



Ref.: 21009

September 15, 2021

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

Reg.: River Marsh Village – 4th 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 7, 2021 third review letter:

- *Response to 3rd Traffic Review Memorandum, Proposed 40B Residential Development, 274 Water Street, Pembroke, MA*; prepared by Vanasse & Associates, Inc. (VAI); September 14, 2021.
- *River Marsh Village, Pembroke, MA, Site Plan Review Submission Letter*; prepared by McKenzie Engineering Group, Inc. (MEG); September 13, 2021.
- *Comprehensive Permit Plan, River Marsh Village, Pembroke, MA*; prepared by McKenzie Engineering Group, Inc.; last revised September 13, 2021.
- *River Marsh Comprehensive Permit Application, Water Street, Pembroke MA Letter* from Baker, Braverman & Barbadoro, P.C. to the Pembroke Zoning Board of Appeals; September 14, 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.

TRAFFIC ASSESSMENT REVIEW

Comment 1: We recommended that the applicant incorporate a YIELD sign and yield line 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.

VAI responded that these measures will be incorporated into the off-site improvement plan to be implemented as mitigation for the project. No further comment.

Comment 8: We recommended 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. Should the fence not be relocated prior to project opening, we recommended that the site plan incorporate appropriate signs (R3-2 – NO LEFT TURN) and arrow pavement markings to ensure compliance with the turn restriction.

VAI responded that the recommended signs and pavement markings will be installed assuming that the fence is not yet relocated prior to project opening and that these measures will be removed once the fence is relocated to allow the driveway to function as a full access/egress driveway. No further comment.

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.

VAI responded that the applicant is committed to implement the above recommendations. **We note that the latest submitted site plan does not yet show the recommended signs and pavement markings.**

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.

VAI responded that the applicant is not willing to implement the above geometric modifications. **Our original comment therefore still stands.** VAI noted that the applicant is 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.

VAI continues to respond 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.**

SITE PLAN REVIEW

Comment 17: See Comment 8. No further comment.

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.

Baker, Braverman & Barbadoro, PC responded that the applicant commits to adding the requested crosswalks and wheelchair ramps. **We note that the latest submitted site plan does not yet show the recommended crosswalks and wheelchair ramps.**

Comment 22: We requested additional turning analysis for delivery trucks using an SU-30 truck as the design vehicle.

MEG provided the requested turning analysis on Sheets C-9 and C-10 of the latest site plan. These plans show that all turns into and out of the site can be accommodated at both site driveways as well as internal to the site. **We note that this type of delivery vehicle would need to use up the entire width of the south site driveway and the entire width of Water Street in order to**

make the right turn onto Water Street. 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 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 project attorney, Baker, Braverman & Barbadoro, PC submitted a letter to the School Department requesting guidance on potential bus stops within the site and suggesting that the parking area across from Building 3 could be used as a waiting area by parents who drive their kids to be picked up if the bus will only stop along Water Street.

Baker, Braverman & Barbadoro, PC noted that they received a letter from the School Committee on September 14, 2021 and that they will be ready to discuss this issue at the September 28, 2021 meeting with the Zoning Board. **We will hold on further comment pending this discussion.**

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.