



Town of Coventry

Office of the Town Engineer

Todd M. Penney, P.E. - Town Engineer | Wetlands Agent

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January 2, 2019

Mr. Hugo Rivera
Project Engineer
Connecticut Department of Transportation
2800 Berlin Turnpike
Newington, CT 06111

Re: LOTCIP Application Review :0032-0003 Swamp Road Project
Response to Comments

Mr. Rivera,

I am in receipt of your 12/13/18 email delivering the Department's comments on the above subject LOTCIP Project. The Town's responses follow the comments in red for your use.

The office has reviewed the LOTCIP application prepared by the Town of Coventry and submitted through CRCOG for the subject project and offers the following comments/questions:

- *The Rights of Way (ROW) costs indicated on the application do not match:*
 - *The ROW cost on the Rights of Way Summary is \$547,000.00*
 - *The ROW cost on the Cost Estimate is \$436,000.00*

Please indicate which value is the correct amount for the project.

I am unaware why and have no explanation to the conflicting values. I have revised Rights of Ways value and Application section based current information as we have started to move on the Right of Way Phase based on conservations with your Office and the Office of Rights of Way. I have revised and attached Section B of the application. We will use the \$ 436,000.00.

- *Due to the number of ROW impacts in the project area and the realignment of the Swamp Road intersection, it is strongly recommended the Town consider early public involvement to gauge public support (or opposition) to the proposal.*

The Town took the Department's advise from our previous meetings on the LOTCIP Application and held a Public Involvement Meeting on November 13, 2018. The minutes of the meeting were forwarded to Jeff Pfaffinger of your office via email on December 12, 2018. The Town can resend the minutes if necessary. In summary, the general public was in favor of the project.

- *The application indicates that two utility poles will be required with the newly reconfigured Swamp Road/Boston Turnpike and the Town is looking for reimbursement. However, please be reminded that any costs associated with impacts to privately-owned utilities are to be assumed by the affected utility due to this project being initiated to address issues on locally-owned facilities. As such, these utility costs should be removed from the cost estimate.*

It is the Town's understanding that Utility Companies are entitled to 50% reimbursement for facilities within the State's ROWs under state statutes. Please confirm this understanding. If no reimbursement is required, can we request the \$20,000 remain in the project to keep the final value at \$ 1,419,600.00.

- *Utility coordination should occur early in the design phase to determine if any utility companies have plans to upgrade service within the project limits that would compromise the service life of the proposed improvements. If so, the utility work should be completed prior to construction of the LOTCIP project, or construction of the LOTCIP project should be delayed until the utility work is completed. The early coordination effort should also include any utilities that do not currently have facilities in the area, but many have plans to expand service to the area (gas, telecommunication, etc.).*

The Town is in full agreement on early Utility Coordination. An early Utility Coordination meeting will be held once Commitment to Fund has been obtained.

- *Due to the proposed work taking place on Boston Turnpike, which is State Right of Way, the DOT encroachment permit process (through District 1) must be followed. DOT recommends contacting District 1 early in the design process relative to the potential need for an encroachment permit.*

The Town will interface with the District 1 early on in the Design phase to make sure the Encroachment Permit process goes smoothly.

- *The Town should consider designing the Northfield Road Right-In/Right-Out to accommodate at least an SU design vehicle.*

Agreed. The design plans will accommodate a SU design vehicle.

- *The proposed sidewalks along Boston Turnpike appear to "dead end" (not have logical termini).*

The sidewalk proposed in the project addresses CRCOG's Eastern Gateways Study recommendation of adding a multi-use trail for the CT RT 44 corridor from Interstate 384 to UConn Campus. In the interim, the infrastructure will serve as an pedestrian access to the approved Cumberland Farms to be constructed in Summer of 2019. Cumberland Farms has approval in their Encroachment Permit to add crosswalks and pedestrian signals on the northern and westerly legs of the intersection.

- *Does the Town intend on adding crosswalks at the newly configured Swamp Road/Boston Turnpike intersection?*

See response above.

- *The plans submitted with the application show two new catch basins being installed on Swamp Road and draining into the State drainage system on Boston Turnpike. It is typical Department practice to keep State/Local/Private systems separate. This will be further evaluated and commented on during the encroachment permit process.*

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It may not be overly clear but there is existing Town drainage on the existing Swamp Road alignment that discharges into the State's drainage system. The alignment depicted in the application plan is conceptual only and shifting the existing drainage infrastructure to the new alignment. We will work with the District as we move forward in full on design mode. We are thinking of utilizing some of the remaining land of 16 Swamp Road as a water quality and flow attenuation before the drainage is discharged into the State's system.

