Queue Delay	0.0			0.0	0.0	
Total Delay	16.8			13.6	6.9	
LOS	B			B	A	
Approach Delay	16.8			13.6	6.9	
Approach LOS	B			B	A	
Queue Length 50th (ft)	77			56	11	
Queue Length 95th (ft)	143			105	39	
Internal Link Dist (ft)	432			509	754	
Turn Bay Length (ft)						

Lanes, Volumes, Timings  
 1: Gardiners Wood Road & Rope Ferry Road

2027 No Build - AM Peak  
 10/05/2017



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Base Capacity (vph)	835			1270	781	
Starvation Cap Reductn	0			0	0	
Spillback Cap Reductn	0			0	0	
Storage Cap Reductn	0			0	0	
Reduced v/c Ratio	0.50			0.25	0.17	

Intersection Summary	
Area Type:	Other
Cycle Length:	55
Actuated Cycle Length:	41.2
Natural Cycle:	55
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.67
Intersection Signal Delay:	14.1
Intersection LOS:	B
Intersection Capacity Utilization	35.1%
ICU Level of Service	A
Analysis Period (min)	15

Splits and Phases: 1: Gardiners Wood Road & Rope Ferry Road



Lanes, Volumes, Timings  
5: Shore Road & Jordan Cove Road

2027 No Build - AM Peak  
10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	10	40	55	23	4	30
Future Volume (vph)	10	40	55	23	4	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.893				0.880	
Flt Protected	0.990			0.966		
Satd. Flow (prot)	1647	0	0	1799	1639	0
Flt Permitted	0.990			0.966		
Satd. Flow (perm)	1647	0	0	1799	1639	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	348			365	291	
Travel Time (s)	7.9			8.3	6.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	11	42	58	24	4	32
Shared Lane Traffic (%)						
Lane Group Flow (vph)	53	0	0	82	36	0
Sign Control	Stop			Stop	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	21.1%
Analysis Period (min)	15
	ICU Level of Service A

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBU	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations									
Traffic Vol, veh/h	0	10	40	0	55	23	0	4	30
Future Vol, veh/h	0	10	40	0	55	23	0	4	30
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	11	42	0	58	24	0	4	32
Number of Lanes	0	1	0	0	0	1	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	7	7.7	6.7
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	71%	20%	0%
Vol Thru, %	29%	0%	12%
Vol Right, %	0%	80%	88%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	78	50	34
LT Vol	55	10	0
Through Vol	23	0	4
RT Vol	0	40	30
Lane Flow Rate	82	52	36
Geometry Grp	1	1	1
Degree of Util (X)	0.095	0.054	0.035
Departure Headway (Hd)	4.195	3.697	3.559
Convergence, Y/N	Yes	Yes	Yes
Cap	856	962	1003
Service Time	2.212	1.745	1.591
HCM Lane V/C Ratio	0.096	0.054	0.036
HCM Control Delay	7.7	7	6.7
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.3	0.2	0.1

Lanes, Volumes, Timings  
9: Shore Road & Palmer Road

2027 No Build - AM Peak  
10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	18	12	1	0	11	6	4	2	0	0	1	27
Future Volume (vph)	18	12	1	0	11	6	4	2	0	0	1	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.996			0.955							0.870
Flt Protected		0.972						0.968				
Satd. Flow (prot)	0	1803	0	0	1779	0	0	1803	0	0	1621	0
Flt Permitted		0.972						0.968				
Satd. Flow (perm)	0	1803	0	0	1779	0	0	1803	0	0	1621	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		357			396			205			196	
Travel Time (s)		8.1			9.0			4.7			4.5	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	19	13	1	0	12	6	4	2	0	0	1	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	33	0	0	18	0	0	6	0	0	29	0
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	18.9%
ICU Level of Service	A
Analysis Period (min)	15

Intersection	
Intersection Delay, s/veh	7
Intersection LOS	A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	18	12	1	0	0	11	6	0	4	2	0
Future Vol, veh/h	0	18	12	1	0	0	11	6	0	4	2	0
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	19	13	1	0	0	12	6	0	4	2	0
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	7.3	6.9	7.2
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	67%	58%	0%	0%
Vol Thru, %	33%	39%	65%	4%
Vol Right, %	0%	3%	35%	96%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	6	31	17	28
LT Vol	4	18	0	0
Through Vol	2	12	11	1
RT Vol	0	1	6	27
Lane Flow Rate	6	33	18	29
Geometry Grp	1	1	1	1
Degree of Util (X)	0.007	0.037	0.019	0.028
Departure Headway (Hd)	4.178	4.107	3.809	3.448
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	857	875	942	1038
Service Time	2.201	2.115	1.822	1.47
HCM Lane V/C Ratio	0.007	0.038	0.019	0.028
HCM Control Delay	7.2	7.3	6.9	6.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.1	0.1	0.1

**Intersection**

Intersection Delay, s/veh  
 Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	0	1	27
Future Vol, veh/h	0	0	1	27
Peak Hour Factor	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	0	1	28
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	6.6
HCM LOS	A

Lanes, Volumes, Timings  
 14: Seaside Park Drive & Shore Road

2027 No Build - AM Peak  
 10/05/2017



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	16	1	2	12	1	4
Future Volume (vph)	16	1	2	12	1	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.992			0.892		
Flt Protected				0.993	0.990	
Satd. Flow (prot)	1848	0	0	1850	1645	0
Flt Permitted				0.993	0.990	
Satd. Flow (perm)	1848	0	0	1850	1645	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	504			461	476	
Travel Time (s)	11.5			10.5	10.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	17	1	2	13	1	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	18	0	0	15	5	0
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	13.3%
Analysis Period (min)	15
	ICU Level of Service A

**Intersection**

Int Delay, s/veh 1.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	16	1	2	12	1	4
Future Vol, veh/h	16	1	2	12	1	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	1	2	13	1	4

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	18
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1599
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1599
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1044	-	-	1599	-
HCM Lane V/C Ratio	0.005	-	-	0.001	-
HCM Control Delay (s)	8.5	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Lanes, Volumes, Timings  
 18: Great Neck Road & Shore Road

2027 No Build - AM Peak  
 10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	28	7	11	68	62	13
Future Volume (vph)	28	7	11	68	62	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.974				0.976	
Flt Protected	0.961			0.993		
Satd. Flow (prot)	1744	0	0	1850	1818	0
Flt Permitted	0.961			0.993		
Satd. Flow (perm)	1744	0	0	1850	1818	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	471			248	380	
Travel Time (s)	10.7			5.6	8.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	29	7	12	71	65	14
Shared Lane Traffic (%)						
Lane Group Flow (vph)	36	0	0	83	79	0
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	21.1%
Analysis Period (min)	15
	ICU Level of Service A

**Intersection**

Int Delay, s/veh 2.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	4	
Traffic Vol, veh/h	28	7	11	68	62	13
Future Vol, veh/h	28	7	11	68	62	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	7	12	71	65	14

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	167	72	79	0	0
Stage 1	72	-	-	-	-
Stage 2	95	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	823	990	1519	-	-
Stage 1	951	-	-	-	-
Stage 2	929	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	816	990	1519	-	-
Mov Cap-2 Maneuver	816	-	-	-	-
Stage 1	951	-	-	-	-
Stage 2	922	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.4	1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1519	-	846	-	-
HCM Lane V/C Ratio	0.008	-	0.043	-	-
HCM Control Delay (s)	7.4	0	9.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Lanes, Volumes, Timings  
 24: Lamphere Road & Great Neck Road

2027 No Build - AM Peak  
 10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	91	12	1	4	7	144	0	223	4	50	102	32
Future Volume (vph)	91	12	1	4	7	144	0	223	4	50	102	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.874			0.998			0.976	
Flt Protected		0.958			0.999						0.987	
Satd. Flow (prot)	0	1783	0	0	1626	0	0	1859	0	0	1794	0
Flt Permitted		0.958			0.999						0.987	
Satd. Flow (perm)	0	1783	0	0	1626	0	0	1859	0	0	1794	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		536			649			512			388	
Travel Time (s)		12.2			14.8			11.6			8.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	96	13	1	4	7	151	0	234	4	53	107	34
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	110	0	0	162	0	0	238	0	0	194	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	52.5%
ICU Level of Service	A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 6.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	91	12	1	4	7	144	0	223	4	50	102	32
Future Vol, veh/h	91	12	1	4	7	144	0	223	4	50	102	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	96	13	1	4	7	151	0	234	4	53	107	34

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	545	467	124	472	482	236	141	0	0	238	0	0
Stage 1	229	229	-	236	236	-	-	-	-	-	-	-
Stage 2	316	238	-	236	246	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	449	493	927	502	484	803	1442	-	-	1329	-	-
Stage 1	774	715	-	767	710	-	-	-	-	-	-	-
Stage 2	695	708	-	767	703	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	348	472	927	475	463	803	1442	-	-	1329	-	-
Mov Cap-2 Maneuver	348	472	-	475	463	-	-	-	-	-	-	-
Stage 1	774	684	-	767	710	-	-	-	-	-	-	-
Stage 2	558	708	-	720	673	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.2	11	0	2.1
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1442	-	-	361	764	1329	-	-
HCM Lane V/C Ratio	-	-	-	0.302	0.213	0.04	-	-
HCM Control Delay (s)	0	-	-	19.2	11	7.8	0	-
HCM Lane LOS	A	-	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.3	0.8	0.1	-	-

Lanes, Volumes, Timings  
28: Great Neck Road/Avery Lane & Rope Ferry Road

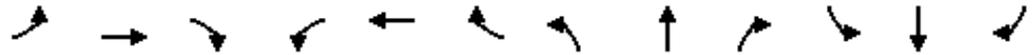
2027 No Build - AM Peak  
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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	351	49	161	200	82	49	218	318	26	96	27
Future Volume (vph)	59	351	49	161	200	82	49	218	318	26	96	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	200		0	0		250	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.982			0.956				0.850		0.976	
Flt Protected	0.950			0.950				0.991			0.991	
Satd. Flow (prot)	1770	1829	0	1770	1781	0	0	1846	1583	0	1802	0
Flt Permitted	0.487			0.314				0.914			0.909	
Satd. Flow (perm)	907	1829	0	585	1781	0	0	1703	1583	0	1653	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		13			40				363			19
Link Speed (mph)		30			30			30				30
Link Distance (ft)		662			691			557				483
Travel Time (s)		15.0			15.7			12.7				11.0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	67	401	56	184	228	94	56	249	363	30	110	31
Shared Lane Traffic (%)												
Lane Group Flow (vph)	67	457	0	184	322	0	0	305	363	0	171	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	9.6	27.2		10.0	27.6		22.8	22.8	22.8	22.8	22.8	22.8
Total Split (%)	16.0%	45.3%		16.7%	46.0%		38.0%	38.0%	38.0%	38.0%	38.0%	38.0%
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5	4.5		4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Act Effct Green (s)	27.8	22.7		28.6	23.1			18.3	18.3		18.3	
Actuated g/C Ratio	0.46	0.38		0.48	0.38			0.30	0.30		0.30	
v/c Ratio	0.14	0.65		0.48	0.45			0.59	0.49		0.33	
Control Delay	7.4	20.3		11.7	14.4			23.2	4.8		16.4	
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Delay	7.4	20.3		11.7	14.4			23.2	4.8		16.4	
LOS	A	C		B	B			C	A		B	
Approach Delay		18.6			13.4			13.2			16.4	
Approach LOS		B			B			B			B	
Queue Length 50th (ft)	10	128		30	72			92	0		42	
Queue Length 95th (ft)	25	217		58	133			164	51		86	
Internal Link Dist (ft)		582			611			477			403	
Turn Bay Length (ft)	100			200					250			
Base Capacity (vph)	493	700		387	710			519	735		517	

Lanes, Volumes, Timings  
 28: Great Neck Road/Avery Lane & Rope Ferry Road

2027 No Build - AM Peak  
 10/05/2017

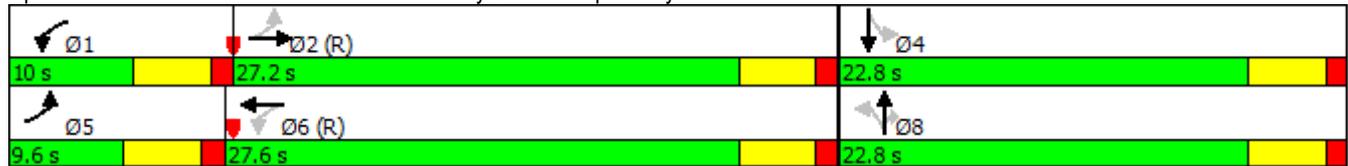


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Starvation Cap Reductn	0	0		0	0			0	0		0	
Spillback Cap Reductn	0	0		0	0			0	0		0	
Storage Cap Reductn	0	0		0	0			0	0		0	
Reduced v/c Ratio	0.14	0.65		0.48	0.45			0.59	0.49		0.33	

Intersection Summary

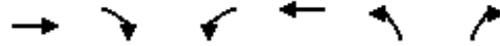
Area Type:	Other
Cycle Length:	60
Actuated Cycle Length:	60
Offset:	0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle:	60
Control Type:	Pretimed
Maximum v/c Ratio:	0.65
Intersection Signal Delay:	15.1
Intersection LOS:	B
Intersection Capacity Utilization	70.3%
ICU Level of Service	C
Analysis Period (min)	15

Splits and Phases: 28: Great Neck Road/Avery Lane & Rope Ferry Road



Lanes, Volumes, Timings  
1: Gardiners Wood Road & Rope Ferry Road

2027 No-Build - PM Peak  
10/05/2017



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	655	106	50	432	77	39
Future Volume (vph)	655	106	50	432	77	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.981				0.954	
Flt Protected				0.995	0.968	
Satd. Flow (prot)	1827	0	0	1853	1720	0
Flt Permitted				0.700	0.968	
Satd. Flow (perm)	1827	0	0	1304	1720	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	16				32	
Link Speed (mph)	30			30	30	
Link Distance (ft)	512			589	834	
Travel Time (s)	11.6			13.4	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	748	121	57	493	88	45
Shared Lane Traffic (%)						
Lane Group Flow (vph)	869	0	0	550	133	0
Turn Type	NA		pm+pt	NA	Prot	
Protected Phases	2		1	6	8	
Permitted Phases			6			
Detector Phase	2		1	6	8	
Switch Phase						
Minimum Initial (s)	5.0		5.0	5.0	5.0	
Minimum Split (s)	22.5		9.5	22.5	22.5	
Total Split (s)	43.0		9.5	52.5	22.5	
Total Split (%)	57.3%		12.7%	70.0%	30.0%	
Yellow Time (s)	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0			0.0	0.0	
Total Lost Time (s)	4.5			4.5	4.5	
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	Max	
Act Effct Green (s)	42.1			42.1	18.3	
Actuated g/C Ratio	0.61			0.61	0.26	
v/c Ratio	0.78			0.70	0.28	
Control Delay	15.7			14.6	19.7	
Queue Delay	0.0			0.0	0.0	
Total Delay	15.7			14.6	19.7	
LOS	B			B	B	
Approach Delay	15.7			14.6	19.7	
Approach LOS	B			B	B	
Queue Length 50th (ft)	236			139	38	
Queue Length 95th (ft)	383			246	83	
Internal Link Dist (ft)	432			509	754	
Turn Bay Length (ft)						



