

Music Center at Indian Hill

in Groton, MA



Traffic Impact and Access Study

Follow-up Presentation
Old Ayer Road at Boston Road/Main Street (Route 119)
Old Ayer Road at Peabody Street
& Site Parking



Groton Planning Board
December 1, 2016

Owner - Indian Hill Music

Architect - Epstein Joslin Architects

Acoustician - LKAcoustics Design Studio / Threshold Acoustics

Structural Engineer - Odeh Engineers

Landscape Architect - Stephen Stimson Associates

Theater Consultant - Theater Consultants Collaborative

MEP Engineer - BR+A

Civil Engineer - Beals Associates, Inc.

Lighting - Ripman Lighting Consultants

Food Service Consultant - JGL

Old Ayer Road at Route 119



Traffic Problems:

- 1 Peak Hour Congestion on 119 SB AM/NB PM
- 2 Shallow angle of NB left turns onto 119/including difficulty for fire trucks from Old Ayer Road
- 3 No rear end protection for NB left onto Old Ayer Road South & shallow right turn ($<60^\circ$)
- 4 No infrastructure for pedestrian movements along 119
- 5 WB traffic on Old Ayer Road South must stop at Old Ayer Road North

Solution Constraints:

- ❖ Prescott Common parcel 
- ❖ Steep grades next to Route 119 west side
- ❖ Two driveways on the west side of Old Ayer Rd N



Existing Circulation Problems and Constraints



Potential options all have important drawbacks

- 0 – **Do-Nothing** – problematic/retains existing circulation deficiencies
- 1 - **Modify 'T' Intersection Through Prescott Common** - physically highly problematic traffic signalization likely needed - – major Prescott Common impacts
- 2 - **Roundabout** - physically highly problematic – major Prescott Common impacts
- 3 – **Modifications that generally avoid Prescott Common** – improved safety with minor operations improvements

Overview of Range of Options





Single 'T' and Roundabout Options Both Deemed Infeasible for Constructability

Music Center at Indian Hill, Groton, MA



Old Ayer Road at Route 119

Then what options are available?



Options that minimize adverse park impacts



1-way w/ added park expansion
- without pedestrian enhancements -



Option 3A (Town)

BEALS ASSOCIATES INC.

2 PARK PLAZA SUITE 200 BOSTON, MA 02116
PHONE: 617-242-1120

0 20

Old Ayer Road and
Main Street

November, 2016



Option 3B (Town)

Groton, Massachusetts

BEALS ASSOCIATES INC.
2 Park Plaza Suite 200 Boston, MA 02116
Phone: 617 242-1120

0 20

Old Ayer Road and
Main Street

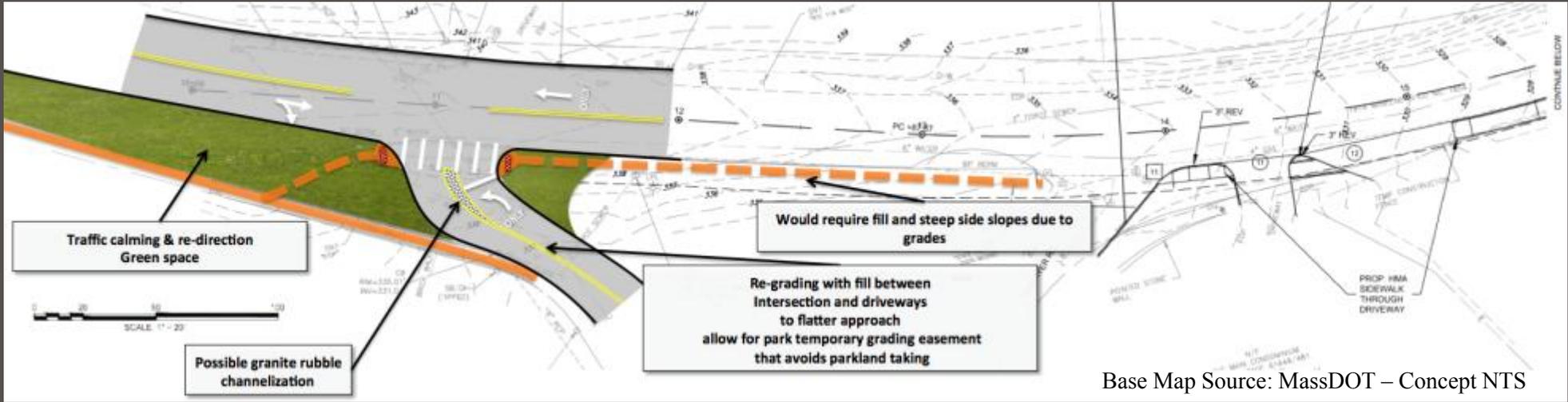
November, 2016



Option 3C (Robertson)

