



Ref.: 21009

October 15 15, 2021

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

Reg.: River Marsh Village – 5th Traffic Review
Proposed 56-Townhouse Units (40B Development)
274 Water Street, Pembroke, Massachusetts

Dear Chairman Casavant and Members of the Board:

Ron Müller & Associates (RMA) has reviewed the following additional information submitted by the applicant in response to our September 15, 2021 fourth review letter:

- *Comprehensive Permit Peer Review Comments, River Marsh Village, Pembroke, MA Letter*; prepared by McKenzie Engineering Group, Inc. (MEG); October 12, 2021.
- *River Marsh Village Comprehensive Permit Plan Sheet C-1, Water Street, Pembroke, MA*; prepared by McKenzie Engineering Group, Inc.; last revised October 12, 2021.
- *River Marsh Comprehensive Permit Application, Water Street, Pembroke MA Letter regarding MassHousing, School Committee, and Garner Letters*; prepared by Baker, Braverman & Barbadoro, P.C. to the Pembroke Zoning Board of Appeals; October 12, 2021.

The comments in this letter are numbered to correspond with our original review and are paraphrased below, followed by the applicant's response, and any additional comments we have at this time. For ease of reading, comments that had previously been addressed to our satisfaction are omitted from this letter.

Comment 13: We recommended that additional Keep Right (R4-7) signs be installed at both ends of the raised median for both entering and exiting traffic 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. The revised Site Plan Sheet C-1 now correctly shows the proposed signs and pavement markings. No further comment.

Comment 15: We recommended that the Town of Pembroke consider requiring that the Water Street approach to Church Street 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.

No additional information was submitted regarding this comment and the applicant previously indicated that they are not willing to implement the above geometric modifications. **Our original comment therefore still stands.** In prior correspondence, the applicant committed to trimming vegetation within the state layout to improve sight lines, subject to approval by MassDOT. **We recommend the Town make this a condition for approval.**

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.

No additional information was submitted regarding this comment and the applicant previously indicated that a sidewalk is not proposed along Water Street in conjunction with the project. **Our original comment therefore still stands.**

Comment 19: We noted that the internal four-way intersection has sidewalks proposed along all four corners, yet crosswalks with associated wheelchair ramps are only provided across two legs of the intersection. Crosswalks and wheelchair ramps should also be provided across the remaining legs of the intersection. The revised Site Plan Sheet C-1 now shows the recommended crosswalks and wheelchair ramps. No further comment.

- Comment 22: We recommended that delivery vehicles be restricted to the north site driveway due to turn limitations at the southern driveway. No response was provided by the applicant. **The Town of Pembroke should consider requiring the applicant to restrict delivery vehicles to the north site driveway.**
- Comment 24: We commented that the plans show a relocation of the driveway to 248 Water Street onto the south site driveway and requested that the applicant confirm that this driveway relocation is acceptable to the property owner. The project attorney, Baker, Braverman & Barbadoro, PC previously responded that the property owner at 248 Water Street has a written driveway easement over a portion of the site and that the applicant is allowed to relocate the driveway under established law. **We recommend the Town attorney confirm this position.**
- Comment 25: We recommended the applicant contact the Pembroke School Department to determine where students will be picked up and dropped off and to consider an on-site school bus waiting area including provision of a parking area for parents if the bus will only stop along Water Street. The most recent letter submitted by Baker, Braverman & Barbadoro, PC indicates that the Pembroke School Department responded that the current transportation provider for school bussing does not enter private developments. Baker, Braverman & Barbadoro, PC further states that placing the River Marsh bus stop on Water Street at the north site driveway is consistent with other Pembroke housing developments. The parking area across from Building 3 is proposed to be used as a waiting area by parents who drive their kids to be picked up at the Water Street bus stop. No further comment.

Please feel free to contact me if you have any questions regarding this review.

Sincerely,

Ron Müller & Associates



Ronald Müller, P.E.
Principal

cc: Peter Palmieri, Merrill Inc.