

February 1, 2021

**To:** Mr. Richard S. Novak, Chair  
Zoning Board of Appeals  
Town of Sherborn  
19 Washington Street  
Sherborn, MA 01770

**A&M Project #:** 2513-01A  
**Re:** Response to Peer Review of Transportation  
Impact Assessments  
The Pines – 41 North Main Street (Route 27)  
Sherborn, Massachusetts

**Copy:**

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Dear Chair Novak and Members of the Zoning Board of Appeals:

Allen & Major Associates, Inc. (A&M) is providing responses to the non-traffic related comments that were raised in the January 11, 2021 Peer Review of Transportation Impact Assessments prepared by Professional Services Corporation, PC (PSC) in reference to their review of the October 2020 Transportation Impact Assessment (the "October 2020 TIA") prepared by Vanasse & Associates, Inc. (VAI) in support of the proposed The Pines multifamily residential community to be located at 41 North Main Street (Route 27) in Sherborn, Massachusetts (hereafter referred to as the "Project"). Listed below are the non-traffic related comments from the PSC peer review letter followed by our response on behalf of the Applicant. Responses to the remaining comments will be provided by others under separate cover.

**Comment 9:** *Provide an order of magnitude estimate of heavy vehicle trips required to complete earthwork shown on the current site plan grading.*

**Response:** **Since full earthwork quantity takeoffs have not been completed, nor typically warranted during the permitting process, A&M on behalf of the applicant and the development team, respectfully request that this item be made a condition of approval and included in the final Construction Management Plan (CMP).**

**Comment 10:** *Develop alternative parking layouts for 5 and 31 Powderhouse Lane and seek the cooperation of the impacted property owners in modifying the parking layouts. Upon review, the Zoning Board of Appeals will determine, the Applicant's specific responsibilities to implement these parking changes.*

**Response:** **The Applicant does not have the right to change the parking layout for the subject properties for 5 and 31 Powderhouse Lane as they are not controlled by the applicant nor included in the current zoning board application. It should be noted that the subject parking spaces have functioned satisfactorily with the use of Powderhouse Lane by traffic associated with the existing landscaping business and doggy day care that operates within the Project site today.**

**Comment 11:** *Provide a swept vehicle path plan showing Fire Department apparatus access including the ability of the hammerhead turning areas to accommodate turns at the terminus or each parking field. The plan should also show maneuvers by vehicles servicing the dumpster.*

**Response:** **A swept path turning and maneuvering plan has been prepared utilizing the largest standard fire apparatus currently in service by the Sherborn Fire Department. The plan illustrates that a fire apparatus can enter & exit along the east side of the proposed building. As fire access along the west side includes a gated access to Hunting Lane, a hammerhead turning area is not warranted along this side of the building. Additionally, a separate turning and maneuvering plan has been prepared to simulate the operations of a garbage hauler servicing the proposed dumpster/compactor.**

**Comment 12:** *Adjust the site plan as required to accommodate designated Fire Lanes in compliance with Fire Department requirements.*

**Response:** **As 360° access is provided around the building, specific demarcation of fire lanes was not illustrated. The Site Plans have been submitted and are currently being reviewed by the Fire Department as part of the on-going review process under. Since, no comments have been received to date, the plans have not been updated at this time. Should the Fire Department have specific comments regarding appropriate access for fire equipment or circulation which impede the proper placement of fire apparatus and personnel in case of fire, the plans will be updated as necessary.**

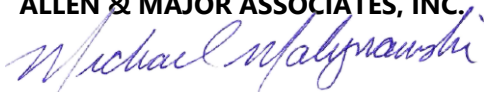
**Comment 13:** *Obtain a letter of concurrence from the Fire Department.*

**Response:** **The Site Plans have been submitted and are currently being reviewed by the Fire Department as part of the on-going review process under. Since, no comments have been received to date, the plans have not been updated at this time. Should the Fire Department have specific comments regarding appropriate access for fire equipment or circulation which impede the proper placement of fire apparatus and personnel in case of fire, the plans will be updated as necessary.**

We trust that this information is responsive to the comments that were raised in the January 11, 2021 *Peer Review of Transportation Impact Assessments* prepared by PSC pertaining to the October 2020 TIA. If you should have any questions or would like to discuss our responses in more detail, please feel free to contact our office.

Very Truly Yours,

**ALLEN & MAJOR ASSOCIATES, INC.**



Michael A. Malynowski, PE  
Senior Project Manager

*Professional Engineer in MA, ME, and NH*

Attachments

cc: G. Barsky - Barsky Estate Realty Trust (via email)  
L. Sweet – LDS Consulting Group (via email)  
J. Dirk – Vanasse & Associates, Inc. (via email)