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Base Capacity (vph)	1187			914	476	
Starvation Cap Reductn	0			0	0	
Spillback Cap Reductn	0			0	0	
Storage Cap Reductn	0			0	0	
Reduced v/c Ratio	0.73			0.60	0.28	

Intersection Summary	
Area Type:	Other
Cycle Length:	75
Actuated Cycle Length:	69.5
Natural Cycle:	80
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.78
Intersection Signal Delay:	15.6
Intersection LOS:	B
Intersection Capacity Utilization	82.3%
ICU Level of Service	E
Analysis Period (min)	15

Splits and Phases: 1: Gardiners Wood Road & Rope Ferry Road



Lanes, Volumes, Timings  
5: Shore Road & Jordan Cove Road

2027 No-Build - PM Peak  
10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	29	80	61	29	38	37
Future Volume (vph)	29	80	61	29	38	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.901			0.933		
Flt Protected	0.987			0.967		
Satd. Flow (prot)	1657	0	0	1801	1738	0
Flt Permitted	0.987			0.967		
Satd. Flow (perm)	1657	0	0	1801	1738	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	348			365	291	
Travel Time (s)	7.9			8.3	6.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	30	84	64	30	40	39
Shared Lane Traffic (%)						
Lane Group Flow (vph)	114	0	0	94	79	0
Sign Control	Stop			Stop	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	25.3%
ICU Level of Service	A
Analysis Period (min)	15

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBU	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations									
Traffic Vol, veh/h	0	29	80	0	61	29	0	38	37
Future Vol, veh/h	0	29	80	0	61	29	0	38	37
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	30	84	0	64	30	0	40	39
Number of Lanes	0	1	0	0	0	1	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	7.5	8	7.4
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	68%	27%	0%
Vol Thru, %	32%	0%	51%
Vol Right, %	0%	73%	49%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	90	109	75
LT Vol	61	29	0
Through Vol	29	0	38
RT Vol	0	80	37
Lane Flow Rate	94	114	79
Geometry Grp	1	1	1
Degree of Util (X)	0.114	0.122	0.086
Departure Headway (Hd)	4.332	3.843	3.912
Convergence, Y/N	Yes	Yes	Yes
Cap	822	918	906
Service Time	2.387	1.93	1.979
HCM Lane V/C Ratio	0.114	0.124	0.087
HCM Control Delay	8	7.5	7.4
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.4	0.4	0.3

Lanes, Volumes, Timings  
9: Shore Road & Palmer Road

2027 No-Build - PM Peak  
10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	28	39	11	2	18	0	7	7	1	1	9	32
Future Volume (vph)	28	39	11	2	18	0	7	7	1	1	9	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.980						0.991			0.896	
Flt Protected		0.983			0.995			0.977			0.999	
Satd. Flow (prot)	0	1794	0	0	1853	0	0	1804	0	0	1667	0
Flt Permitted		0.983			0.995			0.977			0.999	
Satd. Flow (perm)	0	1794	0	0	1853	0	0	1804	0	0	1667	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		357			396			205			196	
Travel Time (s)		8.1			9.0			4.7			4.5	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	29	41	12	2	19	0	7	7	1	1	9	34
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	82	0	0	21	0	0	15	0	0	44	0
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	22.7%
ICU Level of Service	A
Analysis Period (min)	15

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	28	39	11	0	2	18	0	0	7	7	1
Future Vol, veh/h	0	28	39	11	0	2	18	0	0	7	7	1
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	29	41	12	0	2	19	0	0	7	7	1
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	7.5	7.3	7.3
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	47%	36%	10%	2%
Vol Thru, %	47%	50%	90%	21%
Vol Right, %	7%	14%	0%	76%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	15	78	20	42
LT Vol	7	28	2	1
Through Vol	7	39	18	9
RT Vol	1	11	0	32
Lane Flow Rate	16	82	21	44
Geometry Grp	1	1	1	1
Degree of Util (X)	0.018	0.092	0.024	0.045
Departure Headway (Hd)	4.201	4.041	4.12	3.672
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	847	887	866	968
Service Time	2.253	2.065	2.156	1.722
HCM Lane V/C Ratio	0.019	0.092	0.024	0.045
HCM Control Delay	7.3	7.5	7.3	6.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.3	0.1	0.1

**Intersection**

Intersection Delay, s/veh  
 Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	1	9	32
Future Vol, veh/h	0	1	9	32
Peak Hour Factor	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	1	9	34
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	6.9
HCM LOS	A



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	22	2	1	22	1	1
Future Volume (vph)	22	2	1	22	1	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.989			0.932		
Flt Protected				0.998	0.976	
Satd. Flow (prot)	1842	0	0	1859	1694	0
Flt Permitted				0.998	0.976	
Satd. Flow (perm)	1842	0	0	1859	1694	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	504			461	476	
Travel Time (s)	11.5			10.5	10.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	23	2	1	23	1	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	25	0	0	24	2	0
Sign Control	Free			Free	Stop	

**Intersection Summary**

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	13.3%
	ICU Level of Service A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	22	2	1	22	1	1
Future Vol, veh/h	22	2	1	22	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	2	1	23	1	1

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	0	0	25	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	4.12	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	2.218	-
Pot Cap-1 Maneuver	-	-	1589	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	-	-	1589	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1003	-	-	1589	-
HCM Lane V/C Ratio	0.002	-	-	0.001	-
HCM Control Delay (s)	8.6	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Lanes, Volumes, Timings  
 18: Great Neck Road & Shore Road

2027 No-Build - PM Peak  
 10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	13	16	17	79	59	21
Future Volume (vph)	13	16	17	79	59	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.926				0.965	
Flt Protected	0.978			0.991		
Satd. Flow (prot)	1687	0	0	1846	1798	0
Flt Permitted	0.978			0.991		
Satd. Flow (perm)	1687	0	0	1846	1798	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	471			248	380	
Travel Time (s)	10.7			5.6	8.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	14	17	18	83	62	22
Shared Lane Traffic (%)						
Lane Group Flow (vph)	31	0	0	101	84	0
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	22.0%
ICU Level of Service	A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 1.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	4	
Traffic Vol, veh/h	13	16	17	79	59	21
Future Vol, veh/h	13	16	17	79	59	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	17	18	83	62	22

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	192	73	84	0	-
Stage 1	73	-	-	-	-
Stage 2	119	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	797	989	1513	-	-
Stage 1	950	-	-	-	-
Stage 2	906	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	787	989	1513	-	-
Mov Cap-2 Maneuver	787	-	-	-	-
Stage 1	950	-	-	-	-
Stage 2	895	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.2	1.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1513	-	887	-	-
HCM Lane V/C Ratio	0.012	-	0.034	-	-
HCM Control Delay (s)	7.4	0	9.2	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Lanes, Volumes, Timings  
 24: Lamphere Road & Great Neck Road

2027 No-Build - PM Peak  
 10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	72	13	0	9	16	117	4	190	9	147	262	98
Future Volume (vph)	72	13	0	9	16	117	4	190	9	147	262	98
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.889			0.994			0.974	
Flt Protected		0.959			0.997			0.999			0.986	
Satd. Flow (prot)	0	1786	0	0	1651	0	0	1850	0	0	1789	0
Flt Permitted		0.959			0.997			0.999			0.986	
Satd. Flow (perm)	0	1786	0	0	1651	0	0	1850	0	0	1789	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		536			649			512			388	
Travel Time (s)		12.2			14.8			11.6			8.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	76	14	0	9	17	123	4	200	9	154	275	103
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	90	0	0	149	0	0	213	0	0	532	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	67.8%
	ICU Level of Service C
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 6.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	72	13	0	9	16	117	4	190	9	147	262	98
Future Vol, veh/h	72	13	0	9	16	117	4	190	9	147	262	98
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	76	14	0	9	17	123	4	200	9	154	275	103

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	917	852	327	855	900	204	378	0	0	209	0	0
Stage 1	635	635	-	213	213	-	-	-	-	-	-	-
Stage 2	282	217	-	642	687	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	253	297	714	278	278	837	1180	-	-	1362	-	-
Stage 1	467	472	-	789	726	-	-	-	-	-	-	-
Stage 2	725	723	-	463	447	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	181	253	714	236	237	837	1180	-	-	1362	-	-
Mov Cap-2 Maneuver	181	253	-	236	237	-	-	-	-	-	-	-
Stage 1	465	404	-	786	723	-	-	-	-	-	-	-
Stage 2	602	720	-	382	382	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	40	13.4	0.2	2.3
HCM LOS	E	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1180	-	-	189	579	1362	-	-
HCM Lane V/C Ratio	0.004	-	-	0.472	0.258	0.113	-	-
HCM Control Delay (s)	8.1	0	-	40	13.4	8	0	-
HCM Lane LOS	A	A	-	E	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	2.3	1	0.4	-	-

Lanes, Volumes, Timings  
28: Great Neck Road/Avery Lane & Rope Ferry Road

2027 No-Build - PM Peak  
10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	325	95	304	379	62	93	196	244	43	238	76
Future Volume (vph)	55	325	95	304	379	62	93	196	244	43	238	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	200		0	0		250	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.979				0.850		0.971	
Flt Protected	0.950			0.950				0.984			0.994	
Satd. Flow (prot)	1770	1799	0	1770	1824	0	0	1833	1583	0	1798	0
Flt Permitted	0.279			0.290				0.650			0.883	
Satd. Flow (perm)	520	1799	0	540	1824	0	0	1211	1583	0	1597	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		28			16				278			23
Link Speed (mph)		30			30			30				30
Link Distance (ft)		662			691			557				483
Travel Time (s)		15.0			15.7			12.7				11.0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	63	371	108	347	433	71	106	224	278	49	272	87
Shared Lane Traffic (%)												
Lane Group Flow (vph)	63	479	0	347	504	0	0	330	278	0	408	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	9.6	27.2		10.0	27.6		22.8	22.8	22.8	22.8	22.8	22.8
Total Split (%)	16.0%	45.3%		16.7%	46.0%		38.0%	38.0%	38.0%	38.0%	38.0%	38.0%
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5	4.5		4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Act Effct Green (s)	27.8	22.7		28.6	23.1			18.3	18.3		18.3	
Actuated g/C Ratio	0.46	0.38		0.48	0.38			0.30	0.30		0.30	
v/c Ratio	0.18	0.69		0.94	0.71			0.89	0.41		0.81	
Control Delay	8.0	20.8		49.0	21.8			50.5	4.6		33.8	
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Delay	8.0	20.8		49.0	21.8			50.5	4.6		33.8	
LOS	A	C		D	C			D	A		C	
Approach Delay		19.3			32.9			29.5			33.8	
Approach LOS		B			C			C			C	
Queue Length 50th (ft)	10	132		64	144			113	0		127	
Queue Length 95th (ft)	24	227		#183	244			#249	45		#266	
Internal Link Dist (ft)		582			611			477			403	
Turn Bay Length (ft)	100			200					250			
Base Capacity (vph)	347	698		370	712			369	676		503	

Lanes, Volumes, Timings  
 28: Great Neck Road/Avery Lane & Rope Ferry Road

2027 No-Build - PM Peak  
 10/05/2017

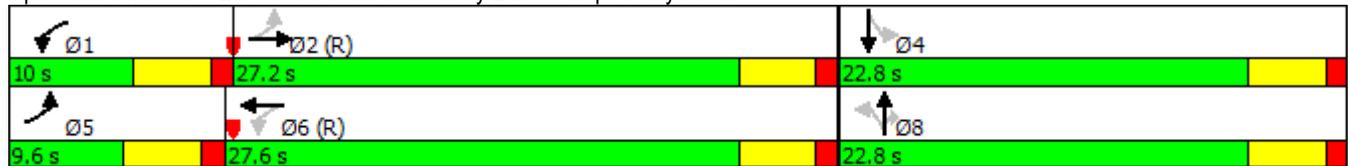


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Starvation Cap Reductn	0	0		0	0			0	0		0	
Spillback Cap Reductn	0	0		0	0			0	0		0	
Storage Cap Reductn	0	0		0	0			0	0		0	
Reduced v/c Ratio	0.18	0.69		0.94	0.71			0.89	0.41		0.81	

Intersection Summary

Area Type: Other  
 Cycle Length: 60  
 Actuated Cycle Length: 60  
 Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green  
 Natural Cycle: 65  
 Control Type: Pretimed  
 Maximum v/c Ratio: 0.94  
 Intersection Signal Delay: 29.1  
 Intersection LOS: C  
 Intersection Capacity Utilization 93.4%  
 ICU Level of Service F  
 Analysis Period (min) 15  
 # 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

Splits and Phases: 28: Great Neck Road/Avery Lane & Rope Ferry Road

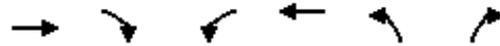


**CAPACITY ANALYSES  
2027 BUILD VOLUMES  
DESTINATION PARK**

Lanes, Volumes, Timings  
1: Gardiners Wood Road & Rope Ferry Road

2027 Build - Destination Park - AM Peak

10/05/2017



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	329	46	3	275	85	36
Future Volume (vph)	329	46	3	275	85	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.983			0.960		
Flt Protected				0.966		
Satd. Flow (prot)	1831	0	0	1863	1727	0
Flt Permitted				0.996	0.966	
Satd. Flow (perm)	1831	0	0	1855	1727	0
Right Turn on Red	Yes			Yes		
Satd. Flow (RTOR)	14				41	
Link Speed (mph)	30			30	30	
Link Distance (ft)	512			589	834	
Travel Time (s)	11.6			13.4	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	375	53	3	314	97	41
Shared Lane Traffic (%)						
Lane Group Flow (vph)	428	0	0	317	138	0
Turn Type	NA	pm+pt		NA	Prot	
Protected Phases	2	1		6	8	
Permitted Phases	6					
Detector Phase	2	1		6	8	
Switch Phase						
Minimum Initial (s)	5.0		5.0	5.0	5.0	
Minimum Split (s)	22.5		9.5	22.5	22.5	
Total Split (s)	23.0		9.5	32.5	22.5	
Total Split (%)	41.8%		17.3%	59.1%	40.9%	
Yellow Time (s)	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0			0.0	0.0	
Total Lost Time (s)	4.5			4.5	4.5	
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	Max	
Act Effct Green (s)	14.2		14.2		18.1	
Actuated g/C Ratio	0.34			0.34	0.44	
v/c Ratio	0.67			0.50	0.18	
Control Delay	16.9			13.5	7.0	
Queue Delay	0.0			0.0	0.0	
Total Delay	16.9			13.5	7.0	
LOS	B			B	A	
Approach Delay	16.9			13.5	7.0	
Approach LOS	B			B	A	
Queue Length 50th (ft)	78			56	12	
Queue Length 95th (ft)	146			106	41	
Internal Link Dist (ft)	432			509	754	
Turn Bay Length (ft)						

