

EXECUTIVE SUMMARY

Langan has prepared this traffic impact study to identify the potential impacts of the proposed warehouse at 25 Talbot Lane in South Windsor, Connecticut (See Figure 1). The project site is approximately 30.37-acres of vacant land.

The project includes the construction of a ±360,000 square-foot warehouse with approximately 269 parking spaces, 118 trailer spaces and 54 loading docks and associated site improvements (See Site Plan in Appendix A). The proposed development will be served by a full movement driveway on Talbot Lane and a secondary gated driveway on Governor's Highway requiring all vehicular traffic to utilize the Talbot Lane driveway. If this secondary driveway is utilized it will be operate as a full-movement driveway, restricting tractor trailer truck to left turns out of the site. The proposed development is anticipated to be in operation in 2023. All tractor trailer truck traffic from the facility will be directed to only travel west on Governor's Highway to comply with the town's restriction of truck traffic on Governor's Highway east of the site.

Langan used the Institute of Transportation Engineers (ITE) land-use code 156 to develop the trip generation for the proposed warehouse and site use. These trip generation volumes were used to evaluate the peak-hour and average daily traffic (ADT) for the 2023 build-year traffic operations conditions.

Video turning-movement and vehicle-classification were conducted in June 2021 at three intersections and used as a basis for this evaluation. The existing roadway infrastructure is adequate to support the nominal increase in traffic volume generated by the proposed warehouse development. No improvements are required or recommended at this time; signal timing optimization at the intersection of Route 5 and Governors Highway can improve signal operations in the future as needed.