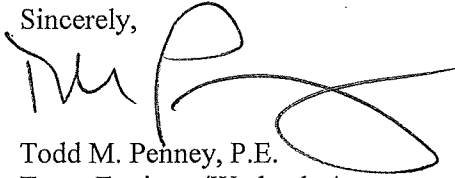
- *The cost of any hazardous/contaminated materials investigations associated with the removal of the structure should be undertaken as part of the design phase.*
Understood. All investigations will be done during the design phase to assure the demolition costs are defined for the construction phase.

- *The cost estimate shows \$15,000 in plantings. It is unclear where these are to be installed.*

The plantings line item is a place holder for streetscape landscaping for the new Swamp Road alignment.

Any further questions or comments on this matter maybe directed to my attention at 860-742-4078 or tpenney@coventryct.org.

Sincerely,



Todd M. Penney, P.E.
Town Engineer/Wetlands Agent

Cc: Sotoria Montanari, CRCOG

LOTICIP Application – Section (B) Rights of Way
Swamp Road Intersection Improvements
~~May 22, 2018~~ **December 31, 2019**

The Project anticipates the following private property impacts

First Parcel

Address: 16 Swamp Road

Taking Status: Total

Assessor's	\$ 127,000 (Buildings)
Appraised Value:	<u>\$ 58,800 (Land)</u>
	\$ 185,800 (Total)
Acquisition Cost:	\$ 300,000 \$ 242,000
Relocation Cost:	\$ 100,000 \$ 70,000
Total Cost	\$ 400,000 \$ 312,000

Second Parcel

Address: 40 Swamp Road

Taking Status: Partial

Area: ~3,540 Square Feet (Total Parcel Area: 43,280 Square Feet)

Assessor's	\$ 113,800 (Buildings)
Appraised Value:	<u>\$ 60,100 (Land)</u>
	\$ 173,900 (Total)

Acquisition Cost:	\$ 50,000
Relocation Cost:	\$
Total Cost	\$ 50,000

Notes: Could Quit Claim portion of 16 Swamp Road Parcel of 6,500 SF
Cost Estimate has screening plantings.

Third Parcel

Address: 2229 Boston Turnpike

Taking Status: Partial

Area: ~715 Square Feet (Total Parcel Area: 40,050 Square Feet)

Assessor's	\$ 94,600 (Buildings)
Appraised Value:	<u>\$ 53,500 (Land)</u>
	\$ 148,100 (Total)

Acquisition Cost:	\$ 25,000
Relocation Cost:	\$
Total Cost	\$ 25,000

LOTICIP Application – Section (B) Rights of Way
Swamp Road Intersection Improvements
May 22, 2018- **December 31, 2019**

Notes: Acquisition impacts existing shed. Acquisition cost includes replacement shed.

Title Search and Closing/Condemnations: All Title Searches, closings, and condemnations will be performed by the Town Attorney, Halloran & Sage, LLC. The cost per property is projected to be ~~\$20,000~~ **\$ 15,000** per.

Appraisals: ~~Robert Morra of Morra Appraisal Services will provide the appraisal services for the project. Morra Appraisal Services is fully qualified to perform the work and has performed work for the Town of Coventry in the past on other projects. The cost per property is projected to be \$4,000 per.~~ **Stewart Appraisal Services of Tolland Connecticut will provide appraisal services for the Project. Appraisal fees are estimated to be a total of \$ 4,000.00.**

Negotiations: Negotiations will be performed by Todd M. Penney, P.E., Town Engineer for the Town of Coventry. Mr. Penney has been involved in the Rights of Way acquisition on other Transportation related projects. No reimbursement is sought or available for this project.

Schedule: The project right of way acquisition is projected to take 12 to 18 months.

Total Acquisition Fees

1. 16 Swamp Road	\$ 400,000.00	\$ 312,000.00
2. 40 Swamp Road	\$ 50,000.00	
3. 2229 Boston Turnpike	\$ 25,000.00	
4. Attorney Fees:	\$ 60,000.00	\$ 45,000.00
5. <u>Appraisal Fees:</u>	\$ 12,000.00	\$ 4,000.00
6. TOTAL:	\$ 547,000.00	\$ 436,000.00