Lanes, Volumes, Timings  
 1: Gardiners Wood Road & Rope Ferry Road

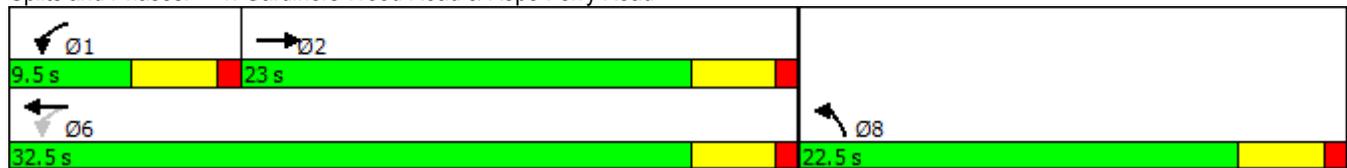
2027 Build - Destination Park - AM Peak  
 10/05/2017



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Base Capacity (vph)	831			1263	779	
Starvation Cap Reductn	0			0	0	
Spillback Cap Reductn	0			0	0	
Storage Cap Reductn	0			0	0	
Reduced v/c Ratio	0.52			0.25	0.18	

Intersection Summary	
Area Type:	Other
Cycle Length:	55
Actuated Cycle Length:	41.4
Natural Cycle:	55
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.67
Intersection Signal Delay:	14.1
Intersection LOS:	B
Intersection Capacity Utilization	35.9%
ICU Level of Service	A
Analysis Period (min)	15

Splits and Phases: 1: Gardiners Wood Road & Rope Ferry Road



Lanes, Volumes, Timings  
5: Shore Road & Jordan Cove Road

2027 Build - Destination Park - AM Peak  
10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	10	47	60	23	4	30
Future Volume (vph)	10	47	60	23	4	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.890				0.880	
Flt Protected	0.991			0.965		
Satd. Flow (prot)	1643	0	0	1798	1639	0
Flt Permitted	0.991			0.965		
Satd. Flow (perm)	1643	0	0	1798	1639	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	348			365	291	
Travel Time (s)	7.9			8.3	6.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	11	49	63	24	4	32
Shared Lane Traffic (%)						
Lane Group Flow (vph)	60	0	0	87	36	0
Sign Control	Stop			Stop	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	21.7%
ICU Level of Service	A
Analysis Period (min)	15

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBU	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations									
Traffic Vol, veh/h	0	10	47	0	60	23	0	4	30
Future Vol, veh/h	0	10	47	0	60	23	0	4	30
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	11	49	0	63	24	0	4	32
Number of Lanes	0	1	0	0	0	1	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	7	7.7	6.7
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	72%	18%	0%
Vol Thru, %	28%	0%	12%
Vol Right, %	0%	82%	88%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	83	57	34
LT Vol	60	10	0
Through Vol	23	0	4
RT Vol	0	47	30
Lane Flow Rate	87	60	36
Geometry Grp	1	1	1
Degree of Util (X)	0.102	0.061	0.035
Departure Headway (Hd)	4.211	3.685	3.574
Convergence, Y/N	Yes	Yes	Yes
Cap	852	964	997
Service Time	2.229	1.739	1.611
HCM Lane V/C Ratio	0.102	0.062	0.036
HCM Control Delay	7.7	7	6.7
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.3	0.2	0.1

Lanes, Volumes, Timings  
9: Shore Road & Palmer Road

2027 Build - Destination Park - AM Peak

10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	18	12	1	0	11	5	4	2	0	7	1	27
Future Volume (vph)	18	12	1	0	11	5	4	2	0	7	1	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.996			0.960							0.895
Flt Protected		0.972						0.968				0.990
Satd. Flow (prot)	0	1803	0	0	1788	0	0	1803	0	0	1650	0
Flt Permitted		0.972						0.968				0.990
Satd. Flow (perm)	0	1803	0	0	1788	0	0	1803	0	0	1650	0
Link Speed (mph)		30			30			30				30
Link Distance (ft)		357			396			205				196
Travel Time (s)		8.1			9.0			4.7				4.5
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	19	13	1	0	12	5	4	2	0	7	1	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	33	0	0	17	0	0	6	0	0	36	0
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	18.4%
ICU Level of Service	A
Analysis Period (min)	15

Intersection	
Intersection Delay, s/veh	7
Intersection LOS	A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	18	12	1	0	0	11	5	0	4	2	0
Future Vol, veh/h	0	18	12	1	0	0	11	5	0	4	2	0
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	19	13	1	0	0	12	5	0	4	2	0
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	7.3	6.9	7.2
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	67%	58%	0%	20%
Vol Thru, %	33%	39%	69%	3%
Vol Right, %	0%	3%	31%	77%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	6	31	16	35
LT Vol	4	18	0	7
Through Vol	2	12	11	1
RT Vol	0	1	5	27
Lane Flow Rate	6	33	17	37
Geometry Grp	1	1	1	1
Degree of Util (X)	0.007	0.037	0.018	0.037
Departure Headway (Hd)	4.182	4.12	3.847	3.602
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	856	872	932	994
Service Time	2.207	2.132	1.864	1.624
HCM Lane V/C Ratio	0.007	0.038	0.018	0.037
HCM Control Delay	7.2	7.3	6.9	6.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.1	0.1	0.1

**Intersection**

Intersection Delay, s/veh  
 Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	7	1	27
Future Vol, veh/h	0	7	1	27
Peak Hour Factor	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	7	1	28
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	6.8
HCM LOS	A



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	16	8	9	12	6	9
Future Volume (vph)	16	8	9	12	6	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.957			0.919		
Flt Protected				0.980	0.980	
Satd. Flow (prot)	1783	0	0	1825	1678	0
Flt Permitted				0.980	0.980	
Satd. Flow (perm)	1783	0	0	1825	1678	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	504			461	476	
Travel Time (s)	11.5			10.5	10.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	17	8	9	13	6	9
Shared Lane Traffic (%)						
Lane Group Flow (vph)	25	0	0	22	15	0
Sign Control	Free			Free	Stop	

**Intersection Summary**

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	17.9%
Analysis Period (min)	15
	ICU Level of Service A

**Intersection**

Int Delay, s/veh 3.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	16	8	9	12	6	9
Future Vol, veh/h	16	8	9	12	6	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	8	9	13	6	9

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	25	53
Stage 1	-	-	21
Stage 2	-	-	32
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1589	955
Stage 1	-	-	1002
Stage 2	-	-	991
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1589	949
Mov Cap-2 Maneuver	-	-	949
Stage 1	-	-	1002
Stage 2	-	-	985

Approach	EB	WB	NB
HCM Control Delay, s	0	3.1	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1010	-	-	1589	-
HCM Lane V/C Ratio	0.016	-	-	0.006	-
HCM Control Delay (s)	8.6	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Lanes, Volumes, Timings  
18: Great Neck Road & Shore Road

2027 Build - Destination Park - AM Peak  
10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	33	7	11	68	62	20
Future Volume (vph)	33	7	11	68	62	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.977				0.967	
Flt Protected	0.960			0.993		
Satd. Flow (prot)	1747	0	0	1850	1801	0
Flt Permitted	0.960			0.993		
Satd. Flow (perm)	1747	0	0	1850	1801	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	471			248	380	
Travel Time (s)	10.7			5.6	8.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	35	7	12	71	65	21
Shared Lane Traffic (%)						
Lane Group Flow (vph)	42	0	0	83	86	0
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	21.1% ICU Level of Service A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			↑	↑	
Traffic Vol, veh/h	33	7	11	68	62	20
Future Vol, veh/h	33	7	11	68	62	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	35	7	12	71	65	21

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	171	76	86	0	0
Stage 1	76	-	-	-	-
Stage 2	95	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	819	985	1510	-	-
Stage 1	947	-	-	-	-
Stage 2	929	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	812	985	1510	-	-
Mov Cap-2 Maneuver	812	-	-	-	-
Stage 1	947	-	-	-	-
Stage 2	922	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1510	-	838	-	-
HCM Lane V/C Ratio	0.008	-	0.05	-	-
HCM Control Delay (s)	7.4	0	9.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Lanes, Volumes, Timings  
24: Lamphere Road & Great Neck Road

2027 Build - Destination Park - AM Peak  
10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	91	12	1	4	7	144	0	228	4	50	109	32
Future Volume (vph)	91	12	1	4	7	144	0	228	4	50	109	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.874			0.998			0.977	
Flt Protected		0.958			0.999						0.987	
Satd. Flow (prot)	0	1783	0	0	1626	0	0	1859	0	0	1796	0
Flt Permitted		0.958			0.999						0.987	
Satd. Flow (perm)	0	1783	0	0	1626	0	0	1859	0	0	1796	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		536			649			512			388	
Travel Time (s)		12.2			14.8			11.6			8.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	96	13	1	4	7	151	0	239	4	53	114	34
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	110	0	0	162	0	0	243	0	0	201	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	53.1%
ICU Level of Service	A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 6.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	91	12	1	4	7	144	0	228	4	50	109	32
Future Vol, veh/h	91	12	1	4	7	144	0	228	4	50	109	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	96	13	1	4	7	151	0	239	4	53	114	34

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	557	480	131	485	495	242	148	0	0	244	0	0
Stage 1	236	236	-	242	242	-	-	-	-	-	-	-
Stage 2	321	244	-	243	253	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	441	485	919	492	476	797	1434	-	-	1322	-	-
Stage 1	767	710	-	762	705	-	-	-	-	-	-	-
Stage 2	691	704	-	761	698	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	341	464	919	465	455	797	1434	-	-	1322	-	-
Mov Cap-2 Maneuver	341	464	-	465	455	-	-	-	-	-	-	-
Stage 1	767	679	-	762	705	-	-	-	-	-	-	-
Stage 2	554	704	-	713	667	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.6	11.1	0	2.1
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1434	-	-	354	757	1322	-	-
HCM Lane V/C Ratio	-	-	-	0.308	0.215	0.04	-	-
HCM Control Delay (s)	0	-	-	19.6	11.1	7.8	0	-
HCM Lane LOS	A	-	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.3	0.8	0.1	-	-

Lanes, Volumes, Timings  
28: Great Neck Road/Avery Lane & Rope Ferry Road

2027 Build - Destination Park - AM Peak  
10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	351	50	164	200	82	50	220	321	26	99	27
Future Volume (vph)	59	351	50	164	200	82	50	220	321	26	99	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	200		0	0		250	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.981			0.956				0.850		0.976	
Flt Protected	0.950			0.950				0.991			0.991	
Satd. Flow (prot)	1770	1827	0	1770	1781	0	0	1846	1583	0	1802	0
Flt Permitted	0.487			0.313				0.913			0.910	
Satd. Flow (perm)	907	1827	0	583	1781	0	0	1701	1583	0	1654	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		14			40				366			19
Link Speed (mph)		30			30			30				30
Link Distance (ft)		662			691			557				483
Travel Time (s)		15.0			15.7			12.7				11.0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	67	401	57	187	228	94	57	251	366	30	113	31
Shared Lane Traffic (%)												
Lane Group Flow (vph)	67	458	0	187	322	0	0	308	366	0	174	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	9.6	27.2		10.0	27.6		22.8	22.8	22.8	22.8	22.8	22.8
Total Split (%)	16.0%	45.3%		16.7%	46.0%		38.0%	38.0%	38.0%	38.0%	38.0%	38.0%
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5	4.5		4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Act Effct Green (s)	27.8	22.7		28.6	23.1			18.3	18.3		18.3	
Actuated g/C Ratio	0.46	0.38		0.48	0.38			0.30	0.30		0.30	
v/c Ratio	0.14	0.66		0.48	0.45			0.59	0.50		0.34	
Control Delay	7.4	20.3		11.9	14.4			23.4	4.8		16.6	
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Delay	7.4	20.3		11.9	14.4			23.4	4.8		16.6	
LOS	A	C		B	B			C	A		B	
Approach Delay		18.7			13.5			13.3			16.6	
Approach LOS		B			B			B			B	
Queue Length 50th (ft)	10	128		31	72			93	0		42	
Queue Length 95th (ft)	25	218		59	133			165	51		87	
Internal Link Dist (ft)		582			611			477			403	
Turn Bay Length (ft)	100			200					250			
Base Capacity (vph)	493	699		386	710			518	737		517	

Lanes, Volumes, Timings  
 28: Great Neck Road/Avery Lane & Rope Ferry Road

2027 Build - Destination Park - AM Peak  
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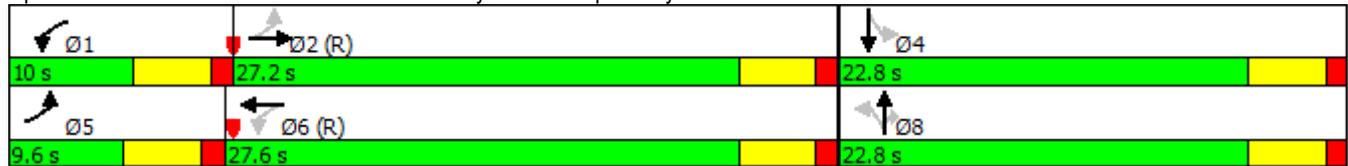


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Starvation Cap Reductn	0	0		0	0			0	0		0	
Spillback Cap Reductn	0	0		0	0			0	0		0	
Storage Cap Reductn	0	0		0	0			0	0		0	
Reduced v/c Ratio	0.14	0.66		0.48	0.45			0.59	0.50		0.34	

Intersection Summary

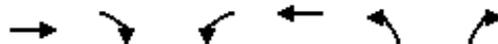
Area Type:	Other
Cycle Length:	60
Actuated Cycle Length:	60
Offset:	0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle:	60
Control Type:	Pretimed
Maximum v/c Ratio:	0.66
Intersection Signal Delay:	15.2
Intersection LOS:	B
Intersection Capacity Utilization	70.9%
ICU Level of Service	C
Analysis Period (min)	15

Splits and Phases: 28: Great Neck Road/Avery Lane & Rope Ferry Road



Lanes, Volumes, Timings  
1: Gardiners Wood Road & Rope Ferry Road

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Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	655	117	51	432	89	40
Future Volume (vph)	655	117	51	432	89	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.979			0.958		
Flt Protected				0.995	0.967	
Satd. Flow (prot)	1824	0	0	1853	1726	0
Flt Permitted				0.701	0.967	
Satd. Flow (perm)	1824	0	0	1306	1726	0
Right Turn on Red	Yes			Yes		
Satd. Flow (RTOR)	18				28	
Link Speed (mph)	30			30	30	
Link Distance (ft)	512			589	834	
Travel Time (s)	11.6			13.4	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	748	134	58	493	102	46
Shared Lane Traffic (%)						
Lane Group Flow (vph)	882	0	0	551	148	0
Turn Type	NA	pm+pt		NA	Prot	
Protected Phases	2	1		6	8	
Permitted Phases	6					
Detector Phase	2	1		6	8	
Switch Phase						
Minimum Initial (s)	5.0		5.0	5.0	5.0	
Minimum Split (s)	22.5		9.5	22.5	22.5	
Total Split (s)	43.0		9.5	52.5	22.5	
Total Split (%)	57.3%		12.7%	70.0%	30.0%	
Yellow Time (s)	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0			0.0	0.0	
Total Lost Time (s)	4.5			4.5	4.5	
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	Max	
Act Effct Green (s)	44.5		44.5		18.2	
Actuated g/C Ratio	0.62			0.62	0.25	
v/c Ratio	0.78			0.68	0.32	
Control Delay	15.3			14.0	21.4	
Queue Delay	0.0			0.0	0.0	
Total Delay	15.3			14.0	21.4	
LOS	B			B	C	
Approach Delay	15.3			14.0	21.4	
Approach LOS	B			B	C	
Queue Length 50th (ft)	243			140	46	
Queue Length 95th (ft)	394			247	95	
Internal Link Dist (ft)	432			509	754	
Turn Bay Length (ft)						