No Scale





Base Map Source: MassDOT – Concept NTS



OLD AYER ROAD AT MAIN STREET (ROUTE 119)



Option 3C Before/After Looking North on Old Ayer Road (North)



Option 3C Before/After Looking North on Old Ayer Road (North)

**Too steep
for design
standards**

Optional crosswalk and street sidewalk



**Option 3C Before/After
Looking South on Old Ayer Road (North)**



Option 3C Before/After Looking South on Old Ayer Road (North)

Optional crosswalk and street sidewalk

Too steep
for design
standards



Retain 2-way flows
Allow for pedestrian amenities;
address NB left turn demands
And grading issues



1

Remove as much of the nose
as feasible
*
within grading constraints
to improve approach angle

Possible new
green space



T with Old Ayer Road South

2

Consider either 1) (shown) 2-3 vehicle
right bypass to retain MassDOT
sidewalk plan, or 2) (not shown), a
short left lane within paved area
requiring an alteration of MassDOT's
sidewalk plan *but not widening*

3



Not to Scale

10 m
50 ft
Scale = 1:1,128

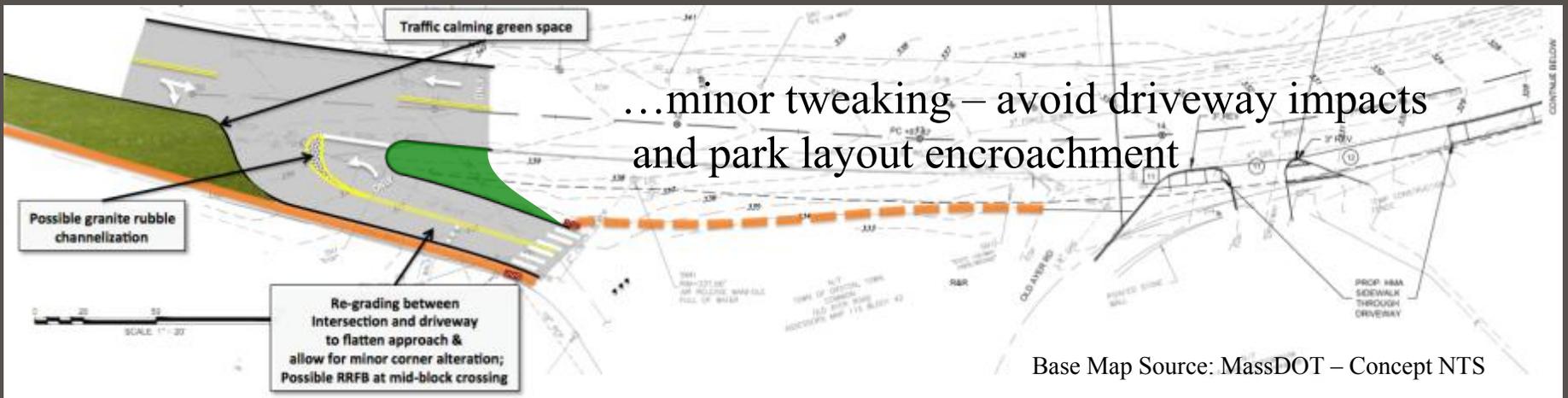
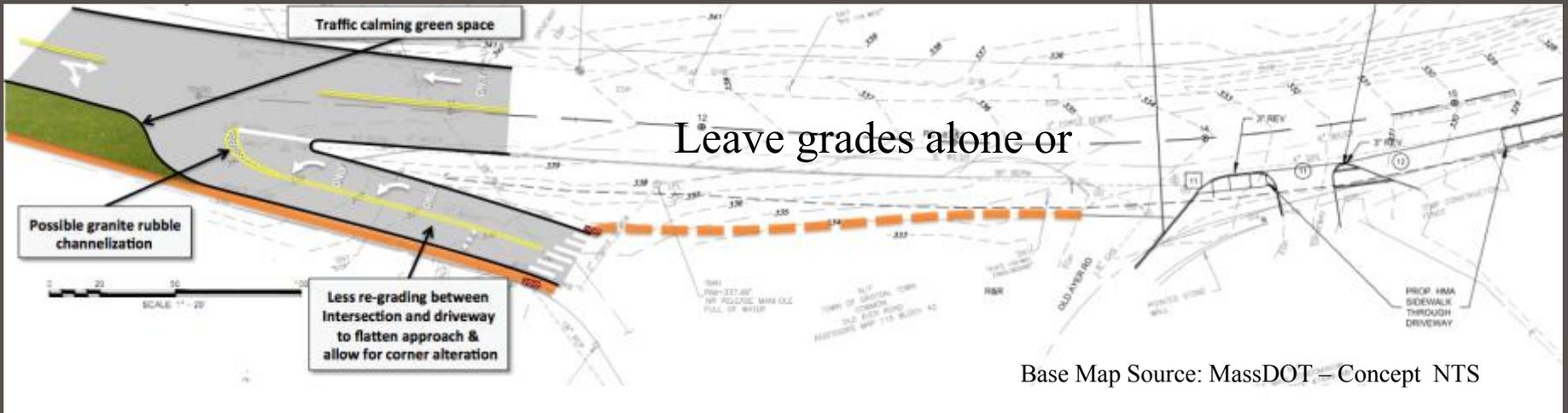
194,365.55m 927,855.47m

