

MEMORANDUM

TO: Mr. Frederick Casavant IV
Chairman
Zoning Board of Appeals
Town of Pembroke
100 Center Street
Pembroke, MA 02359

FROM: Mr. Shaun P. Kelly [SPK](#)
Associate
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810

DATE: September 14, 2021

RE: 8183

SUBJECT: Response to 3rd Traffic Review
Proposed 40B Residential Development
274 Water Street, Pembroke, Massachusetts

INTRODUCTION

Vanasse and Associates, Inc. (VAI) has prepared this technical memorandum in order to respond to comments issued by the Town of Pembroke's transportation peer review consultant, Ron Müller & Associates (RMA), as summarized in their 3rd peer review letter¹ issued on the above-referenced project.

To facilitate your review of this document, only comments where supplemental information was requested have been included in this response. Comments related to the site plan have been addressed and provided to the Town as part of the updated site plan submittal under separate cover.

RESPONSE TO PEER REVIEW COMMENTS

To facilitate your review of this document, the comments and responses provided below follow the general outline of the peer review letter:

Existing Conditions

Comment 1: "We recommend the applicant prepare a conceptual plan showing the recommended improvements to the intersection of Water Street and Cross Street.

VAI provided the requested plan, which shows installation of centerline pavement markings and STOP signs and stop lines on both Cross Street approaches to Water Street. We concur with the proposed improvements, **but recommend that a YIELD sign and yield line also be installed on the north side of the delta island where Water Street left turns onto Cross Street are in conflict with Water Street right turns onto Cross Street. Water Street right turns onto Cross Street should have the right-of-way."**

Response: VAI concurs with RMA that provision of a YIELD-sign and yield line on north side of the delta island for southbound traffic on Water Street would enhance safety and traffic

¹*River March Village – 3rd Traffic Review*, Ron Muller & Associates, September 7, 2021



operations. This measure will be incorporated into the proposed off-site improvement plan to be implemented as mitigation for the project.

Comment 8: “We recommend that the Town of Pembroke require the property owner at 248 Water Street to relocate the fence outside of the Water Street layout so that the proposed southerly driveway can function as a full access/egress driveway without any turn restrictions that would otherwise be difficult to enforce.

The applicant responded that in accordance with Section IV.4.D.8 of the Pembroke Zoning Bylaws, the town has procedures in place to enforce the removal of the fence outside the town right-of-way. Once the fence is relocated, the south driveway can function as a full egress driveway. In the meantime, the south driveway will restrict left turns out due to insufficient sight lines caused by this fence location. **We agree that without the fence relocation, which requires action by the Town of Pembroke, the south driveway should restrict left turns onto Water Street. We recommend that the site plan incorporate appropriate signs (R3-2 – NO LEFT TURN) and arrow pavement markings to ensure compliance with the turn restriction. We also continue to recommend that the Town of Pembroke require the property owner at 248 Water Street to relocate the fence outside of the Water Street layout, in which case the turn restriction would not be necessary.”**

Response: The applicant commits to install both No Left Turn signage (MUTCD R3-2) as well as arrow pavement markings indicating right-turn only on the southern driveway approach to Water Street until such time as the Town requires the property owner to relocate the existing fence out of the Water Street layout. Should the fence be relocated outside of Town property, the signage and pavement markings will be removed.

Comment 10: “We recommended that the sight triangles shown on the site plan be revised to reflect the minimum requirements as established by VAI and any trees or other obstructions within these sight triangles be identified to be trimmed or removed to assure that the minimum required sight lines can be maintained without impacting adjacent properties.

The updated site plan now incorporates the appropriate sight triangles on Sheet C-9 of the plan set and notes have been added to the plan to remove any obstructions and maintain vegetation to assure adequate sight lines. Comment resolved.”

Response: No response required.

Comment 13: “We recommended that Keep Right (R4-7) signs be installed at both ends of the raised median at the north driveway and that the proposed stop line on the driveway exit to Water Street extend across the entire approach width to assure that entering traffic does not turn into the driveway on the wrong side of the median. We also recommended that No Parking signs be posted along the internal site roadways.

The updated site plan now shows Keep Right signs on the median facing exiting traffic and No Parking signs have been added to the internal roadways. **Additional Keep Right (R4-7) signs should be posted on the median for entering traffic and the stop line on the driveway exit to Water Street should extend across the entire approach width.”**



Response: The Applicant commits to add additional Keep Right signs on both ends of the raised median as well as the recommended modifications to the STOP line.

Comment 15: “The applicant has made a commitment to working with the Town of Pembroke towards the development of a pavement marking and signage plan to improve the geometry and safety of the Church Street and Water Street intersection. We recommended the applicant submit a conceptual plan showing the improvements for review, including how Water Street will be realigned, what signs are proposed, and where vegetation and roadside fixtures will be trimmed and/or removed.

VAI provided a conceptual plan, which shows the installation of new pavement markings to delineate entering and exiting Water Street traffic and creation of a short left-turn pocket to allow tight-turning traffic to bypass any vehicles waiting to turn left onto Church Street. While these changes do clearly delineate entering and exiting Water Street traffic and “square off” the approach for left-turning vehicles, they still maintain a very skewed angle approach for right-turning vehicles creating significant sight distance issues and conflicts with two adjacent driveways. **We recommend that the Town of Pembroke consider requiring that the Water Street approach be “squared off” for both left- and right-turning vehicles through the installation of curbing and removal of existing pavement. Separate left- and right-turning lanes are not necessary given the low volume of traffic on the Water Street approach. In addition, the areas for trimming and/or removing vegetation to improve sight lines should be shown on the plan.”**

Response: As noted in our prior July 27, 2021 response memo, the applicant is committed to installing new pavement markings at this location, including recommended modifications to the prior striping plan to square off the approach and delineate a one-lane approach to eliminate the skewed angle movement for right-turning vehicles. Geometric modifications, including removal of pavement and installation of curbing are not proposed at this intersection in conjunction with the project. Subject to receipt of all required approvals from MassDOT, the applicant commits to cutting back existing vegetation in state right-of-way, within the vegetated triangular area immediately north of the Water Street approach to Church Street, to enhance sight lines to and from the north on Church Street.

Comment 16: “We recommended that the Town of Pembroke consider requiring construction of a sidewalk along Water Street from the site to the existing sidewalk provided along Church Street.

VAI previously responded that a sidewalk is not proposed along Water Street in conjunction with the project and the applicant continues to take that position. **Our original comment therefore still stands.**

Response: Comment noted.