Lanes, Volumes, Timings  
 1: Gardiners Wood Road & Rope Ferry Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Base Capacity (vph)	1178			881	457	
Starvation Cap Reductn	0			0	0	
Spillback Cap Reductn	0			0	0	
Storage Cap Reductn	0			0	0	
Reduced v/c Ratio	0.75			0.63	0.32	

Intersection Summary	
Area Type:	Other
Cycle Length:	75
Actuated Cycle Length:	71.8
Natural Cycle:	80
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.78
Intersection Signal Delay:	15.4
Intersection LOS:	B
Intersection Capacity Utilization	83.9%
ICU Level of Service	E
Analysis Period (min)	15

Splits and Phases: 1: Gardiners Wood Road & Rope Ferry Road



Lanes, Volumes, Timings  
5: Shore Road & Jordan Cove Road

2027 Build - Destination Park - PM Peak

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Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	29	93	75	29	38	37
Future Volume (vph)	29	93	75	29	38	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.897				0.933	
Flt Protected	0.988			0.965		
Satd. Flow (prot)	1651	0	0	1798	1738	0
Flt Permitted	0.988			0.965		
Satd. Flow (perm)	1651	0	0	1798	1738	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	348			365	291	
Travel Time (s)	7.9			8.3	6.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	30	98	79	30	40	39
Shared Lane Traffic (%)						
Lane Group Flow (vph)	128	0	0	109	79	0
Sign Control	Stop			Stop	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	27.0%
ICU Level of Service	A
Analysis Period (min)	15

Intersection	
Intersection Delay, s/veh	7.7
Intersection LOS	A

Movement	EBU	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations									
Traffic Vol, veh/h	0	29	93	0	75	29	0	38	37
Future Vol, veh/h	0	29	93	0	75	29	0	38	37
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	30	98	0	79	30	0	40	39
Number of Lanes	0	1	0	0	0	1	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	7.6	8.1	7.4
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	72%	24%	0%
Vol Thru, %	28%	0%	51%
Vol Right, %	0%	76%	49%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	104	122	75
LT Vol	75	29	0
Through Vol	29	0	38
RT Vol	0	93	37
Lane Flow Rate	109	128	79
Geometry Grp	1	1	1
Degree of Util (X)	0.132	0.137	0.086
Departure Headway (Hd)	4.365	3.845	3.947
Convergence, Y/N	Yes	Yes	Yes
Cap	815	916	895
Service Time	2.426	1.941	2.025
HCM Lane V/C Ratio	0.134	0.14	0.088
HCM Control Delay	8.1	7.6	7.4
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.5	0.5	0.3

Lanes, Volumes, Timings  
9: Shore Road & Palmer Road

2027 Build - Destination Park - PM Peak

10/05/2017

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	28	39	11	2	18	14	7	7	1	14	9	32
Future Volume (vph)	28	39	11	2	18	14	7	7	1	14	9	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.980			0.944			0.991			0.921	
Flt Protected		0.983			0.997			0.977			0.987	
Satd. Flow (prot)	0	1794	0	0	1753	0	0	1804	0	0	1693	0
Flt Permitted		0.983			0.997			0.977			0.987	
Satd. Flow (perm)	0	1794	0	0	1753	0	0	1804	0	0	1693	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		357			396			205			196	
Travel Time (s)		8.1			9.0			4.7			4.5	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	29	41	12	2	19	15	7	7	1	15	9	34
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	82	0	0	36	0	0	15	0	0	58	0
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	21.5%
ICU Level of Service	A
Analysis Period (min)	15

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	28	39	11	0	2	18	14	0	7	7	1
Future Vol, veh/h	0	28	39	11	0	2	18	14	0	7	7	1
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	29	41	12	0	2	19	15	0	7	7	1
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	7.5	7.1	7.4
HCM LOS	A	A	A

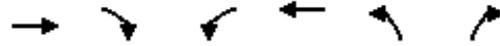
Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	47%	36%	6%	25%
Vol Thru, %	47%	50%	53%	16%
Vol Right, %	7%	14%	41%	58%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	15	78	34	55
LT Vol	7	28	2	14
Through Vol	7	39	18	9
RT Vol	1	11	14	32
Lane Flow Rate	16	82	36	58
Geometry Grp	1	1	1	1
Degree of Util (X)	0.019	0.093	0.039	0.062
Departure Headway (Hd)	4.237	4.076	3.888	3.852
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	838	876	915	922
Service Time	2.299	2.113	1.937	1.908
HCM Lane V/C Ratio	0.019	0.094	0.039	0.063
HCM Control Delay	7.4	7.5	7.1	7.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.3	0.1	0.2

**Intersection**

Intersection Delay, s/veh  
 Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	14	9	32
Future Vol, veh/h	0	14	9	32
Peak Hour Factor	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	15	9	34
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	7.2
HCM LOS	A



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	22	15	14	22	15	15
Future Volume (vph)	22	15	14	22	15	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.945			0.932		
Flt Protected				0.981	0.976	
Satd. Flow (prot)	1760	0	0	1827	1694	0
Flt Permitted				0.981	0.976	
Satd. Flow (perm)	1760	0	0	1827	1694	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	504			461	476	
Travel Time (s)	11.5			10.5	10.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	23	16	15	23	16	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	39	0	0	38	32	0
Sign Control	Free			Free	Stop	

**Intersection Summary**

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	18.7%
	ICU Level of Service A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 3.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	22	15	14	22	15	15
Future Vol, veh/h	22	15	14	22	15	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	16	15	23	16	16

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	39	84
Stage 1	-	-	31
Stage 2	-	-	53
Critical Hdwy	-	4.12	7.12
Critical Hdwy Stg 1	-	-	6.12
Critical Hdwy Stg 2	-	-	6.12
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1571	903
Stage 1	-	-	986
Stage 2	-	-	960
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1571	896
Mov Cap-2 Maneuver	-	-	896
Stage 1	-	-	986
Stage 2	-	-	950

Approach	EB	WB	NB
HCM Control Delay, s	0	2.8	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	964	-	-	1571	-
HCM Lane V/C Ratio	0.033	-	-	0.009	-
HCM Control Delay (s)	8.9	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Lanes, Volumes, Timings  
 18: Great Neck Road & Shore Road

2027 Build - Destination Park - PM Peak  
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Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	27	16	17	79	59	34
Future Volume (vph)	27	16	17	79	59	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.949				0.950	
Flt Protected	0.970			0.991		
Satd. Flow (prot)	1715	0	0	1846	1770	0
Flt Permitted	0.970			0.991		
Satd. Flow (perm)	1715	0	0	1846	1770	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	471			248	380	
Travel Time (s)	10.7			5.6	8.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	28	17	18	83	62	36
Shared Lane Traffic (%)						
Lane Group Flow (vph)	45	0	0	101	98	0
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	22.0%
ICU Level of Service	A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	4	
Traffic Vol, veh/h	27	16	17	79	59	34
Future Vol, veh/h	27	16	17	79	59	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	17	18	83	62	36

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	199	80	98	0	-	0
Stage 1	80	-	-	-	-	-
Stage 2	119	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	790	980	1495	-	-	-
Stage 1	943	-	-	-	-	-
Stage 2	906	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	780	980	1495	-	-	-
Mov Cap-2 Maneuver	780	-	-	-	-	-
Stage 1	943	-	-	-	-	-
Stage 2	894	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	1.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1495	-	844	-	-
HCM Lane V/C Ratio	0.012	-	0.053	-	-
HCM Control Delay (s)	7.4	0	9.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Lanes, Volumes, Timings  
24: Lamphere Road & Great Neck Road

2027 Build - Destination Park - PM Peak

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	72	13	0	9	16	117	4	204	9	147	275	98
Future Volume (vph)	72	13	0	9	16	117	4	204	9	147	275	98
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.889			0.995			0.975	
Flt Protected		0.959			0.997			0.999			0.986	
Satd. Flow (prot)	0	1786	0	0	1651	0	0	1852	0	0	1791	0
Flt Permitted		0.959			0.997			0.999			0.986	
Satd. Flow (perm)	0	1786	0	0	1651	0	0	1852	0	0	1791	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		536			649			512			388	
Travel Time (s)		12.2			14.8			11.6			8.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	76	14	0	9	17	123	4	214	9	154	289	103
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	90	0	0	149	0	0	227	0	0	546	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	69.3%
ICU Level of Service	C
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 7.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	72	13	0	9	16	117	4	204	9	147	275	98
Future Vol, veh/h	72	13	0	9	16	117	4	204	9	147	275	98
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	76	14	0	9	17	123	4	214	9	154	289	103

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	946	881	340	883	927	219	392	0	0	224	0	0
Stage 1	649	649	-	227	227	-	-	-	-	-	-	-
Stage 2	297	232	-	656	700	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	241	285	702	266	268	821	1167	-	-	1345	-	-
Stage 1	458	466	-	776	716	-	-	-	-	-	-	-
Stage 2	712	713	-	454	441	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	171	242	702	225	227	821	1167	-	-	1345	-	-
Mov Cap-2 Maneuver	171	242	-	225	227	-	-	-	-	-	-	-
Stage 1	456	397	-	773	713	-	-	-	-	-	-	-
Stage 2	589	710	-	373	375	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	43.6	13.7	0.1	2.3
HCM LOS	E	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1167	-	-	179	561	1345	-	-
HCM Lane V/C Ratio	0.004	-	-	0.499	0.266	0.115	-	-
HCM Control Delay (s)	8.1	0	-	43.6	13.7	8	0	-
HCM Lane LOS	A	A	-	E	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	2.4	1.1	0.4	-	-

Lanes, Volumes, Timings  
28: Great Neck Road/Avery Lane & Rope Ferry Road

2027 Build - Destination Park - PM Peak  
10/05/2017

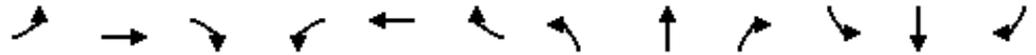


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	325	96	310	379	62	94	201	251	43	243	76
Future Volume (vph)	55	325	96	310	379	62	94	201	251	43	243	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	200		0	0		250	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.979				0.850		0.972	
Flt Protected	0.950			0.950				0.984			0.994	
Satd. Flow (prot)	1770	1799	0	1770	1824	0	0	1833	1583	0	1800	0
Flt Permitted	0.279			0.288				0.646			0.873	
Satd. Flow (perm)	520	1799	0	536	1824	0	0	1203	1583	0	1581	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		29			16				286			23
Link Speed (mph)		30			30			30				30
Link Distance (ft)		662			691			557				483
Travel Time (s)		15.0			15.7			12.7				11.0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	63	371	110	354	433	71	107	229	286	49	277	87
Shared Lane Traffic (%)												
Lane Group Flow (vph)	63	481	0	354	504	0	0	336	286	0	413	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	9.6	27.2		10.0	27.6		22.8	22.8	22.8	22.8	22.8	22.8
Total Split (%)	16.0%	45.3%		16.7%	46.0%		38.0%	38.0%	38.0%	38.0%	38.0%	38.0%
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5	4.5		4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Act Effct Green (s)	27.8	22.7		28.6	23.1			18.3	18.3		18.3	
Actuated g/C Ratio	0.46	0.38		0.48	0.38			0.30	0.30		0.30	
v/c Ratio	0.18	0.69		0.96	0.71			0.92	0.42		0.83	
Control Delay	8.0	20.9		54.3	21.8			54.8	4.6		35.5	
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Delay	8.0	20.9		54.3	21.8			54.8	4.6		35.5	
LOS	A	C		D	C			D	A		D	
Approach Delay		19.4			35.2			31.7			35.5	
Approach LOS		B			D			C			D	
Queue Length 50th (ft)	10	132		66	144			116	0		130	
Queue Length 95th (ft)	24	228		#192	244			#257	46		#273	
Internal Link Dist (ft)		582			611			477			403	
Turn Bay Length (ft)	100			200					250			
Base Capacity (vph)	347	698		368	712			366	681		498	

Lanes, Volumes, Timings  
 28: Great Neck Road/Avery Lane & Rope Ferry Road

2027 Build - Destination Park - PM Peak

10/05/2017

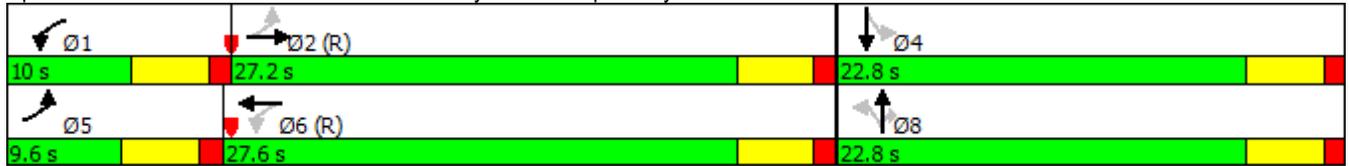


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Starvation Cap Reductn	0	0		0	0			0	0		0	
Spillback Cap Reductn	0	0		0	0			0	0		0	
Storage Cap Reductn	0	0		0	0			0	0		0	
Reduced v/c Ratio	0.18	0.69		0.96	0.71			0.92	0.42		0.83	

Intersection Summary

Area Type: Other  
 Cycle Length: 60  
 Actuated Cycle Length: 60  
 Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green  
 Natural Cycle: 70  
 Control Type: Pretimed  
 Maximum v/c Ratio: 0.96  
 Intersection Signal Delay: 30.8  
 Intersection LOS: C  
 Intersection Capacity Utilization 94.5%  
 ICU Level of Service F  
 Analysis Period (min) 15  
 # 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

