

**From:** Nancy Sarlan <nksarlan@gmail.com>  
**Sent:** Wednesday, August 23, 2023 3:35 PM  
**To:** ZBA  
**Subject:** Heritage Landing Development: Traffic Impact Study - Citizen's Input

To Town of Groton ZBA Members,

Thank you for this opportunity to provide feedback and input to the proposed traffic impact and access study for the Heritage Landing Comprehensive Permit Application. First a question. Where is "Clay Pond Brook Road"? This is mentioned in the TEPP LLC memorandum (August 8, 2023) beginning on page 2, third bullet; and again on page 3, last bullet. Is this a typo?

### **STUDY AREA**

Is there a reason why the study area is not inclusive of Cow Pond Brook Road/Transfer Station and Cow Pond Brook Road/Soccer and Lacrosse fields? There are only three areas cited in the TEPP LLC memorandum dated August 8, 2023.

### **TRAFFIC-COUNT DATA**

- Timeframe for obtaining traffic count data should also include "during the Summer/Fall Groton-Dunstable baseball, soccer, lacrosse" schedule.
  - o It was suggested at the last ZBA meeting to contact the Parks Commission for a schedule of the Cow Pond Brook Road (CPBR) recreation fields.
- Extend the timing for the analysis period from 72 hours over two weekdays and one Saturday to **at least 168 hours over five weekdays and two full weekends for 24 hour periods**
  - o This will provide a more comprehensive and accurate picture of traffic volumes on Cow Pond Brook Road

### **MOVEMENT COUNTS**

- Extend timing on weekdays (Monday-Friday) to **6:00 AM to 10:00 PM**
  - o Traffic from the ballfields can run as late as 10:00 PM some nights
- Extend timing on TWO Saturdays to **7:00 AM to 10:00 PM**
  - o this will encompass Transfer Station traffic and CPBR recreation fields traffic; again, providing a more complete picture of traffic volumes on Saturdays

### **ADDITIONAL CONSIDERATIONS**

1. Can pedestrian counts be required for this study given the proposed development will add a significant number of pedestrian traffic to CPBR?
2. Assess the need for a traffic light at the intersection of Hoyt's Wharf Road and CPBR at a later date in the development – at 70-80% completion or occupancy.
3. Require applicant to conduct a post-development traffic review to determine needed offsite improvements on Cow Pond Brook Road and Hoyt's Wharf Road/Cow Pond Brook Road intersection.
4. How will the applicant ensure the safe pick-up and drop-off of students requiring bus transportation to school?

5. Will public transportation options be offered for residents? How will this be accommodated?

Thank you,  
Nancy Sarlan  
Resident - Cow Pond Brook Road