

## **LAW OFFICES OF JERRY C. EFFREN**

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November 30, 2022

### **Via Hand Delivery**

Town of Ashland  
101 Main Street  
Ashland MA, 01721  
Attn: Peter Matchak

Re: Planning Board Application for Site Plan Approval  
Premises: 399 Union Street  
Owner/Applicant: Retail Ashland, LLC.

Dear Peter:

Since the initial filing of the Application for Site Plan Approval, the Applicant has made significant changes to the Site Plan in response to comments from Board Members, peer reviewers and others. This letter is intended to summarize in a single document all of the changes and other related comments that have been addressed throughout this process and have now been incorporated in the most recent plan filed by Applicant's design engineer. All references to the Site Plan refer to the Site Development Plans prepared by J.K. Holmgren dated June 2, 2022, revised as of November 29, 2022.

A. Access Via Union Street Has Been Removed

Both driveways on Union Street are now exit only. The sole entrance will be through the Summer Street entrances which has been widened to ensure proper and safe vehicular access for this purpose. The plans have been updated to show the conformity with the new provision for access and egress. "Do Not Enter" signs are also placed at both Union Street Driveways and a "Not a Cut Through" sign will be placed at the Summer Street entrance.

Existing vegetation on the eastern perimeter of the site has also been trimmed to provide additional sight distance looking left (easterly) for cars existing through the Easterly Union Street driveway.

B. Drive Thru Queuing and Parking Area Improvements Have Been Incorporated

A new Queuing Plan has been created with the new parking area design and reduced

parking counts. Drive thru lanes have been straightened and the by-pass lane around the drive-thru permits vehicles to exit the east site driveway without being obstructed by queued vehicles. The Revised Plans show clearly that at least 13 cars can be stacked in the Queue. Additional cars (an extreme situation) are also shown to demonstrate no issues with cars blocking entrances, curb cuts, etc.

The Fire Truck Turn Plan now shows adequate fire truck access both across the parking area and around the rear of the building via the by-pass lane.

The parking space specifications have been modified to provide standard parking spaces measuring 9'x20' as requested and an additional area of pavement has been removed from the site design. These modifications now allow for continual two-way traffic in the parking areas. Although the total number of parking spaces have now been reduced, the total number still conforms to the zoning requirements and moreover, is sufficient for the proposed efficient operation of the site. Two (2) additional ADA ramps have been added in this area, as requested

C. Lighting Improved

The lighting detail has been revised to reflect the 20' pole height and the use of LED lights. The lighting plan has been revised, to improve the spillover onto neighboring properties. The project will now be dark sky compliant.

D. Landscaping and Erosion Improvements

Several changes requested by the Design Review Committee have been incorporated. The proposed lawn area has also been decreased to reduce watering and additional tree and shrub plantings have been incorporated, the details of which are set forth in the revised Landscape Plan. Several improvements were made to the "apex" area between Summer and Union Streets. The Bioretention basin has also been removed from the design. As a result, the overall impervious area has been decreased in the first set of plans and has since been reduced on the current revised set of drawings.

F. Stormwater Improvements have been made

The existing stormwater management system has been cleaned and sediment has been removed from the existing catch basins. The existing Vortech unit was also cleaned with a "Vac truck". The system has been operational and will show additional improvements with both the decrease in rates and volumes contributing to it, as well as the cleaning and flushing of the system.

G. Crosswalk Improvements for Access from Stone Park

The Plan shows that the Applicant will paint a crosswalk that will extend from the Starbucks structure, across the drive-thru exit area and then continue across Summer Street to connect to Stone Park for ease of access for those using the park facilities.

Since the date of the last meeting on August 25, 2022, the Special Permit issued by the Zoning Board of Appeals has been duly filed with the Town Clerk, and the statutory appeal period has long since expired. Accordingly, upon recording, the Special Permit will fully authorize the use of the Property as a Starbucks restaurant with drive thru in accordance with the Ashland

Zoning Bylaw. As of this date, the Applicant has fully responded to the initial and revised peer reviews of the Town's consultants and the latest revised plans, together with the narrative responses have all been filed with the Town and provided to such consultants as necessary. Applicant believes it has met the site plan approval criteria and demonstrated that this project is worthy of receiving an approval. The Applicant looks forward to presenting the details of its revised Site Plan and to clearly focus on any remaining issues at tomorrow's meeting.

Very truly yours,

LAW OFFICES OF JERRY C. EFFREN

/s/ Jerry C. Effren

cc. Greg Salvatore  
Scott Rogers  
Gary McNaughton