Splits and Phases: 28: Great Neck Road/Avery Lane & Rope Ferry Road



**CAPACITY ANALYSES  
2027 BUILD VOLUMES  
ECOLOGICAL / PASSIVE PARK**

Lanes, Volumes, Timings  
1: Gardiners Wood Road & Rope Ferry Road

2027 Build - Ecological / Passive Park - AM Peak

10/05/2017



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	
Traffic Volume (vph)	329	41	2	275	81	35
Future Volume (vph)	329	41	2	275	81	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.985				0.959	
Flt Protected					0.966	
Satd. Flow (prot)	1835	0	0	1863	1726	0
Flt Permitted				0.997	0.966	
Satd. Flow (perm)	1835	0	0	1857	1726	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	12				40	
Link Speed (mph)	30			30	30	
Link Distance (ft)	512			589	834	
Travel Time (s)	11.6			13.4	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	375	47	2	314	92	40
Shared Lane Traffic (%)						
Lane Group Flow (vph)	422	0	0	316	132	0
Turn Type	NA		pm+pt	NA	Prot	
Protected Phases	2		1	6	8	
Permitted Phases			6			
Detector Phase	2		1	6	8	
Switch Phase						
Minimum Initial (s)	5.0		5.0	5.0	5.0	
Minimum Split (s)	22.5		9.5	22.5	22.5	
Total Split (s)	23.0		9.5	32.5	22.5	
Total Split (%)	41.8%		17.3%	59.1%	40.9%	
Yellow Time (s)	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0			0.0	0.0	
Total Lost Time (s)	4.5			4.5	4.5	
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	Max	
Act Effct Green (s)	14.0			14.0	18.1	
Actuated g/C Ratio	0.34			0.34	0.44	
v/c Ratio	0.67			0.50	0.17	
Control Delay	16.8			13.6	6.9	
Queue Delay	0.0			0.0	0.0	
Total Delay	16.8			13.6	6.9	
LOS	B			B	A	
Approach Delay	16.8			13.6	6.9	
Approach LOS	B			B	A	
Queue Length 50th (ft)	77			56	12	
Queue Length 95th (ft)	144			105	40	
Internal Link Dist (ft)	432			509	754	
Turn Bay Length (ft)						



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Base Capacity (vph)	835			1270	781	
Starvation Cap Reductn	0			0	0	
Spillback Cap Reductn	0			0	0	
Storage Cap Reductn	0			0	0	
Reduced v/c Ratio	0.51			0.25	0.17	

Intersection Summary

Area Type:	Other
Cycle Length:	55
Actuated Cycle Length:	41.2
Natural Cycle:	55
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.67
Intersection Signal Delay:	14.1
Intersection LOS:	B
Intersection Capacity Utilization	35.3%
ICU Level of Service	A
Analysis Period (min)	15

Splits and Phases: 1: Gardiners Wood Road & Rope Ferry Road



Lanes, Volumes, Timings  
5: Shore Road & Jordan Cove Road

2027 Build - Ecological / Passive Park - AM Peak

10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	10	42	56	23	4	30
Future Volume (vph)	10	42	56	23	4	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.892				0.880	
Flt Protected	0.990			0.966		
Satd. Flow (prot)	1645	0	0	1799	1639	0
Flt Permitted	0.990			0.966		
Satd. Flow (perm)	1645	0	0	1799	1639	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	348			365	291	
Travel Time (s)	7.9			8.3	6.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	11	44	59	24	4	32
Shared Lane Traffic (%)						
Lane Group Flow (vph)	55	0	0	83	36	0
Sign Control	Stop			Stop	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	21.2%
Analysis Period (min)	15
	ICU Level of Service A

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBU	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations									
Traffic Vol, veh/h	0	10	42	0	56	23	0	4	30
Future Vol, veh/h	0	10	42	0	56	23	0	4	30
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	11	44	0	59	24	0	4	32
Number of Lanes	0	1	0	0	0	1	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	7	7.7	6.7
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	71%	19%	0%
Vol Thru, %	29%	0%	12%
Vol Right, %	0%	81%	88%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	79	52	34
LT Vol	56	10	0
Through Vol	23	0	4
RT Vol	0	42	30
Lane Flow Rate	83	55	36
Geometry Grp	1	1	1
Degree of Util (X)	0.097	0.056	0.035
Departure Headway (Hd)	4.2	3.693	3.564
Convergence, Y/N	Yes	Yes	Yes
Cap	855	963	1001
Service Time	2.216	1.742	1.597
HCM Lane V/C Ratio	0.097	0.057	0.036
HCM Control Delay	7.7	7	6.7
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.3	0.2	0.1

Lanes, Volumes, Timings  
9: Shore Road & Palmer Road

2027 Build - Ecological / Passive Park - AM Peak

10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	18	12	1	0	11	1	4	2	0	2	1	27
Future Volume (vph)	18	12	1	0	11	1	4	2	0	2	1	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.996			0.990							0.878
Flt Protected		0.972						0.968				0.997
Satd. Flow (prot)	0	1803	0	0	1844	0	0	1803	0	0	1631	0
Flt Permitted		0.972						0.968				0.997
Satd. Flow (perm)	0	1803	0	0	1844	0	0	1803	0	0	1631	0
Link Speed (mph)		30			30			30				30
Link Distance (ft)		357			396			205				196
Travel Time (s)		8.1			9.0			4.7				4.5
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	19	13	1	0	12	1	4	2	0	2	1	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	33	0	0	13	0	0	6	0	0	31	0
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 18.4%

ICU Level of Service A

Analysis Period (min) 15

Intersection	
Intersection Delay, s/veh	7
Intersection LOS	A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	18	12	1	0	0	11	1	0	4	2	0
Future Vol, veh/h	0	18	12	1	0	0	11	1	0	4	2	0
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	19	13	1	0	0	12	1	0	4	2	0
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	7.3	7	7.2
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	67%	58%	0%	7%
Vol Thru, %	33%	39%	92%	3%
Vol Right, %	0%	3%	8%	90%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	6	31	12	30
LT Vol	4	18	0	2
Through Vol	2	12	11	1
RT Vol	0	1	1	27
Lane Flow Rate	6	33	13	32
Geometry Grp	1	1	1	1
Degree of Util (X)	0.007	0.037	0.014	0.031
Departure Headway (Hd)	4.169	4.107	3.975	3.49
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	858	875	902	1026
Service Time	2.194	2.117	1.99	1.512
HCM Lane V/C Ratio	0.007	0.038	0.014	0.031
HCM Control Delay	7.2	7.3	7	6.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.1	0	0.1

**Intersection**

Intersection Delay, s/veh  
 Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	2	1	27
Future Vol, veh/h	0	2	1	27
Peak Hour Factor	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	2	1	28
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	6.6
HCM LOS	A



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	
Traffic Volume (vph)	16	3	4	12	2	5
Future Volume (vph)	16	3	4	12	2	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.980			0.904		
Flt Protected				0.988	0.986	
Satd. Flow (prot)	1825	0	0	1840	1660	0
Flt Permitted				0.988	0.986	
Satd. Flow (perm)	1825	0	0	1840	1660	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	504			461	476	
Travel Time (s)	11.5			10.5	10.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	17	3	4	13	2	5
Shared Lane Traffic (%)						
Lane Group Flow (vph)	20	0	0	17	7	0
Sign Control	Free			Free	Stop	

**Intersection Summary**

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	14.3%
ICU Level of Service	A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 2.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	16	3	4	12	2	5
Future Vol, veh/h	16	3	4	12	2	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	3	4	13	2	5

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	20	39
Stage 1	-	-	18
Stage 2	-	-	21
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1596	973
Stage 1	-	-	1005
Stage 2	-	-	1002
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1596	970
Mov Cap-2 Maneuver	-	-	970
Stage 1	-	-	1005
Stage 2	-	-	999

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	8.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1033	-	-	1596	-
HCM Lane V/C Ratio	0.007	-	-	0.003	-
HCM Control Delay (s)	8.5	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Lanes, Volumes, Timings  
18: Great Neck Road & Shore Road

2027 Build - Ecological / Passive Park - AM Peak

10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	29	7	11	68	62	15
Future Volume (vph)	29	7	11	68	62	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.974				0.973	
Flt Protected	0.961			0.993		
Satd. Flow (prot)	1744	0	0	1850	1812	0
Flt Permitted	0.961			0.993		
Satd. Flow (perm)	1744	0	0	1850	1812	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	471			248	380	
Travel Time (s)	10.7			5.6	8.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	30	7	12	71	65	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	37	0	0	83	81	0
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 21.1%

ICU Level of Service A

Analysis Period (min) 15

**Intersection**

Int Delay, s/veh 2.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	4	
Traffic Vol, veh/h	29	7	11	68	62	15
Future Vol, veh/h	29	7	11	68	62	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	7	12	71	65	16

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	168	73	81	0	-
Stage 1	73	-	-	-	-
Stage 2	95	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	822	989	1517	-	-
Stage 1	950	-	-	-	-
Stage 2	929	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	815	989	1517	-	-
Mov Cap-2 Maneuver	815	-	-	-	-
Stage 1	950	-	-	-	-
Stage 2	922	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1517	-	844	-	-
HCM Lane V/C Ratio	0.008	-	0.045	-	-
HCM Control Delay (s)	7.4	0	9.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Lanes, Volumes, Timings  
24: Lamphere Road & Great Neck Road

2027 Build - Ecological / Passive Park - AM Peak

10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	91	12	1	4	7	144	0	224	4	50	104	32
Future Volume (vph)	91	12	1	4	7	144	0	224	4	50	104	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.874			0.998			0.977	
Flt Protected		0.958			0.999						0.987	
Satd. Flow (prot)	0	1783	0	0	1626	0	0	1859	0	0	1796	0
Flt Permitted		0.958			0.999						0.987	
Satd. Flow (perm)	0	1783	0	0	1626	0	0	1859	0	0	1796	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		536			649			512			388	
Travel Time (s)		12.2			14.8			11.6			8.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	96	13	1	4	7	151	0	235	4	53	109	34
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	110	0	0	162	0	0	239	0	0	196	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	52.6%
ICU Level of Service	A
Analysis Period (min)	15

Intersection												
Int Delay, s/veh	6.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	91	12	1	4	7	144	0	224	4	50	104	32
Future Vol, veh/h	91	12	1	4	7	144	0	224	4	50	104	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	96	13	1	4	7	151	0	235	4	53	109	34

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	548	470	126	475	485	237	143	0	0	239	0	0
Stage 1	231	231	-	237	237	-	-	-	-	-	-	-
Stage 2	317	239	-	238	248	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	447	492	924	500	482	802	1440	-	-	1328	-	-
Stage 1	772	713	-	766	709	-	-	-	-	-	-	-
Stage 2	694	708	-	765	701	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	346	470	924	473	461	802	1440	-	-	1328	-	-
Mov Cap-2 Maneuver	346	470	-	473	461	-	-	-	-	-	-	-
Stage 1	772	682	-	766	709	-	-	-	-	-	-	-
Stage 2	557	708	-	717	670	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.4	11	0	2.1
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1440	-	-	359	763	1328	-	-
HCM Lane V/C Ratio	-	-	-	0.304	0.213	0.04	-	-
HCM Control Delay (s)	0	-	-	19.4	11	7.8	0	-
HCM Lane LOS	A	-	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.3	0.8	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	351	49	162	200	82	49	218	319	26	96	27
Future Volume (vph)	59	351	49	162	200	82	49	218	319	26	96	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	200		0	0		250	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.982			0.956				0.850		0.976	
Flt Protected	0.950			0.950				0.991			0.991	
Satd. Flow (prot)	1770	1829	0	1770	1781	0	0	1846	1583	0	1802	0
Flt Permitted	0.487			0.314				0.914			0.909	
Satd. Flow (perm)	907	1829	0	585	1781	0	0	1703	1583	0	1653	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		13			40				364			19
Link Speed (mph)		30			30			30				30
Link Distance (ft)		662			691			557				483
Travel Time (s)		15.0			15.7			12.7				11.0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	67	401	56	185	228	94	56	249	364	30	110	31
Shared Lane Traffic (%)												
Lane Group Flow (vph)	67	457	0	185	322	0	0	305	364	0	171	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	9.6	27.2		10.0	27.6		22.8	22.8	22.8	22.8	22.8	22.8
Total Split (%)	16.0%	45.3%		16.7%	46.0%		38.0%	38.0%	38.0%	38.0%	38.0%	38.0%
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5	4.5		4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Act Effct Green (s)	27.8	22.7		28.6	23.1			18.3	18.3		18.3	
Actuated g/C Ratio	0.46	0.38		0.48	0.38			0.30	0.30		0.30	
v/c Ratio	0.14	0.65		0.48	0.45			0.59	0.50		0.33	
Control Delay	7.4	20.3		11.7	14.4			23.2	4.8		16.4	
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Delay	7.4	20.3		11.7	14.4			23.2	4.8		16.4	
LOS	A	C		B	B			C	A		B	
Approach Delay		18.6			13.5			13.2			16.4	
Approach LOS		B			B			B			B	
Queue Length 50th (ft)	10	128		31	72			92	0		42	
Queue Length 95th (ft)	25	217		58	133			164	51		86	
Internal Link Dist (ft)		582			611			477			403	
Turn Bay Length (ft)	100			200					250			
Base Capacity (vph)	493	700		387	710			519	735		517	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Starvation Cap Reductn	0	0		0	0			0	0		0	
Spillback Cap Reductn	0	0		0	0			0	0		0	
Storage Cap Reductn	0	0		0	0			0	0		0	
Reduced v/c Ratio	0.14	0.65		0.48	0.45			0.59	0.50		0.33	

Intersection Summary

Area Type: Other

Cycle Length: 60

Actuated Cycle Length: 60

Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green

Natural Cycle: 60

Control Type: Pretimed

Maximum v/c Ratio: 0.65

Intersection Signal Delay: 15.1

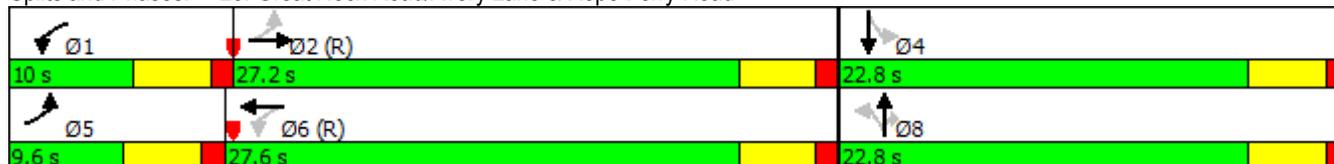
Intersection LOS: B

Intersection Capacity Utilization 70.4%

ICU Level of Service C

Analysis Period (min) 15

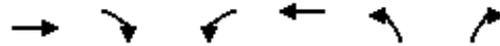
Splits and Phases: 28: Great Neck Road/Avery Lane & Rope Ferry Road



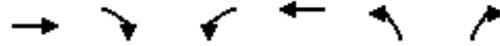
Lanes, Volumes, Timings  
1: Gardiners Wood Road & Rope Ferry Road