MassGIS Topographic Features Basemap



Option 3D

Music Center at Indian Hill, Groton, MA



Option 3D Design Options Old Ayer Road North at Main Street (Route 119)



1

Before/After Looking South on Main Street to Relocated Old Ayer Road (North)



1

Before/After Looking South on Main Street to Relocated Old Ayer Road (North)



2

Before/After
Looking Southwest on Old Ayer Road (North)
To Old Ayer Road (South)



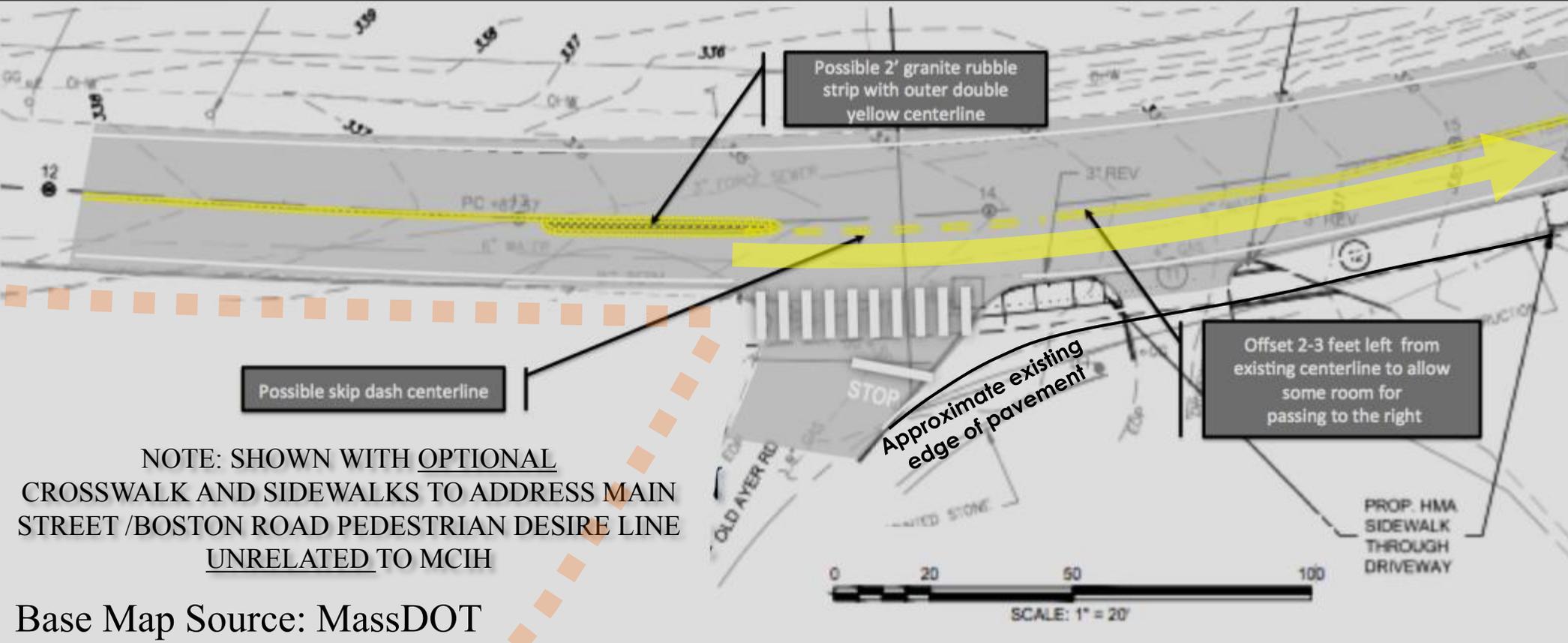
2

Before/After Looking Southwest on Old Ayer Road (North) To Old Ayer Road (South)



