

**Crescent Builders Inc.
92 North Main Street
Building C, Unit 100
West Boylston, MA 01583**

November 15, 2018

Town of Lancaster
Lancaster Board of Appeals
695 Main Street
Lancaster, MA 01523

Attention: Mr. Matthew Mayo, Chairman

RE: Goodridge Bridge Estates Comprehensive Permit
Responses to Traffic Engineering Peer Review

Dear Mr. Mayo:

The Zoning Board of Appeals received a letter dated September 18, 2018 from Green International Affiliates, Inc. responding to the Traffic Engineering Peer Review comments for Goodridge Brook Estates.

In addition, the following is the Applicants responses to the comments offered by the Vanasse & Associates, Inc., Traffic Engineer review of the Site Plans noted in their review dated July 27, 2018 and September 26, 2018.

The following comments are offered with respect to our review of the *Site Development Plan of Land* prepared by A GLM Engineering Consultants, Inc. and dated February 8, 2018, last revised July 5, 2018 (hereafter referred to as the "Site Plans").

1. *A truck turning analysis should be provided for the Lancaster Fire Department design vehicle, a school bus (to the extent that a school bus will be accessing the Project) and a single-unit (SU) truck (representative of a moving/delivery truck, trash/refuse truck or similar). The turning analysis should demonstrate that the subject vehicles can access and circulate within the Project in an unimpeded manner.*

Response: The Applicant will accept a condition in that the above information will be provided on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

2. *Internal to the Project site, circulating roads and drive aisles should be a minimum of 22-feet in width for two-way travel and 23-feet where adjacent to perpendicular parking, or as required to accommodate truck access and fire truck turning maneuvers.*

Response: The Applicant will accept a condition in that the above information will be provided on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

3. *Fire lanes and/or emergency access drives, where provided, should be a minimum of 20-feet in width pursuant to the requirements of NFPA® 1.⁴*

Response: The Applicant will accept a condition that the above information will be provided on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

4. *Unless otherwise approved by the Fire Department, a secondary means of access for emergency vehicles should be provided to the multi-family residential development given the number of units that are proposed (136 units) and the length of the access roadway.*

Response: The Fire Chief has submitted a letter with no objections.

5. *To the extent that the Town may wish to develop an access to the property along the north side of Sterling Road opposite the Project site, Road “C” should be shifted to the west to align with the Town right-of-way that has been reserved for such access.*

Response: The Applicant does not agree to revised current site plans to align with the Town right-of-way noted above.

6. *The Applicant should provide a turn-around area at the end of each of the drive aisles for the multi-family residential buildings pursuant to the requirements of NFPA® 1 or provide a letter from the Fire Department indicating their acceptance of the access given that the current design requires a backing maneuver for emergency vehicles that exceeds 150-feet.*

Response: The Fire Chief has submitted a letter with no objections.

7. *Circulation around the traffic circle at the front of the southern multi-family residential buildings should be directed in a one-way counterclockwise direction, with appropriate signs and pavement markings provided to regulate the one-way circulation pattern.*

Response: The Applicant will accept a condition that the above information will be provided on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

8. *A sign and pavement marking plan should be developed for the Project and included as a part of the Site Plans.*

Response: The Applicant will accept a condition that the above information will be provided on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

9. *A sidewalk has been provided along one side of Road “A”, Road “B” and the*

driveway to the multi-family development that extend to Sterling Road. A sidewalk should also be provided along Road "C" that extends to Sterling Road. In addition, pedestrian crossings should be provided at appropriate locations within the Project that should include marked crosswalks with Americans with Disabilities Act (ADA) compliant wheelchair ramps. These crossings should be shown on the Site Plans.

Response: Has been added to plans as requested.

- 10. Consideration should be given to providing a sidewalk along the Project site frontage on Sterling Road between the multi-family driveway and Road "A" as discussed previously.*

Response: The Applicant has stated before that he is open to discussions regarding sidewalks and intersection improvements.

- 11. The sight triangle areas for the Project site roadways/driveway intersections should be shown on the Site Plans along with a note to indicate: "Signs, landscaping and other features located within sight triangle areas shall be designed, installed and maintained so as not to exceed 2.5-feet in height. Snow windrows located within sight triangle areas that exceed 3.5-feet in height or that would otherwise inhibit sight lines shall be promptly removed."*

Response: The Applicant will accept a condition that the above information will be provided on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

- 12. A note should be added to the Site Plans stating: "All Signs and pavement markings to be installed within the Project site shall conform to the applicable specifications of the Manual on Uniform Traffic Control Devices (MUTCD).⁵"*

Response: The Applicant will accept a condition that the above information will be provided on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

- 13. Where provided, double-yellow centerline pavement markings should consist of two parallel double-yellow lines.*

Response: The Applicant will accept a condition that the above information will be provided on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

- 14. A narrative should be provided indicating how tenant moves for the multi-family component of the Project will be managed. The location of the moving vehicle staging area should be reflected in the truck turning analysis and include the required maneuvers for the subject vehicle to enter and exit the Project site.*

Response: The Applicant will accept a condition that the above information will be provided on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

- 15. A narrative should be provided indicating how trash/recycling will be managed for the multi-family component of the Project, including the location where*

these items will be picked-up. The pick-up location should be reflected in the truck turning analysis.

Response: The Applicant will accept a condition that the above information will be provided on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

16. Secure bicycle parking should be provided for the multi-family component of the Project consisting of exterior bicycle racks for each building and weather protected bicycle storage.

Response: The Applicant will accept a condition showing location of exterior bicycle on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit. Separate weather protected bicycle storage will not be provided by the Applicant.

17. The Applicant should consult with the Lancaster School Department to define the location of the school bus waiting areas for the Project.

Response: The Applicant will accept a condition that the above information will be provided on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

18. Consideration should be given to accommodating electric vehicle (EV) charging stations within the multi-family component of the Project.

Response: The Applicant will review with Engineers as part of the final construction documents and will provide further information on the final plans to be submitted to the Zoning Board of Appeals at the time of application for Building Permit.

We believe that the attached letter and above responses addressed the items outlined in the Traffic Engineering Peer Review.

Very truly yours,



Dean E. Harrison
Agent for Crescent Builders Inc.

Cc: Iqbal Ali, President, Crescent Builders Inc.
Paul J. Haverty, Esquire, Blatman, Bobrowski & Haverty, LLC