2027 Build - Ecological / Passive Park - PM Peak

10/05/2017



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	655	108	50	432	79	40
Future Volume (vph)	655	108	50	432	79	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fr <sub>t</sub>	0.981				0.954	
Fl <sub>t</sub> Protected				0.995	0.968	
Satd. Flow (prot)	1827	0	0	1853	1720	0
Fl <sub>t</sub> Permitted				0.700	0.968	
Satd. Flow (perm)	1827	0	0	1304	1720	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	16				32	
Link Speed (mph)	30			30	30	
Link Distance (ft)	512			589	834	
Travel Time (s)	11.6			13.4	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	748	123	57	493	90	46
Shared Lane Traffic (%)						
Lane Group Flow (vph)	871	0	0	550	136	0
Turn Type	NA		pm+pt	NA	Prot	
Protected Phases	2		1	6	8	
Permitted Phases			6			
Detector Phase	2		1	6	8	
Switch Phase						
Minimum Initial (s)	5.0		5.0	5.0	5.0	
Minimum Split (s)	22.5		9.5	22.5	22.5	
Total Split (s)	43.0		9.5	52.5	22.5	
Total Split (%)	57.3%		12.7%	70.0%	30.0%	
Yellow Time (s)	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0			0.0	0.0	
Total Lost Time (s)	4.5			4.5	4.5	
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	Max	
Act Effct Green (s)	42.4			42.4	18.3	
Actuated g/C Ratio	0.61			0.61	0.26	
v/c Ratio	0.78			0.69	0.29	
Control Delay	15.6			14.5	19.9	
Queue Delay	0.0			0.0	0.0	
Total Delay	15.6			14.5	19.9	
LOS	B			B	B	
Approach Delay	15.6			14.5	19.9	
Approach LOS	B			B	B	
Queue Length 50th (ft)	237			139	39	
Queue Length 95th (ft)	384			246	85	
Internal Link Dist (ft)	432			509	754	
Turn Bay Length (ft)						



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Base Capacity (vph)	1186			909	473	
Starvation Cap Reductn	0			0	0	
Spillback Cap Reductn	0			0	0	
Storage Cap Reductn	0			0	0	
Reduced v/c Ratio	0.73			0.61	0.29	

**Intersection Summary**

Area Type:	Other
Cycle Length:	75
Actuated Cycle Length:	69.8
Natural Cycle:	80
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.78
Intersection Signal Delay:	15.6
Intersection LOS:	B
Intersection Capacity Utilization	82.4%
ICU Level of Service	E
Analysis Period (min)	15

Splits and Phases: 1: Gardiners Wood Road & Rope Ferry Road





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	29	82	64	29	38	37
Future Volume (vph)	29	82	64	29	38	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.900				0.933	
Flt Protected	0.987			0.967		
Satd. Flow (prot)	1655	0	0	1801	1738	0
Flt Permitted	0.987			0.967		
Satd. Flow (perm)	1655	0	0	1801	1738	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	348			365	291	
Travel Time (s)	7.9			8.3	6.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	30	86	67	30	40	39
Shared Lane Traffic (%)						
Lane Group Flow (vph)	116	0	0	97	79	0
Sign Control	Stop			Stop	Stop	

**Intersection Summary**

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	25.6%
ICU Level of Service	A
Analysis Period (min)	15

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBU	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations									
Traffic Vol, veh/h	0	29	82	0	64	29	0	38	37
Future Vol, veh/h	0	29	82	0	64	29	0	38	37
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	30	86	0	67	30	0	40	39
Number of Lanes	0	1	0	0	0	1	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	7.5	8	7.4
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	69%	26%	0%
Vol Thru, %	31%	0%	51%
Vol Right, %	0%	74%	49%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	93	111	75
LT Vol	64	29	0
Through Vol	29	0	38
RT Vol	0	82	37
Lane Flow Rate	98	117	79
Geometry Grp	1	1	1
Degree of Util (X)	0.118	0.124	0.086
Departure Headway (Hd)	4.339	3.845	3.919
Convergence, Y/N	Yes	Yes	Yes
Cap	821	917	904
Service Time	2.393	1.933	1.986
HCM Lane V/C Ratio	0.119	0.128	0.087
HCM Control Delay	8	7.5	7.4
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.4	0.4	0.3

Lanes, Volumes, Timings  
9: Shore Road & Palmer Road

2027 Build - Ecological / Passive Park - PM Peak

10/05/2017

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	28	39	11	2	18	3	7	7	1	3	9	32
Future Volume (vph)	28	39	11	2	18	3	7	7	1	3	9	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.980			0.983			0.991			0.900	
Flt Protected		0.983			0.996			0.977			0.997	
Satd. Flow (prot)	0	1794	0	0	1824	0	0	1804	0	0	1671	0
Flt Permitted		0.983			0.996			0.977			0.997	
Satd. Flow (perm)	0	1794	0	0	1824	0	0	1804	0	0	1671	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		357			396			205			196	
Travel Time (s)		8.1			9.0			4.7			4.5	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	29	41	12	2	19	3	7	7	1	3	9	34
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	82	0	0	24	0	0	15	0	0	46	0
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 21.2%

ICU Level of Service A

Analysis Period (min) 15

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	28	39	11	0	2	18	3	0	7	7	1
Future Vol, veh/h	0	28	39	11	0	2	18	3	0	7	7	1
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	29	41	12	0	2	19	3	0	7	7	1
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	7.5	7.2	7.3
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	47%	36%	9%	7%
Vol Thru, %	47%	50%	78%	20%
Vol Right, %	7%	14%	13%	73%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	15	78	23	44
LT Vol	7	28	2	3
Through Vol	7	39	18	9
RT Vol	1	11	3	32
Lane Flow Rate	16	82	24	46
Geometry Grp	1	1	1	1
Degree of Util (X)	0.018	0.092	0.027	0.048
Departure Headway (Hd)	4.207	4.047	4.043	3.706
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	845	885	882	959
Service Time	2.262	2.073	2.081	1.758
HCM Lane V/C Ratio	0.019	0.093	0.027	0.048
HCM Control Delay	7.3	7.5	7.2	6.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.3	0.1	0.2

**Intersection**

Intersection Delay, s/veh  
 Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	3	9	32
Future Vol, veh/h	0	3	9	32
Peak Hour Factor	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	3	9	34
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	6.9
HCM LOS	A



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	22	4	3	22	4	4
Future Volume (vph)	22	4	3	22	4	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.980			0.932		
Flt Protected				0.994	0.976	
Satd. Flow (prot)	1825	0	0	1852	1694	0
Flt Permitted				0.994	0.976	
Satd. Flow (perm)	1825	0	0	1852	1694	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	504			461	476	
Travel Time (s)	11.5			10.5	10.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	23	4	3	23	4	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	27	0	0	26	8	0
Sign Control	Free			Free	Stop	

**Intersection Summary**

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	13.9%
	ICU Level of Service A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	22	4	3	22	4	4
Future Vol, veh/h	22	4	3	22	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	4	3	23	4	4

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	27	54
Stage 1	-	-	25
Stage 2	-	-	29
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1587	954
Stage 1	-	-	998
Stage 2	-	-	994
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1587	952
Mov Cap-2 Maneuver	-	-	952
Stage 1	-	-	998
Stage 2	-	-	992

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	999	-	-	1587	-
HCM Lane V/C Ratio	0.008	-	-	0.002	-
HCM Control Delay (s)	8.6	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Lanes, Volumes, Timings  
 18: Great Neck Road & Shore Road

2027 Build - Ecological / Passive Park - PM Peak

10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	16	16	17	79	59	23
Future Volume (vph)	16	16	17	79	59	23
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.932				0.962	
Flt Protected	0.976			0.991		
Satd. Flow (prot)	1694	0	0	1846	1792	0
Flt Permitted	0.976			0.991		
Satd. Flow (perm)	1694	0	0	1846	1792	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	471			248	380	
Travel Time (s)	10.7			5.6	8.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	17	17	18	83	62	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	34	0	0	101	86	0
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	22.0%
ICU Level of Service	A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	4	
Traffic Vol, veh/h	16	16	17	79	59	23
Future Vol, veh/h	16	16	17	79	59	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	17	18	83	62	24

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	193	74	86	0	0
Stage 1	74	-	-	-	-
Stage 2	119	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	796	988	1510	-	-
Stage 1	949	-	-	-	-
Stage 2	906	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	786	988	1510	-	-
Mov Cap-2 Maneuver	786	-	-	-	-
Stage 1	949	-	-	-	-
Stage 2	895	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.3	1.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1510	-	875	-	-
HCM Lane V/C Ratio	0.012	-	0.038	-	-
HCM Control Delay (s)	7.4	0	9.3	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Lanes, Volumes, Timings  
24: Lamphere Road & Great Neck Road

2027 Build - Ecological / Passive Park - PM Peak

10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	72	13	0	9	16	117	4	193	9	147	264	98
Future Volume (vph)	72	13	0	9	16	117	4	193	9	147	264	98
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.889			0.994			0.974	
Flt Protected		0.959			0.997			0.999			0.986	
Satd. Flow (prot)	0	1786	0	0	1651	0	0	1850	0	0	1789	0
Flt Permitted		0.959			0.997			0.999			0.986	
Satd. Flow (perm)	0	1786	0	0	1651	0	0	1850	0	0	1789	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		536			649			512			388	
Travel Time (s)		12.2			14.8			11.6			8.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	76	14	0	9	17	123	4	203	9	154	277	103
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	90	0	0	149	0	0	216	0	0	534	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	68.1%
ICU Level of Service	C
Analysis Period (min)	15

Intersection												
Int Delay, s/veh	7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	72	13	0	9	16	117	4	193	9	147	264	98
Future Vol, veh/h	72	13	0	9	16	117	4	193	9	147	264	98
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	76	14	0	9	17	123	4	203	9	154	277	103

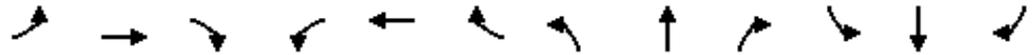
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	923	858	329	860	905	207	380	0	0	212	0	0
Stage 1	637	637	-	216	216	-	-	-	-	-	-	-
Stage 2	286	221	-	644	689	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	250	294	712	276	276	833	1178	-	-	1358	-	-
Stage 1	465	471	-	786	724	-	-	-	-	-	-	-
Stage 2	721	720	-	461	446	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	179	250	712	234	235	833	1178	-	-	1358	-	-
Mov Cap-2 Maneuver	179	250	-	234	235	-	-	-	-	-	-	-
Stage 1	463	402	-	783	721	-	-	-	-	-	-	-
Stage 2	598	717	-	380	381	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	40.7	13.4	0.2	2.3
HCM LOS	E	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1178	-	-	187	575	1358	-
HCM Lane V/C Ratio	0.004	-	-	0.477	0.259	0.114	-
HCM Control Delay (s)	8.1	0	-	40.7	13.4	8	0
HCM Lane LOS	A	A	-	E	B	A	A
HCM 95th %tile Q(veh)	0	-	-	2.3	1	0.4	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	325	95	305	379	62	94	197	245	43	239	76
Future Volume (vph)	55	325	95	305	379	62	94	197	245	43	239	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	200		0	0		250	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.979				0.850		0.971	
Flt Protected	0.950			0.950				0.984			0.994	
Satd. Flow (prot)	1770	1799	0	1770	1824	0	0	1833	1583	0	1798	0
Flt Permitted	0.279			0.290				0.647			0.879	
Satd. Flow (perm)	520	1799	0	540	1824	0	0	1205	1583	0	1590	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		28			16				280			23
Link Speed (mph)		30			30			30				30
Link Distance (ft)		662			691			557				483
Travel Time (s)		15.0			15.7			12.7				11.0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	63	371	108	348	433	71	107	225	280	49	273	87
Shared Lane Traffic (%)												
Lane Group Flow (vph)	63	479	0	348	504	0	0	332	280	0	409	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	9.6	27.2		10.0	27.6		22.8	22.8	22.8	22.8	22.8	22.8
Total Split (%)	16.0%	45.3%		16.7%	46.0%		38.0%	38.0%	38.0%	38.0%	38.0%	38.0%
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5	4.5		4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Act Effct Green (s)	27.8	22.7		28.6	23.1			18.3	18.3		18.3	
Actuated g/C Ratio	0.46	0.38		0.48	0.38			0.30	0.30		0.30	
v/c Ratio	0.18	0.69		0.94	0.71			0.90	0.41		0.82	
Control Delay	8.0	20.8		49.5	21.8			52.4	4.6		34.4	
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Delay	8.0	20.8		49.5	21.8			52.4	4.6		34.4	
LOS	A	C		D	C			D	A		C	
Approach Delay		19.3			33.1			30.5			34.4	
Approach LOS		B			C			C			C	
Queue Length 50th (ft)	10	132		64	144			114	0		128	
Queue Length 95th (ft)	24	227		#184	244			#252	45		#268	
Internal Link Dist (ft)		582			611			477			403	
Turn Bay Length (ft)	100			200					250			
Base Capacity (vph)	347	698		370	712			367	677		500	

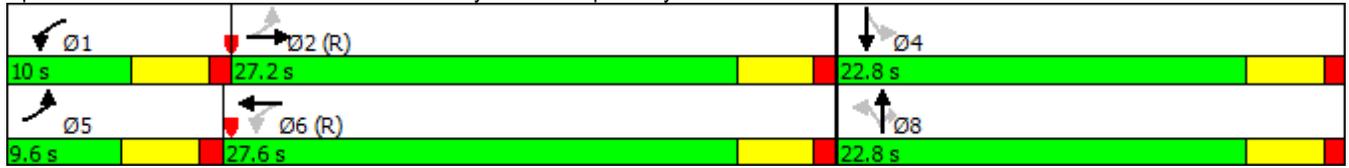


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Starvation Cap Reductn	0	0		0	0			0	0		0	
Spillback Cap Reductn	0	0		0	0			0	0		0	
Storage Cap Reductn	0	0		0	0			0	0		0	
Reduced v/c Ratio	0.18	0.69		0.94	0.71			0.90	0.41		0.82	

Intersection Summary

Area Type: Other  
 Cycle Length: 60  
 Actuated Cycle Length: 60  
 Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green  
 Natural Cycle: 65  
 Control Type: Pretimed  
 Maximum v/c Ratio: 0.94  
 Intersection Signal Delay: 29.6  
 Intersection LOS: C  
 Intersection Capacity Utilization 93.7%  
 ICU Level of Service F  
 Analysis Period (min) 15  
 # 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

Splits and Phases: 28: Great Neck Road/Avery Lane & Rope Ferry Road



**CAPACITY ANALYSES  
2027 BUILD VOLUMES  
HYBRID PARK**

Lanes, Volumes, Timings  
1: Gardiners Wood Road & Rope Ferry Road

2027 Build - Hybrid Park - AM Peak  
10/05/2017



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	
Traffic Volume (vph)	329	54	4	275	90	36
Future Volume (vph)	329	54	4	275	90	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.981				0.962	
Flt Protected				0.999	0.965	
Satd. Flow (prot)	1827	0	0	1861	1729	0
Flt Permitted				0.992	0.965	
Satd. Flow (perm)	1827	0	0	1848	1729	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	16				39	
Link Speed (mph)	30			30	30	
Link Distance (ft)	512			589	834	
Travel Time (s)	11.6			13.4	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	375	62	5	314	103	41
Shared Lane Traffic (%)						
Lane Group Flow (vph)	437	0	0	319	144	0
Turn Type	NA		pm+pt	NA	Prot	
Protected Phases	2		1	6	8	
Permitted Phases			6			
Detector Phase	2		1	6	8	
Switch Phase						
Minimum Initial (s)	5.0		5.0	5.0	5.0	
Minimum Split (s)	22.5		9.5	22.5	22.5	
Total Split (s)	23.0		9.5	32.5	22.5	
Total Split (%)	41.8%		17.3%	59.1%	40.9%	
Yellow Time (s)	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0			0.0	0.0	
Total Lost Time (s)	4.5			4.5	4.5	
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	Max	
Act Effct Green (s)	14.4			14.4	18.1	
Actuated g/C Ratio	0.35			0.35	0.44	
v/c Ratio	0.68			0.50	0.19	
Control Delay	16.9			13.4	7.3	
Queue Delay	0.0			0.0	0.0	
Total Delay	16.9			13.4	7.3	
LOS	B			B	A	
Approach Delay	16.9			13.4	7.3	
Approach LOS	B			B	A	
Queue Length 50th (ft)	80			56	14	
Queue Length 95th (ft)	150			106	44	
Internal Link Dist (ft)	432			509	754	
Turn Bay Length (ft)						

