



Memo

To: Mr. William Andrews, Chair
Upton Board of Appeals
1 Main Street, P.O. Box 163
Upton, MA 01568

From: Evan Drew, PE PTOE
David Glenn, PE

CC: Michael Antonellis
Director of Land Use and Inspectional Services

Stantec Consulting Services, Inc.
45 Blue Sky Drive, 3rd Floor
Burlington, MA 01803

Project/File: 179411159

Date: February 16, 2024

Reference: Comprehensive Permit Application (40B) 47 Main Street Residential Development – Traffic Impact Assessment Resubmittal #1 - Peer Review

Stantec Consulting Services, Inc. ("Stantec") had previously reviewed the *Transportation Impact Assessment – Proposed Multifamily Residential Development – Main Street (Route 140) Upton, Massachusetts* dated June 15, 2023, for Lobisser Building Corporation and prepared by Vanasse & Associates (VAI). The applicant is proposing approximately 68 units of multifamily residential development on approximately 6.75 acres on an undeveloped parcel on the north side of Main Street (MA Route 140) in Upton, Massachusetts. This location requires a new access driveway, proposed 700 feet west of School Street.

Stantec has now reviewed the first resubmittal of the traffic impact assessment and traffic-related plan and response items listed:

- VAI's *Updated Traffic Impact Assessment*, with Updated date January 26, 2024
- VAI's *Response to Traffic Impact Assessment Peer Review Letter*, dated January 26, 2024
- D&L Design Group's *Response to Traffic Impact Assessment Peer Review Letter*, dated February 2, 2024

VAI's Updated Traffic Impact Assessment and Response to Traffic Impact Assessment Peer Review Letter Review

Notable inclusions to the original Traffic Impact Assessment included the traffic data collection, inventory, and analysis of the existing intersection of Main Street at Fiske Avenue and the inclusion of at least descriptions of impact derived from MassDOT's ongoing project along Main Street in Upton (Project No. 608490).

After reviewing the data and analysis of the intersection operations of Main Street at Fiske Avenue, Stantec concurs with the findings in VAI's *Updated Traffic Impact Assessment* as it relates to their development's impacts to the intersection. After reviewing the descriptions provided regarding the MassDOT Main Street project and found the descriptions sufficient for the study.

**Reference: Comprehensive Permit Application (40B) 47 Main Street Residential Development – Traffic Impact Assessment Resubmittal
#1 - Peer Review**

Stantec reviewed VAI's *Response* Letter to determine addressal of comments from the first submittal review of the Traffic Impact Assessment and found VAI sufficiently addressed all comments.

Stantec has only one additional comment regarding VAI's Updated Traffic Impact Assessment.

1. Within Figure 1, Fiske Avenue North 19 naming is derived from Google Maps adjacent to Memorial Elementary School. This roadway is officially Fiske Avenue and Stantec recommends this revision for final publication but is accepted as noted.

D&L Design Group's Response to Traffic Impact Assessment Peer Review Letter Review

Stantec reviewed D&L Design Group's Letter to determine addressal of comments within the Site Plan related to the traffic and pedestrian comments from Stantec's first review. Generally, D&L Design Group accepted the comments, including providing a STOP sign and supplemental stop line as identified in VAI's Traffic Impact Assessment and Stantec's review, and revisions to the proposed crosswalk crossing the site driveway and associated sidewalks.

The sidewalk accessing the proposed development, shown on Plan Sheets C-3.0 and C-4.0 appears to be provided a ramp and detectable warning field parallel to the site driveway, adjacent to the STOP sign location. The remaining pedestrian pathway for this corner of the intersection appears to be located at roadway grade and curves before the new proposed ramp terminus of the site driveway crosswalk as a pedestrian would be heading west.

Stantec's only remaining comments regarding the plans is as follows:

1. Stantec recommends the Applicant's Engineer review Massachusetts Department of Transportation's (MassDOT's) Engineering Directive E-12-005, dated March 27, 2012, as guidance for appropriate mitigation of the sidewalk and crosswalk transitions occurring at this western corner of the site driveway's intersection. Drawing E 107.6.4R of MassDOT's Construction Standards is most applicable to the treatment of the condition shown at the site driveway and appropriate for maintaining the operability and safety for pedestrians at this proposed site driveway.
 - a. Stantec notes that the sidewalk, STOP sign, and transitions required for the crosswalk of the site driveway shall be within the right-of-way of the roadway and the Applicant's parcel, including any earthwork removed or adjusted to grade the outside edges of the impacts required for construction of these elements, unless agreements have been made with the abutter. The property corner is very close to the abutter's property corner and should be monitored through construction and final conditions.