

## Memo

**To:** Michele Lipe, Town Planner and Jeffrey Doolittle, Town Engineer

---

**From:** James G. Bubaris, P.E.

**Date:** September 30, 2020

---

**cc:** Scott Leonard, Brian Smith, Ben Wheeler and Jim Wade

---

**Re:** *Improved Access Recommendation*

---

***One Buckland Center, South Windsor, Connecticut***

---

As the development now stands, the site drive on the west side of Buckland Road only allows a right-turn in and right-turn out to and from the southbound lanes of Buckland Road, with no direct access or egress to and from the northbound lanes of Buckland Road.

Given that at least 75 percent of site generated traffic is or will be traveling from points south, west and east of the site, or by way of the northbound lanes of Buckland Road, this condition restricts access from and egress to only the southbound lanes of Buckland Road.

Therefore, those traveling from the west, south and east of this site must travel northbound past the site drive, and since a U-Turn is not allowed along Buckland Road from this site all the way to north of Deming Road, must then find a site drive serving another development to turn themselves around to be able to approach the site from the north.

To remedy this situation after due consideration given to the comments from the Town Manager, the Police Chief, and the Chairman of the Planning and Zoning Commission at the hearing dated September 22, 2020, we propose the attached comprehensive roadway geometric and signalization plan, which includes the following features:

- A. There will be a median opening in Buckland Road in line with the existing site drive to allow access from the northbound lanes.

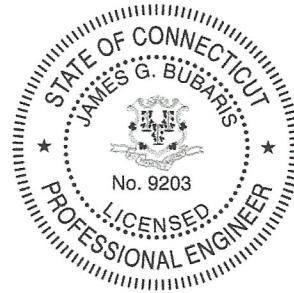
- B. A left turn lane will be provided in the median area to store and protect northbound vehicles traveling to this site from the south.
- C. A traffic signal is proposed at this location, and this will be interconnected to the existing traffic signal to the north serving Evergreen Walk and Lowe's. This traffic signal will stop only southbound traffic at a designated point each signal cycle to allow a signalized left turn to be made into the site. Northbound traffic will never be stopped. Please refer to the proposed traffic signal phasing diagram attached hereto.
- D. The exit drive, as it does now, will only allow a right-turn out, and will be signalized and relocated slightly to the south to assure that no one exiting the site attempts to make a left-turn through the median opening to head north on Buckland Road.

Please let us know if you have any questions or if you require additional information regarding this matter.

Very truly yours,  
Bubaris Traffic Associates

*James G. Bubaris*

James G. Bubaris, P.E.  
Conn. Reg. No. 9203  
Principal



Two attachments







[illegible]

## PROPOSED SIGNAL OPERATION - PHASE 2