Lanes, Volumes, Timings  
 1: Gardiners Wood Road & Rope Ferry Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Base Capacity (vph)	826			1251	774	
Starvation Cap Reductn	0			0	0	
Spillback Cap Reductn	0			0	0	
Storage Cap Reductn	0			0	0	
Reduced v/c Ratio	0.53			0.25	0.19	

Intersection Summary	
Area Type:	Other
Cycle Length:	55
Actuated Cycle Length:	41.6
Natural Cycle:	55
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.68
Intersection Signal Delay:	14.2
Intersection LOS:	B
Intersection Capacity Utilization	36.7%
ICU Level of Service	A
Analysis Period (min)	15

Splits and Phases: 1: Gardiners Wood Road & Rope Ferry Road



Lanes, Volumes, Timings  
5: Shore Road & Jordan Cove Road

2027 Build - Hybrid Park - AM Peak

10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	10	59	66	23	4	30
Future Volume (vph)	10	59	66	23	4	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.885				0.880	
Flt Protected	0.993			0.964		
Satd. Flow (prot)	1637	0	0	1796	1639	0
Flt Permitted	0.993			0.964		
Satd. Flow (perm)	1637	0	0	1796	1639	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	348			365	291	
Travel Time (s)	7.9			8.3	6.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	11	62	69	24	4	32
Shared Lane Traffic (%)						
Lane Group Flow (vph)	73	0	0	93	36	0
Sign Control	Stop			Stop	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	22.8%
	ICU Level of Service A
Analysis Period (min)	15

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBU	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations									
Traffic Vol, veh/h	0	10	59	0	66	23	0	4	30
Future Vol, veh/h	0	10	59	0	66	23	0	4	30
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	11	62	0	69	24	0	4	32
Number of Lanes	0	1	0	0	0	1	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	7	7.8	6.8
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	74%	14%	0%
Vol Thru, %	26%	0%	12%
Vol Right, %	0%	86%	88%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	89	69	34
LT Vol	66	10	0
Through Vol	23	0	4
RT Vol	0	59	30
Lane Flow Rate	93	72	36
Geometry Grp	1	1	1
Degree of Util (X)	0.11	0.074	0.036
Departure Headway (Hd)	4.236	3.672	3.601
Convergence, Y/N	Yes	Yes	Yes
Cap	847	966	989
Service Time	2.26	1.731	1.644
HCM Lane V/C Ratio	0.11	0.075	0.036
HCM Control Delay	7.8	7	6.8
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.4	0.2	0.1

Lanes, Volumes, Timings  
9: Shore Road & Palmer Road

2027 Build - Hybrid Park - AM Peak

10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	18	12	1	0	11	11	4	2	0	15	1	27
Future Volume (vph)	18	12	1	0	11	11	4	2	0	15	1	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.996			0.932							0.916
Flt Protected		0.972						0.968				0.983
Satd. Flow (prot)	0	1803	0	0	1736	0	0	1803	0	0	1677	0
Flt Permitted		0.972						0.968				0.983
Satd. Flow (perm)	0	1803	0	0	1736	0	0	1803	0	0	1677	0
Link Speed (mph)		30			30			30				30
Link Distance (ft)		357			396			205				196
Travel Time (s)		8.1			9.0			4.7				4.5
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	19	13	1	0	12	12	4	2	0	16	1	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	33	0	0	24	0	0	6	0	0	45	0
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 18.4%

ICU Level of Service A

Analysis Period (min) 15

Intersection	
Intersection Delay, s/veh	7
Intersection LOS	A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	18	12	1	0	0	11	11	0	4	2	0
Future Vol, veh/h	0	18	12	1	0	0	11	11	0	4	2	0
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	19	13	1	0	0	12	12	0	4	2	0
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	7.3	6.9	7.3
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	67%	58%	0%	35%
Vol Thru, %	33%	39%	50%	2%
Vol Right, %	0%	3%	50%	63%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	6	31	22	43
LT Vol	4	18	0	15
Through Vol	2	12	11	1
RT Vol	0	1	11	27
Lane Flow Rate	6	33	23	45
Geometry Grp	1	1	1	1
Degree of Util (X)	0.007	0.037	0.024	0.047
Departure Headway (Hd)	4.199	4.139	3.748	3.729
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	852	866	955	960
Service Time	2.227	2.157	1.771	1.752
HCM Lane V/C Ratio	0.007	0.038	0.024	0.047
HCM Control Delay	7.3	7.3	6.9	6.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0	0.1	0.1	0.1

**Intersection**

Intersection Delay, s/veh  
 Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	15	1	27
Future Vol, veh/h	0	15	1	27
Peak Hour Factor	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	16	1	28
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	6.9
HCM LOS	A

Lanes, Volumes, Timings  
 14: Seaside Park Drive & Shore Road

2027 Build - Hybrid Park - AM Peak  
 10/05/2017



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	16	16	17	12	12	15
Future Volume (vph)	16	16	17	12	12	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.932			0.926		
Flt Protected				0.972	0.978	
Satd. Flow (prot)	1736	0	0	1811	1687	0
Flt Permitted				0.972	0.978	
Satd. Flow (perm)	1736	0	0	1811	1687	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	504			461	476	
Travel Time (s)	11.5			10.5	10.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	17	17	18	13	13	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	34	0	0	31	29	0
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	18.3%
ICU Level of Service	A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 4.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	16	16	17	12	12	15
Future Vol, veh/h	16	16	17	12	12	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	17	18	13	13	16

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	34	73
Stage 1	-	-	25
Stage 2	-	-	48
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1578	931
Stage 1	-	-	998
Stage 2	-	-	974
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1578	921
Mov Cap-2 Maneuver	-	-	921
Stage 1	-	-	998
Stage 2	-	-	963

Approach	EB	WB	NB
HCM Control Delay, s	0	4.3	8.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	989	-	-	1578	-
HCM Lane V/C Ratio	0.029	-	-	0.011	-
HCM Control Delay (s)	8.7	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Lanes, Volumes, Timings  
18: Great Neck Road & Shore Road

2027 Build - Hybrid Park - AM Peak  
10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	39	7	11	68	62	28
Future Volume (vph)	39	7	11	68	62	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.980				0.958	
Flt Protected	0.959			0.993		
Satd. Flow (prot)	1751	0	0	1850	1785	0
Flt Permitted	0.959			0.993		
Satd. Flow (perm)	1751	0	0	1850	1785	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	471			248	380	
Travel Time (s)	10.7			5.6	8.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	41	7	12	71	65	29
Shared Lane Traffic (%)						
Lane Group Flow (vph)	48	0	0	83	94	0
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	21.1%
Analysis Period (min)	15
	ICU Level of Service A

**Intersection**

Int Delay, s/veh 2.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	4	
Traffic Vol, veh/h	39	7	11	68	62	28
Future Vol, veh/h	39	7	11	68	62	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	7	12	71	65	29

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	175	80	95	0	-	0
Stage 1	80	-	-	-	-	-
Stage 2	95	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	815	980	1499	-	-	-
Stage 1	943	-	-	-	-	-
Stage 2	929	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	808	980	1499	-	-	-
Mov Cap-2 Maneuver	808	-	-	-	-	-
Stage 1	943	-	-	-	-	-
Stage 2	922	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1499	-	830	-	-
HCM Lane V/C Ratio	0.008	-	0.058	-	-
HCM Control Delay (s)	7.4	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Lanes, Volumes, Timings  
 24: Lamphere Road & Great Neck Road

2027 Build - Hybrid Park - AM Peak  
 10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	91	12	1	4	7	144	0	234	4	50	117	32
Future Volume (vph)	91	12	1	4	7	144	0	234	4	50	117	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.874			0.998			0.978	
Flt Protected		0.958			0.999						0.988	
Satd. Flow (prot)	0	1783	0	0	1626	0	0	1859	0	0	1800	0
Flt Permitted		0.958			0.999						0.988	
Satd. Flow (perm)	0	1783	0	0	1626	0	0	1859	0	0	1800	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		536			649			512			388	
Travel Time (s)		12.2			14.8			11.6			8.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	96	13	1	4	7	151	0	246	4	53	123	34
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	110	0	0	162	0	0	250	0	0	210	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	53.9%
	ICU Level of Service A
Analysis Period (min)	15

Intersection												
Int Delay, s/veh	6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	91	12	1	4	7	144	0	234	4	50	117	32
Future Vol, veh/h	91	12	1	4	7	144	0	234	4	50	117	32
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	96	13	1	4	7	151	0	246	4	53	123	34

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	572	495	140	499	509	248	156	0	0	250	0	0
Stage 1	245	245	-	248	248	-	-	-	-	-	-	-
Stage 2	327	250	-	251	261	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	431	476	908	482	467	791	1424	-	-	1316	-	-
Stage 1	759	703	-	756	701	-	-	-	-	-	-	-
Stage 2	686	700	-	753	692	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	333	455	908	455	446	791	1424	-	-	1316	-	-
Mov Cap-2 Maneuver	333	455	-	455	446	-	-	-	-	-	-	-
Stage 1	759	672	-	756	701	-	-	-	-	-	-	-
Stage 2	549	700	-	706	662	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.1	11.1	0	2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1424	-	-	346	750	1316	-	-
HCM Lane V/C Ratio	-	-	-	0.316	0.217	0.04	-	-
HCM Control Delay (s)	0	-	-	20.1	11.1	7.8	0	-
HCM Lane LOS	A	-	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.3	0.8	0.1	-	-

Lanes, Volumes, Timings  
28: Great Neck Road/Avery Lane & Rope Ferry Road

2027 Build - Hybrid Park - AM Peak  
10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	351	51	169	200	82	50	222	324	26	102	27
Future Volume (vph)	59	351	51	169	200	82	50	222	324	26	102	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	200		0	0		250	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.981			0.956				0.850		0.976	
Flt Protected	0.950			0.950				0.991			0.992	
Satd. Flow (prot)	1770	1827	0	1770	1781	0	0	1846	1583	0	1803	0
Flt Permitted	0.487			0.312				0.912			0.911	
Satd. Flow (perm)	907	1827	0	581	1781	0	0	1699	1583	0	1656	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		14			40				370			18
Link Speed (mph)		30			30			30				30
Link Distance (ft)		662			691			557				483
Travel Time (s)		15.0			15.7			12.7				11.0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	67	401	58	193	228	94	57	253	370	30	116	31
Shared Lane Traffic (%)												
Lane Group Flow (vph)	67	459	0	193	322	0	0	310	370	0	177	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	9.6	27.2		10.0	27.6		22.8	22.8	22.8	22.8	22.8	22.8
Total Split (%)	16.0%	45.3%		16.7%	46.0%		38.0%	38.0%	38.0%	38.0%	38.0%	38.0%
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5	4.5		4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Act Effct Green (s)	27.8	22.7		28.6	23.1			18.3	18.3		18.3	
Actuated g/C Ratio	0.46	0.38		0.48	0.38			0.30	0.30		0.30	
v/c Ratio	0.14	0.66		0.50	0.45			0.60	0.50		0.34	
Control Delay	7.4	20.4		12.3	14.4			23.5	4.8		16.8	
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Delay	7.4	20.4		12.3	14.4			23.5	4.8		16.8	
LOS	A	C		B	B			C	A		B	
Approach Delay		18.7			13.6			13.3			16.8	
Approach LOS		B			B			B			B	
Queue Length 50th (ft)	10	129		32	72			94	0		44	
Queue Length 95th (ft)	25	219		61	133			167	52		89	
Internal Link Dist (ft)		582			611			477			403	
Turn Bay Length (ft)	100			200					250			
Base Capacity (vph)	493	699		385	710			518	739		517	

Lanes, Volumes, Timings  
 28: Great Neck Road/Avery Lane & Rope Ferry Road

2027 Build - Hybrid Park - AM Peak

10/05/2017

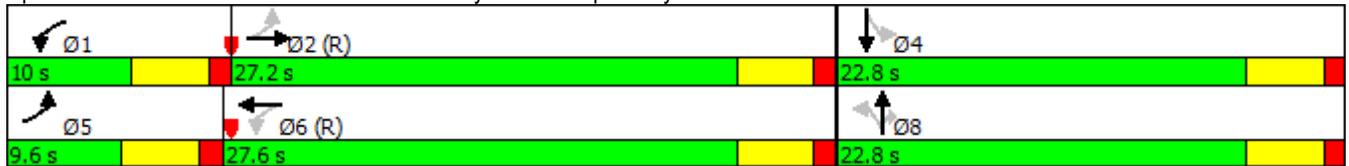


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Starvation Cap Reductn	0	0		0	0			0	0		0	
Spillback Cap Reductn	0	0		0	0			0	0		0	
Storage Cap Reductn	0	0		0	0			0	0		0	
Reduced v/c Ratio	0.14	0.66		0.50	0.45			0.60	0.50		0.34	

Intersection Summary

Area Type:	Other
Cycle Length:	60
Actuated Cycle Length:	60
Offset:	0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle:	60
Control Type:	Pretimed
Maximum v/c Ratio:	0.66
Intersection Signal Delay:	15.2
Intersection LOS:	B
Intersection Capacity Utilization	71.5%
ICU Level of Service	C
Analysis Period (min)	15

Splits and Phases: 28: Great Neck Road/Avery Lane & Rope Ferry Road



Lanes, Volumes, Timings  
1: Gardiners Wood Road & Rope Ferry Road

2027 Build - Hybrid Park - PM Peak  
10/05/2017



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	
Traffic Volume (vph)	655	123	52	432	95	41
Future Volume (vph)	655	123	52	432	95	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.979				0.959	
Flt Protected				0.995	0.966	
Satd. Flow (prot)	1824	0	0	1853	1726	0
Flt Permitted				0.697	0.966	
Satd. Flow (perm)	1824	0	0	1298	1726	0
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	18				27	
Link Speed (mph)	30			30	30	
Link Distance (ft)	512			589	834	
Travel Time (s)	11.6			13.4	19.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	748	140	59	493	108	47
Shared Lane Traffic (%)						
Lane Group Flow (vph)	888	0	0	552	155	0
Turn Type	NA		pm+pt	NA	Prot	
Protected Phases	2		1	6	8	
Permitted Phases			6			
Detector Phase	2		1	6	8	
Switch Phase						
Minimum Initial (s)	5.0		5.0	5.0	5.0	
Minimum Split (s)	22.5		9.5	22.5	22.5	
Total Split (s)	43.0		9.5	52.5	22.5	
Total Split (%)	57.3%		12.7%	70.0%	30.0%	
Yellow Time (s)	3.5		3.5	3.5	3.5	
All-Red Time (s)	1.0		1.0	1.0	1.0	
Lost Time Adjust (s)	0.0			0.0	0.0	
Total Lost Time (s)	4.5			4.5	4.5	
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Recall Mode	None		None	None	Max	
Act Effct Green (s)	45.3			45.3	18.1	
Actuated g/C Ratio	0.62			0.62	0.25	
v/c Ratio	0.77			0.68	0.34	
Control Delay	15.3			14.0	21.9	
Queue Delay	0.0			0.0	0.0	
Total Delay	15.3			14.0	21.9	
LOS	B			B	C	
Approach Delay	15.3			14.0	21.9	
Approach LOS	B			B	C	
Queue Length 50th (ft)	246			140	49	
Queue Length 95th (ft)	401			249	99	
Internal Link Dist (ft)	432			509	754	
Turn Bay Length (ft)						

