

Ref: 8586

March 1, 2021

Mr. Richard S. Novak, Chair  
Zoning Board of Appeals  
Town of Sherborn  
19 Washington Street  
Sherborn, MA 01770

Re: Response to Peer Review of Transportation Impact Assessments  
Apple Hill Estates – 31 Hunting Lane  
Sherborn, Massachusetts

Dear Chair Novak and Members of the Zoning Board of Appeals:

Vanasse & Associates, Inc. (VAI) is providing responses to the comments that were raised in the February 18, 2021 *Peer Review of Transportation Impact Assessments – Evaluation of Responses to Peer Review Comments* prepared by Professional Services Corporation, PC (PSC) in reference to their review of the January 29, 2021 *Response to Peer Review of Transportation Impact Assessments* prepared by VAI in support of the proposed Apple Hill Estates multifamily residential community to be located at 31 Hunting Lane in Sherborn, Massachusetts (hereafter referred to as the “Project”). PSC has indicated that VAI’s responses and the associated supplemental information have addressed their questions concerning the October 2020 *Transportation Impact Assessment*, and that additional follow-up information is not required. This letter is being provided to affirm the Applicant’s commitment to the implementation of a Construction Management Plan (CMP), a draft copy of which was attached to our January 29, 2021 letter, inclusive of the following elements that were suggested in PSC’s February 18, 2021 memorandum and subject to receipt of all necessary rights, permits and approvals:

1. The CMP will be developed in consultation with the Sherborn Police Department and the Department of Public Works (DPW) to ensure that the CMP is implemented in a manner that addresses the safety of all users of Hunting Lane during the Project’s construction period.
2. The Applicant will selectively trim and remove vegetation located within the public right-of-way along Hunting Lane between the Project site and North Main Street (Route 27) where necessary to improve sight lines.
3. The Applicant will consult with the Sherborn DPW to provide temporary pavement widening of Hunting Lane at select locations between the Project site and North Main Street (Route 27) where necessary to provide sufficient width to allow passage of a passenger vehicle and school bus or truck (20-feet minimum, 22-feet preferred).

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We trust that these commitments are consistent with PSC's recommendations to the Zoning Board of Appeals concerning the CMP for the Project. If you should have any questions, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE  
Managing partner

*Professional Engineer in CT, MA, ME, NH, RI and VA*

JSD/jsd

cc: G. Barsky - Barsky Estate Realty Trust  
L. Sweet – LDS Consulting Group (via email)  
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