



Town of Douglas
Community Development Department
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Mr. Craig C. Lizotte, P.E.
Manager Land Development Services
Union Station, Suite 219
2 Washington Square
Worcester, MA 01604

October 31, 2010

**RE: Douglas Wind Farm, Site Plan Review
Review Comments – Traffic Evaluation and Access Management Report**

Dear Mr. Lizotte:

The following comments pertain to the submittal dated September 3, 2010 entitled Traffic Evaluation and Access Management Report, Douglas Woods Wind Farm, Douglas, Massachusetts prepared by Transportation, Land Development, Environmental Services, Union Station, Suite 219, 2 Washington Square, Worcester, MA 01604 (“Traffic Study”) and submitted to the Town on September 22, 2010. This letter details the items discussed at a meeting between Vanasse Hangen Brustlin, Inc. (VHB) and the Town on October 27, 2010.

The review is focused on information required by the Town of Douglas Zoning Bylaws, specifically Sections 5 and 9.4 as well as standard and local engineering practice regarding traffic and transportation design. Where appropriate, reference to Federal, State or Local requirements shall be referenced.

REGULATORY COMMENTS

- 1) **Section 9.4.4. #5. states:** *“The Planning Board may require narrative assessments of the on-site and off-site impacts of the proposed project, including traffic, drainage, noise, and other environmental factors. The Board may require that such narrative assessments be prepared by qualified experts.”*

Staff Comments:

- a) Please provide a copy of the Traffic Study that is signed and stamped by a Massachusetts Registered Professional Engineer who is competent in matters pertaining to traffic evaluation and design.
- b) It is recommended that the report present a section reviewing the existing conditions which reviews the existing traffic flows and patterns in the area of the project locus as well as any physical features (ie. sight distance, etc.). This section should present the data and the data sources (whether measured or relied upon other parties for collection) as well as provide a capacity analysis. It should indicate what the peak daily flow is as well as the peak hourly flows

- c) and directions. The report should then present the project and the resulting traffic impacts similar to the manner in which it has already been presented, however it is recommended that calculations be included showing the methodology used as well as summary tables showing trip generation and traffic movements in an easy to read format. The report subsections should be further combined to summarize overall construction traffic information/movements and level of services, as appropriate. Appendices containing all relevant source data should also be provided. Finally, the summary and conclusions section should provide detailed information regarding access/egress, turning lanes, vehicle cueing, delays, etc. All calculations supporting this information should be presented in a clear and logical manner using calculations and traffic flow figures and summary tables as appropriate.
- d) The report repeatedly uses ambiguous language such as: *“Note that these estimates are based on discussions with the developer and their contractors as well as VHB’s experience on similar projects”*; *“It is expected ...”*; *“This analysis is intended to provide a general overview...”*; *“While specific activities will be better defined when the site plan is finalized and a contractor is selected, it is envisioned...”*, *“The width of the load is assumed to be...”*. The Planning Board cannot be expected adequately review a project that is based upon such ambiguous statements. The Applicant would be better served with definitive statements such as: *“Will not exceed ...”*; *“will be less than ...”* etc.
- 2) **Section 5.1.4 #3 states:** *“Handicapped Parking. Parking spaces for the exclusive use of handicapped individuals shall be provided in accordance with the most recent rules and regulations of the Architectural Barriers Board.”*

Staff Comment: Please provide adequate certification/calculations pertaining to handicapped parking.

- 3) **Section 5.1.4 #4 states:** *“Lighting. All parking areas shall be appropriately illuminated. All illumination shall be shielded so as not to shine directly onto a public or private way or onto any property in a residential district or into the night sky.”*

Staff Comment: Please provide the required information.

- 4) **Section 5.1.5. #1 states:** *“The area and access driveways thereto shall be surfaced with a durable material (i.e. bituminous or cement concrete, or other environmentally friendly surface such as an appropriate porous material to reduce storm water runoff and thereby augment groundwater recharge) and shall be graded and drained so as to dispose of all surface water accumulation away from adjacent public ways.”*

Staff Comment: The Planning Board should make a determination on compliance with the “Type 2” surface being proposed.

- 5) **Section 5.2.3 states:** *“No loading facility shall be designed to require trucks to queue on a public way while awaiting off-loading. No loading facility shall be designed to require vehicles to back onto a public way; all turning maneuvers shall be accommodated on the premises.”*

Staff Comment: Please demonstrate in the report that vehicle cueing will not be an issue, particularly during construction.

- 6) **Section 5.2.6 states:** *“Loading bays shall not be less than twelve (12) feet in width, sixty-five (65) feet in length, and fourteen (14) feet in height, exclusive of driveway and maneuvering space.”*

Staff Comment: Are loading/offloading areas proposed as part of the storage facility? If so, please indicate this area on the drawings.

This review is based upon the information provided to date and additional comments may be made based upon the new information provided. Nonetheless, responses to these comments should be made in writing and provided to the Planning Board through The Town Engineer. Responses should be provided in a manner that shows the complete chain of comments for each item number. Your review and attention to these responses is appreciated and we look forward to hearing from you shortly.

Very truly yours,
Community Development Department

William J. Cundiff, P.E.

w/o enclosures

cc: Planning Board
Rod Jane