Lanes, Volumes, Timings  
 1: Gardiners Wood Road & Rope Ferry Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Base Capacity (vph)	1165			864	451	
Starvation Cap Reductn	0			0	0	
Spillback Cap Reductn	0			0	0	
Storage Cap Reductn	0			0	0	
Reduced v/c Ratio	0.76			0.64	0.34	

Intersection Summary	
Area Type:	Other
Cycle Length:	75
Actuated Cycle Length:	72.5
Natural Cycle:	80
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.77
Intersection Signal Delay:	15.5
Intersection LOS:	B
Intersection Capacity Utilization	85.2%
ICU Level of Service	E
Analysis Period (min)	15

Splits and Phases: 1: Gardiners Wood Road & Rope Ferry Road



Lanes, Volumes, Timings  
5: Shore Road & Jordan Cove Road

2027 Build - Hybrid Park - PM Peak

10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	29	99	81	29	38	37
Future Volume (vph)	29	99	81	29	38	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.895				0.933	
Flt Protected	0.989			0.964		
Satd. Flow (prot)	1649	0	0	1796	1738	0
Flt Permitted	0.989			0.964		
Satd. Flow (perm)	1649	0	0	1796	1738	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	348			365	291	
Travel Time (s)	7.9			8.3	6.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	30	104	85	30	40	39
Shared Lane Traffic (%)						
Lane Group Flow (vph)	134	0	0	115	79	0
Sign Control	Stop			Stop	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	27.7%
	ICU Level of Service A
Analysis Period (min)	15

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBU	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations									
Traffic Vol, veh/h	0	29	99	0	81	29	0	38	37
Future Vol, veh/h	0	29	99	0	81	29	0	38	37
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	30	104	0	85	30	0	40	39
Number of Lanes	0	1	0	0	0	1	0	1	0

Approach	EB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	SB	EB	
Conflicting Lanes Left	1	1	0
Conflicting Approach Right	NB		EB
Conflicting Lanes Right	1	0	1
HCM Control Delay	7.6	8.2	7.4
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	SBLn1
Vol Left, %	74%	23%	0%
Vol Thru, %	26%	0%	51%
Vol Right, %	0%	77%	49%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	110	128	75
LT Vol	81	29	0
Through Vol	29	0	38
RT Vol	0	99	37
Lane Flow Rate	116	134	79
Geometry Grp	1	1	1
Degree of Util (X)	0.14	0.147	0.087
Departure Headway (Hd)	4.378	3.949	3.963
Convergence, Y/N	Yes	Yes	Yes
Cap	811	914	890
Service Time	2.45	1.949	2.052
HCM Lane V/C Ratio	0.143	0.147	0.089
HCM Control Delay	8.2	7.6	7.4
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.5	0.5	0.3

Lanes, Volumes, Timings  
9: Shore Road & Palmer Road

2027 Build - Hybrid Park - PM Peak

10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	28	39	11	2	18	20	7	7	1	20	9	32
Future Volume (vph)	28	39	11	2	18	20	7	7	1	20	9	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.980			0.932			0.991			0.928	
Flt Protected		0.983			0.998			0.977			0.984	
Satd. Flow (prot)	0	1794	0	0	1733	0	0	1804	0	0	1701	0
Flt Permitted		0.983			0.998			0.977			0.984	
Satd. Flow (perm)	0	1794	0	0	1733	0	0	1804	0	0	1701	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		357			396			205			196	
Travel Time (s)		8.1			9.0			4.7			4.5	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	29	41	12	2	19	21	7	7	1	21	9	34
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	82	0	0	42	0	0	15	0	0	64	0
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 22.1%

ICU Level of Service A

Analysis Period (min) 15

Intersection	
Intersection Delay, s/veh	7.4
Intersection LOS	A

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Lane Configurations			↕				↕				↕	
Traffic Vol, veh/h	0	28	39	11	0	2	18	20	0	7	7	1
Future Vol, veh/h	0	28	39	11	0	2	18	20	0	7	7	1
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	29	41	12	0	2	19	21	0	7	7	1
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	7.6	7.1	7.4
HCM LOS	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	47%	36%	5%	33%
Vol Thru, %	47%	50%	45%	15%
Vol Right, %	7%	14%	50%	52%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	15	78	40	61
LT Vol	7	28	2	20
Through Vol	7	39	18	9
RT Vol	1	11	20	32
Lane Flow Rate	16	82	42	64
Geometry Grp	1	1	1	1
Degree of Util (X)	0.019	0.093	0.045	0.07
Departure Headway (Hd)	4.252	4.092	3.845	3.91
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	834	872	924	908
Service Time	2.318	2.134	1.898	1.969
HCM Lane V/C Ratio	0.019	0.094	0.045	0.07
HCM Control Delay	7.4	7.6	7.1	7.3
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.3	0.1	0.2

**Intersection**

Intersection Delay, s/veh  
 Intersection LOS

Movement	SBU	SBL	SBT	SBR
Lane Configurations			↕	
Traffic Vol, veh/h	0	20	9	32
Future Vol, veh/h	0	20	9	32
Peak Hour Factor	1.00	1.00	1.00	1.00
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	21	9	34
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	7.3
HCM LOS	A

Lanes, Volumes, Timings  
 14: Seaside Park Drive & Shore Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	22	21	20	22	21	21
Future Volume (vph)	22	21	20	22	21	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.934			0.932		
Flt Protected				0.977	0.976	
Satd. Flow (prot)	1740	0	0	1820	1694	0
Flt Permitted				0.977	0.976	
Satd. Flow (perm)	1740	0	0	1820	1694	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	504			461	476	
Travel Time (s)	11.5			10.5	10.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	23	22	21	23	22	22
Shared Lane Traffic (%)						
Lane Group Flow (vph)	45	0	0	44	44	0
Sign Control	Free			Free	Stop	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	19.0% ICU Level of Service A
Analysis Period (min)	15

**Intersection**

Int Delay, s/veh 4.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	22	21	20	22	21	21
Future Vol, veh/h	22	21	20	22	21	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	22	21	23	22	22

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	45	99
Stage 1	-	-	34
Stage 2	-	-	65
Critical Hdwy	-	4.12	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	-	2.218	3.518
Pot Cap-1 Maneuver	-	1563	900
Stage 1	-	-	988
Stage 2	-	-	958
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1563	887
Mov Cap-2 Maneuver	-	-	887
Stage 1	-	-	988
Stage 2	-	-	945

Approach	EB	WB	NB
HCM Control Delay, s	0	3.5	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	957	-	-	1563	-
HCM Lane V/C Ratio	0.046	-	-	0.013	-
HCM Control Delay (s)	8.9	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Lanes, Volumes, Timings  
 18: Great Neck Road & Shore Road

2027 Build - Hybrid Park - PM Peak  
 10/05/2017



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	33	16	17	79	59	40
Future Volume (vph)	33	16	17	79	59	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.956				0.945	
Flt Protected	0.967			0.991		
Satd. Flow (prot)	1722	0	0	1846	1760	0
Flt Permitted	0.967			0.991		
Satd. Flow (perm)	1722	0	0	1846	1760	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	471			248	380	
Travel Time (s)	10.7			5.6	8.6	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	35	17	18	83	62	42
Shared Lane Traffic (%)						
Lane Group Flow (vph)	52	0	0	101	104	0
Sign Control	Stop			Free	Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	22.0%
Analysis Period (min)	15
	ICU Level of Service A

**Intersection**

Int Delay, s/veh 2.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	4	
Traffic Vol, veh/h	33	16	17	79	59	40
Future Vol, veh/h	33	16	17	79	59	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	35	17	18	83	62	42

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	202	83	104	0	-	0
Stage 1	83	-	-	-	-	-
Stage 2	119	-	-	-	-	-
Critical Hdwy	7.12	6.22	4.12	-	-	-
Critical Hdwy Stg 1	6.12	-	-	-	-	-
Critical Hdwy Stg 2	6.12	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	756	976	1488	-	-	-
Stage 1	925	-	-	-	-	-
Stage 2	885	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	749	976	1488	-	-	-
Mov Cap-2 Maneuver	749	-	-	-	-	-
Stage 1	913	-	-	-	-	-
Stage 2	873	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.7	1.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1488	-	811	-	-
HCM Lane V/C Ratio	0.012	-	0.063	-	-
HCM Control Delay (s)	7.4	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Lanes, Volumes, Timings  
24: Lamphere Road & Great Neck Road

2027 Build - Hybrid Park - PM Peak

10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	72	13	0	9	16	117	4	210	9	147	281	98
Future Volume (vph)	72	13	0	9	16	117	4	210	9	147	281	98
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.889			0.995			0.975	
Flt Protected		0.959			0.997			0.999			0.986	
Satd. Flow (prot)	0	1786	0	0	1651	0	0	1852	0	0	1791	0
Flt Permitted		0.959			0.997			0.999			0.986	
Satd. Flow (perm)	0	1786	0	0	1651	0	0	1852	0	0	1791	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		536			649			512			388	
Travel Time (s)		12.2			14.8			11.6			8.8	
Peak Hour Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	76	14	0	9	17	123	4	221	9	154	295	103
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	90	0	0	149	0	0	234	0	0	552	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Area Type:	Other
Control Type:	Unsignalized
Intersection Capacity Utilization	70.0%
ICU Level of Service	C
Analysis Period (min)	15

Intersection												
Int Delay, s/veh	7.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	72	13	0	9	16	117	4	210	9	147	281	98
Future Vol, veh/h	72	13	0	9	16	117	4	210	9	147	281	98
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	100	100	100	100	100	100	100	100	100	100	100	100
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	76	14	0	9	17	123	4	221	9	154	295	103

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	958	893	347	896	941	225	398	0	0	230	0	0
Stage 1	655	655	-	234	234	-	-	-	-	-	-	-
Stage 2	303	238	-	662	707	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	237	281	696	261	263	814	1161	-	-	1338	-	-
Stage 1	455	463	-	769	711	-	-	-	-	-	-	-
Stage 2	706	708	-	451	438	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	168	238	696	220	223	814	1161	-	-	1338	-	-
Mov Cap-2 Maneuver	168	238	-	220	223	-	-	-	-	-	-	-
Stage 1	453	394	-	766	708	-	-	-	-	-	-	-
Stage 2	583	705	-	370	372	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	44.8	13.9	0.1	2.2
HCM LOS	E	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1161	-	-	176	554	1338	-	-
HCM Lane V/C Ratio	0.004	-	-	0.507	0.269	0.115	-	-
HCM Control Delay (s)	8.1	0	-	44.8	13.9	8	0	-
HCM Lane LOS	A	A	-	E	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	2.5	1.1	0.4	-	-

Lanes, Volumes, Timings  
 28: Great Neck Road/Avery Lane & Rope Ferry Road

2027 Build - Hybrid Park - PM Peak

10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	325	97	313	379	62	95	204	254	43	246	76
Future Volume (vph)	55	325	97	313	379	62	95	204	254	43	246	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	200		0	0		250	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.965			0.979				0.850		0.972	
Flt Protected	0.950			0.950				0.984			0.994	
Satd. Flow (prot)	1770	1798	0	1770	1824	0	0	1833	1583	0	1800	0
Flt Permitted	0.279			0.287				0.642			0.864	
Satd. Flow (perm)	520	1798	0	535	1824	0	0	1196	1583	0	1564	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		29			16				290			23
Link Speed (mph)		30			30			30				30
Link Distance (ft)		662			691			557				483
Travel Time (s)		15.0			15.7			12.7				11.0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%	105%
Adj. Flow (vph)	63	371	111	357	433	71	108	233	290	49	281	87
Shared Lane Traffic (%)												
Lane Group Flow (vph)	63	482	0	357	504	0	0	341	290	0	417	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA	Perm	Perm	NA	
Protected Phases	5	2		1	6			8			4	
Permitted Phases	2			6			8		8	4		
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5	22.5	22.5	22.5	22.5
Total Split (s)	9.6	27.2		10.0	27.6		22.8	22.8	22.8	22.8	22.8	22.8
Total Split (%)	16.0%	45.3%		16.7%	46.0%		38.0%	38.0%	38.0%	38.0%	38.0%	38.0%
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5	4.5		4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Act Effct Green (s)	27.8	22.7		28.6	23.1			18.3	18.3		18.3	
Actuated g/C Ratio	0.46	0.38		0.48	0.38			0.30	0.30		0.30	
v/c Ratio	0.18	0.69		0.97	0.71			0.94	0.42		0.85	
Control Delay	8.0	20.9		56.2	21.8			58.5	4.6		37.4	
Queue Delay	0.0	0.0		0.0	0.0			0.0	0.0		0.0	
Total Delay	8.0	20.9		56.2	21.8			58.5	4.6		37.4	
LOS	A	C		E	C			E	A		D	
Approach Delay		19.4			36.1			33.7			37.4	
Approach LOS		B			D			C			D	
Queue Length 50th (ft)	10	133		66	144			118	0		132	
Queue Length 95th (ft)	24	229		#194	244			#261	46		#279	
Internal Link Dist (ft)		582			611			477			403	
Turn Bay Length (ft)	100			200					250			
Base Capacity (vph)	347	698		368	712			364	684		493	

Lanes, Volumes, Timings  
 28: Great Neck Road/Avery Lane & Rope Ferry Road

2027 Build - Hybrid Park - PM Peak  
 10/05/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Starvation Cap Reductn	0	0		0	0			0	0		0	
Spillback Cap Reductn	0	0		0	0			0	0		0	
Storage Cap Reductn	0	0		0	0			0	0		0	
Reduced v/c Ratio	0.18	0.69		0.97	0.71			0.94	0.42		0.85	

Intersection Summary

Area Type: Other  
 Cycle Length: 60  
 Actuated Cycle Length: 60  
 Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green  
 Natural Cycle: 70  
 Control Type: Pretimed  
 Maximum v/c Ratio: 0.97  
 Intersection Signal Delay: 32.0 Intersection LOS: C  
 Intersection Capacity Utilization 95.1% ICU Level of Service F  
 Analysis Period (min) 15  
 # 95th percentile volume exceeds capacity, queue may be longer.  
 Queue shown is maximum after two cycles.

Splits and Phases: 28: Great Neck Road/Avery Lane & Rope Ferry Road

