

Ref: 8685

October 5, 2020

Mr. Larry Smith
Managing Director
Restoration Capital
P.O. Box 1044
Sudbury, MA 01776

Re: Site Access Assessment
The Village at Shepley Hill - Longley Road and Sand Hill Road
Groton, Massachusetts

Dear Larry:

Vanasse & Associates, Inc. (VAI) has completed an assessment of the access configuration associated with The Village at Shepley Hill age-qualified residential community to be located off Longley Road and Sand Hill Road in Groton, Massachusetts (hereafter referred to as the Project). Specifically, we have evaluated the impacts on access and circulation for the Project that would be associated with restricting the Sand Hill Road access to emergency vehicles only.

As documented in the September 2020 *Transportation Impact Assessment* (the "September 2020 TIAS") that was prepared by VAI in support of the Project, the proposed 28-unit age-qualified residential community is expected to produce 6 vehicle trips during the weekday morning peak-hour and 7 vehicle trips during the weekday evening peak-hour. Given the small volume of traffic that is expected to be generated, a single point of access is sufficient to support the Project. A review of lines of sight at both the Longley Road and Sand Hill Road access points to the Project as presented in the September 2020 TIA indicates that sight lines at the Longley Road access point currently exceed 420 feet where a minimum sight distance of 360 feet is required for safe operation. Lines of sight at the Sand Hill Road access point can be made to meet or exceed the required minimum sight distance for safe operation with the selective trimming/removal of vegetation and the regrading of the embankment to the east of the Project site roadway along the south side of Sand Hill Road.

Based on a review of the traffic volume projections for the Project and sight lines at both access points, it is our opinion that both access points afford safe and efficient access to the Project with consideration of the sight line improvements that are defined in the September 2020 TIA. To the extent that there is consideration of one access point vs. two for the Project, the Longley Road access is more advantageous over the Sand Hill Road access considering that the majority (85 percent) of the traffic associated with the Project will use Longley Road and for the fact that use of the Longley Road access as the primary access to the Project would require fewer turning maneuvers along Longley Road by Project-related traffic.

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If you should have any questions regarding our assessment of the access configuration for the Project, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE
Managing Partner

Professional Engineer in CT, MA, ME, NH, RI and VA

JSD/jsd

cc: File

