



TOWN OF SHERBORN
DEPARTMENT OF PUBLIC WORKS
7 BUTLER STREET, SHERBORN, MA 01770
508-651-7878

May 27, 2021

Sherborn Zoning Board of Appeals
19 Washington Street
Sherborn, MA 01770

Dear ZBA Members,

As Director of Sherborn's Department of Public Works, responsible for Town's roadway infrastructure and related traffic and safety issues, I have concerns regarding the use of Powderhouse Lane as the sole access to the proposed development of 41 North Main.

In support of Sherborn's Fire Chief concerns regarding emergency vehicle's only access to the site being Powderhouse Lane, some measurements were taken of Powderhouse Lane as it currently exists. While the width of Powderhouse Lane from old street plans shows a public 50' right-of-way, the pavement entrance is 28 feet wide flanked by stone walls and existing sidewalk curbing. The width of Powderhouse Lane is variable ranging from 28 feet to as little as 22 feet along the length of the road with obstacles along the sides of parked cars, utility poles and plantings.

As pictures here show, getting emergency vehicles down Powderhouse Lane is possible but faces challenges, further concerns about getting hoses, water and other resources needed in an emergency have not been addressed since DPW and Fire met with development group February 22nd.

Road width at the entrance to Powderhouse Ln. is 28 feet.



Firetruck turning onto Powderhouse Ln. from direction of Natick to the North.



Engine 1 turning into Powderhouse Ln. from direction of firehouse station to the South.



Powderhouse Ln. Pavement is variable ranging from 28 feet wide to as little as 22 feet wide at some points along the length of the road.



Distance measured from utility pole on left to pavement edge is 23 feet, and from pole to hydrant is 30 feet. Distance measured from the Middlesex Savings Bank Building wall to across the street to the hydrant is 68 feet.





Distance measured from C&L Plaza exit point to Heritage entrance point – road width 32 feet at widest point.



As noted in our February letter to ZBA, the entering and exiting of vehicles from Powderhouse onto this portion of North Main Street, comprised of merged state routes 16 and 27, has long been identified as a challenge. Several hundred yards north of Powderhouse lane the two state routes split at an intersection with 27 continuing north into Natick Center and 16 heads east as Eliot Street and is

also the entrance for cars and buses accessing Pine Hill Elementary School. Also at intersection is a currently used entrance to existing residences at 41 North Main.

In 2017 Sherborn worked with Green International as part of Tier 2 Complete Streets project to identify and prioritize roadway improvements for both vehicle and pedestrian safety. In our February letter we shared a slide from the 2017 presentation to Sherborn's Select Board showing potential improvements to the Eliot Street intersection. As previously noted, there are long-standing concerns for traffic circulation at this particular point in town center.

Typical intersection traffic at Powderhouse Ln.



Regards,

Sean Killeen
Director of Public Works/ Facilities Manager

Cc: 41 North Main LLC
Fire Chief, Zac Ward
Planning Board