



August 27, 2024

Mr. Zachary McBride, Chair
Sherborn Zoning Board of Appeals
Town Hall
19 Washington Street

**Re: Brush Hill Homes Residential Development – Comprehensive Permit
Engineering Peer Review – Traffic
34 Brush Hill Road
Sherborn, MA**

Dear Mr. McBride:

Tetra Tech (TT) has performed a review of the specific submittal materials for the above-referenced Project as they relate to transportation to assist the Town of Sherborn Zoning Board of Appeals (Board) in its Comprehensive Permit review of the proposed Brush Hill Homes development (the Project). The Project is located at 34 Brush Hill Road in Sherborn, Massachusetts. The Applicant proposes the construction of eight (8) single-family homes.

TT is in receipt of the following materials:

- A plan set (Plans) titled "Permit Site Plan, for Sherborn Cottage Court, at 34 Brush Hill Road in Sherborn, MA", dated June 4, 2024, prepared by DGT Associates Surveying & Engineering (DGT).
- A Traffic Study titled "Transportation Impact Assessment, Brush Hill Homes, 34 Brush Hill Road, Sherborn, Massachusetts" dated August 5, Prepared by Vanasse & Associates Inc. (VAI)

Tetra Tech has reviewed the August 2024 Traffic Impact Assessment (TIA) for conformance with standard professional practices in the Commonwealth of Massachusetts for the preparation of traffic impact studies for Projects of the size and nature of the proposed development. The Project was also reviewed for good engineering practice and overall site circulation.

The TIA generally conforms to accepted industry practices. However, there are several elements that are either missing, require updates or need further evaluation. Tetra Tech's specific comments on the above-mentioned materials are as follows.

TRAFFIC REVIEW

Public Transportation

1. The TIA states that regularly scheduled public transportation service is not provided within the Town of Sherborn. The TIA states that the Sherborn Council of Aging provides discounted taxi rides through an agreement with JFK Transportation. The trip generation estimates presented in the TIA do not take a credit (reduction) for transit use. Tetra Tech generally concurs with this methodology.

Crash Analysis

2. The TIA includes a crash analysis for the existing study intersections between 2016 and 2020 based on MassDOT crash data. The current MassDOT crash database includes data through 2022 (years 2021 and 2022 are still open and subject to change pending MassDOT's completion of processing all crash reports for these two years). Tetra Tech recommends that the Applicant review the two additional years of data to confirm the findings are consistent with the 2016 through 2020 data. The backup crash data should be provided in the appendix for the Town's review.

Infrastructure Northeast

Marlborough Technology Park 100 Nickerson Road, Marlborough, MA 01752
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Trip Generation

3. Vehicle trip generation estimates for the proposed Project were based on trip generation rates presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition for Land Use Code (LUC) 210 (Single-Family Detached Housing) applied to eight (8) units. Tetra Tech generally agrees with this methodology.

Sight Distance

4. Tetra Tech recommends that the Applicant conduct a sight distance analysis of the proposed site access roadway intersection with Brush Hill Road based on AASHTO's *A Policy on Geometric Design of Highways and Streets, 7th Edition* (2018). It is recommended that the supporting sight distance calculations be provided to the Town for review.
5. Tetra Tech recommends that the sight distance plans and profiles for the site access roadway be added to the site plans to confirm that adequate sight distance will be provided at this location. Any existing vegetation or guardrail required to be removed to provide adequate sight lines should be identified for the Town's review. Additionally, the Applicant should ensure that all proposed landscaping and signage internal to the site (where vehicle conflicts may occur) will not impede sight lines.
6. The TIA recommends that any snow windrows at the proposed site driveway be promptly removed to sufficiently ensure adequate sight distance. Tetra Tech generally concurs with this recommendation.

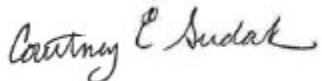
Site and Emergency Vehicle Access/Circulation

7. Tetra Tech recommends that the Applicant conduct a turning analysis of the largest emergency, trash and delivery vehicles anticipated to use the site to confirm that the site access roadway design can accommodate the Project. Tetra Tech recommends that the Applicant review the site access and circulation with the Fire Department to confirm that the Town's largest emergency apparatus can adequately access the site.
8. The TIA states that the paved width of Brush Hill Road varies from 16 to 20 feet. The minimum roadway width guideline reported by AASHTO for low-volume roadways is 18 feet. Tetra Tech recommends that the Applicant work with the Town to identify potential solutions to increasing the roadway width to provide safer and more efficient travel along Brush Hill Road.
9. The site plan indicates that the site access roadway will be 20 feet wide. The TIA recommends that on-street parking be prohibited along the site access roadway so that site access and circulation is not impeded. Tetra Tech concurs with this recommendation.
10. The TIA recommends that vehicles exiting the Project site be placed under Stop-sign control and that all signs and pavement markings installed within the Project site be consistent with the Manual on Uniform Traffic Control Devices (MUTCD). Tetra Tech concurs with this recommendation.
20. Tetra Tech recommends that the Applicant label the snow storage areas and ensure that adequate snow storage will be available on-site without impeding parking, site access, sight distance and circulation.
11. Tetra Tech recommends that the Applicant coordinate with the Dover-Sherborn Public School department to identify appropriate the pick-up location(s) within the site. Tetra Tech also recommends that the Applicant explore the feasibility of constructing a sidewalk connecting each home to Brush Hill Road.
21. There are currently no dedicated pedestrian or bicycle accommodations along Brush Hill Road in the site vicinity. Tetra Tech recommends that the Applicant explore the feasibility of implementing such accommodations in the study area.

Brush Hill Homes Residential Development
Engineering Peer Review - Traffic
34 Brush Hill Road
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These comments are offered as guides for use during the Town's review and additional comments may be generated during the course of review. The Applicant shall be advised that any absence of comment shall not relieve them of the responsibility to comply with all applicable local, state and federal regulations for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



Courtney E. Sudak, P.E.
Project Manager

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