

Ref: 7211

March 4, 2016

Ms. Jody Kablack  
Director of Planning and Community Development  
Town of Sudbury  
278 Old Sudbury Road  
Sudbury, MA 01776

Re: Review of Site Plans  
Grocery Store at Meadow Walk Sudbury – 526 and 528 Boston Post Road  
Sudbury, Massachusetts

Dear Jody:

Vanasse & Associates, Inc. (VAI) has completed a review of the Site Plans prepared by Vanasse Hangen Brustlin Inc./VHB on behalf of BPR Sudbury Development, LLC (the “Applicant”) in support of the proposed Grocery Store at Meadow Walk Sudbury to be located at 526 and 528 Boston Post Road (Route 20) in Sudbury, Massachusetts (hereafter referred to as the “Project”). The subject plans were issued on November 10, 2015 and revised through March 3, 2016. Our review focused on the following areas as they relate to the Site Plans: i) vehicle and pedestrian access and circulation; ii) Town Zoning requirements as they relate to access, parking and circulation; and iii) accepted Traffic Engineering and Transportation Planning practices. This review supplements our evaluation of the January 6, 2016 *Traffic Impact and Access Study* (TIAS), the subsequent February 16, 2016 updated TIAS and the February 18, 2016 response to comments memorandum that were also prepared by VHB in support of the overall Meadow Walk Sudbury development.

Based on our review of the Site Plans submitted in support of the Project, we have concluded that the plans were prepared in a professional manner and following the applicable standards of care. We offer the following comments that should be addressed by the Applicant’s engineer:

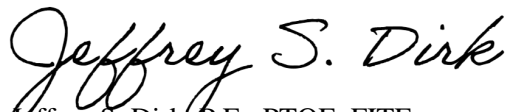
1. A truck turning analysis should be completed for the Project site using the following design parameters as guidance: i) the analysis should be completed using the AutoTurn® or similar analysis software for the following design vehicles: a WB-67 (large delivery vehicle), SU-30/40 (small delivery/moving vehicle and trash/recycling vehicle) and the Town of Sudbury Fire Department design vehicle; ii) the analysis should include the swept path for the front and rear tires of the design vehicles and any overhangs that may extend past the front and rear bumper of the vehicle (i.e., basket of the aerial ladder of the fire truck if so equipped); iii) the analysis should depict all maneuvers required to enter and exit the Project site by way of Route 20 (both left and right-turn movements entering and exiting), and all turning and maneuvering required within the Project site; iv) Back-up maneuvers, where required, should be clearly identified.

2. All centerline pavement markings that are to be installed within the Project site, including internal to the parking field, shall consist of a double-yellow line in accordance with the centerline pavement marking standards of the Manual on Uniform Traffic Control Devices (MUTCD).<sup>1</sup>
3. Exterior bicycle parking should be provided proximate to the grocery store entrance and shown on the Site Plan.
4. Consideration should be given to locating a bus stop at an appropriate location within the Project site or along the primary access roadway. The identified location should afford a safe and accessible travel path to the grocery store building.
5. The sight triangle areas for the Project site driveways should be shown on the Site Plans along with a note to indicate: "Signs, landscaping and other features located within the sight triangle areas shall be designed, installed and maintained so as not to exceed 2.5 feet in height. Snow windrows located within the sight triangle areas that exceed 2.5 feet in height or that would otherwise inhibit sight lines shall be promptly removed."
6. The emergency signal that is to be installed by the Applicant at the fire station should be identified on the Site Plan.

Written responses to our comments should be provided so that we may continue our review of the Project on behalf of the Town. If you should have any questions regarding our review of the Site Plans prepared in support of the Project, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE  
Principal

JSD/jsd

cc: File

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<sup>1</sup>Manual on Uniform Traffic Control Devices (MUTCD); Federal Highway Administration; Washington, DC; 2009.

