

From: [Carl Cascio](#)
To: [Jonathan Mullen](#)
Subject: Hotel P&Z Meeting
Date: Monday, January 22, 2024 3:51:59 PM

**CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender's email address
and know the content is safe.**

Jonathan Mullen,

There is a Planning and Zoning public hearing tomorrow on a new hotel proposed for Boston Post Road and Willetts Avenue.

It is advertised as a Zoom meeting and I'm not sure that the public will be allowed to speak.

Could you provide Planning and Zoning the following comments in case I cannot speak?

P&Z Members:

The documents placed in the meeting record make clear that there is a traffic problem on Willetts Avenue during rush hour.

The town knows about it, the developer of Waterford Central Apartments knows about it and has provided an unfunded remedy

of adding another stacking lane at the Boston Post Road – Willetts Avenue intersection. The hotel developer also knows about the

remedy and has had his traffic study contractor include the stacking lane remedy in his traffic analysis.

Is this assumption not premature since the feasibility and funding for the stacking lane has not been established?

The current traffic problem will only get worse as Waterford Woods fills with its 98 apartments.

Also, Electric Boat continues to hire and more vehicles will be using the New London facility, some of which will add to the Willetts Avenue traffic.

On reading the hotel's traffic study, it appears that 540 trips are expected every day.

If the Willetts Avenue exit is removed, the Boston Post Road exit will see an increase of 162 trips per day, up from 378 to 540.

This 43 % increase will change the 1 to 2 % of traffic increase on Boston Post Road to 1.5 to 3

%, still a **very small number**.

The Willetts Avenue exit appears to not be needed by the hotel's guests.

Having an exit on Willetts Avenue will only make the traffic situation on Willetts Avenue worse, even assuming the **proposed roadway improvements are actually built**.

Planning and Zoning should deny the hotel an exit on Willetts Avenue until the traffic problem is eliminated.

If there is another reason, such as safety, for having an exit on Willetts Avenue, the town could stipulate that there be a locked gate,

similar to what was agreed upon in the Waterford Central application for their exit onto the end of Myrock Avenue.

Carl Cascio

50 Myrock Avenue

cascio@mail.com

January 22, 2024