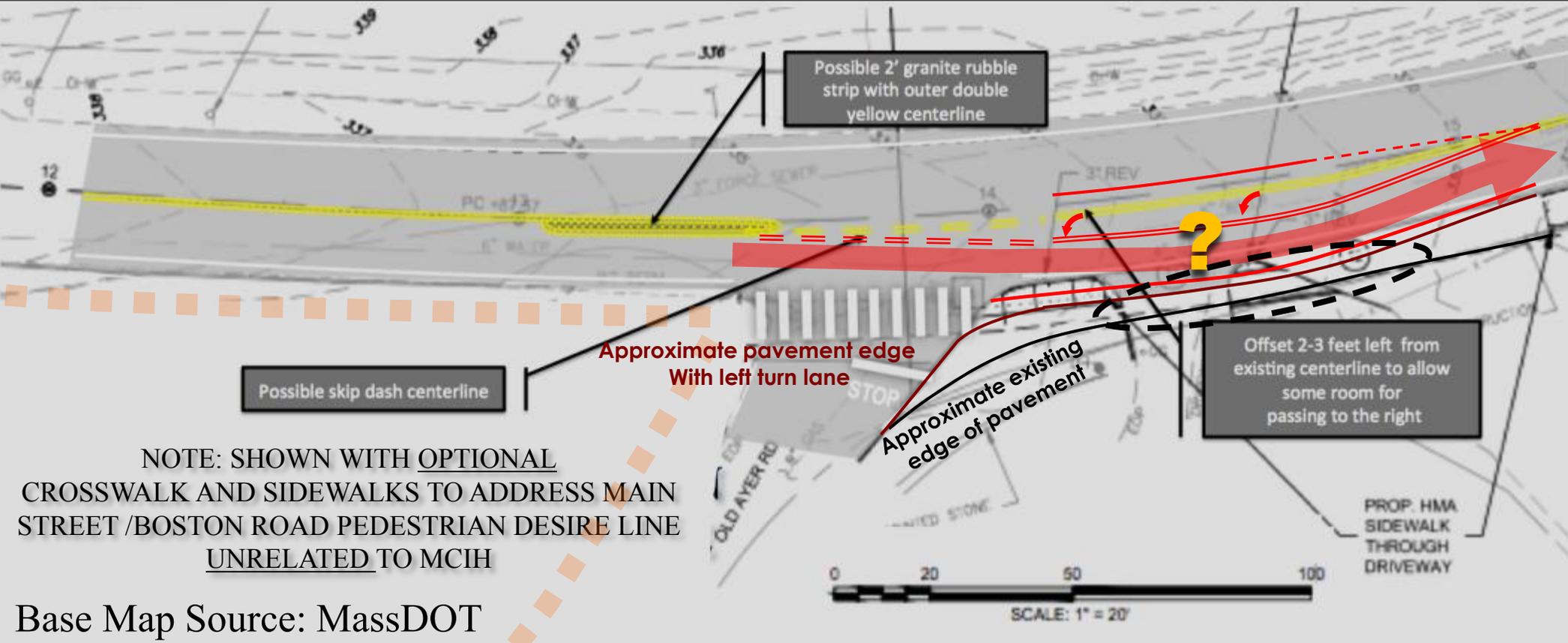
NOTE: SHOWN WITH OPTIONAL
CROSSWALK AND SIDEWALKS TO
ADDRESS MAIN STREET /BOSTON
ROAD
PEDESTRIAN DESIRE LINES
THROUGH PARK
UNRELATED TO MCIH





OLD AYER ROAD SOUTH AT BOSTON ROAD (ROUTE 119)





OLD AYER ROAD SOUTH AT BOSTON ROAD (ROUTE 119)



3

Before/After
Looking North on Boston Road (North)
to Old Ayer Road South
where left lane or right bypass may be possible



3

Before/After
Looking North on Boston Road (North)
to Old Ayer Road South
where left lane or right bypass may be possible

?



3

Revised Before/After Looking North on Old Ayer Road (South)



Revised Before/After Looking North on Old Ayer Road (South)

NOTE: CONCEPT SHOWN WITH OPTIONAL
CROSSWALK AND SIDEWALKS
TO ADDRESS MAIN STREET /BOSTON ROAD
PEDESTRIAN DESIRE LINE
UNRELATED TO MCIH

or

Findings

Options 3A-3C all have good features.

Option 3D combines some of the best features of options available.

Findings about Range of Options



General Recommendation:

The Town should carefully review pros and cons of available options and *select features most in line with consensus discussions between Town officials, the Planning Board, Board of Selectmen, and MassDOT, which controls a significant portion of the Boston Road (Route 119) at Old Ayer Road South intersection.*

The Applicant has agreed to provide the Town with financial assistance to implement its preferred option.

Old Ayer Road at Route 119 Recommendation



**Thanks
Questions??**

