



Ref.: 22054

January 25, 2023

Mr. Peter Matchak, Director of Planning
Town of Ashland
101 Main Street
Ashland, MA 01721

Reg.: 3rd Traffic Peer Review
Proposed Coffee Shop with Drive-Through Window
399 Union Street, Ashland, MA

Dear Peter:

Ron Müller & Associates (RMA) is in receipt of the supplemental information submitted by the applicant for the above-referenced project in response to our November 14, 2022 second review letter. The following additional documents were reviewed as part of our peer review services to the Town of Ashland:

- November 29, 2022 Response to Comments letter from McMahon Associates to Greg Salvatore of Salvatore Capital.
- Updated *Site Plan for 399 Union Street Proposed Coffee Shop, Ashland, MA*; prepared by J.K. Holmgren Engineering; last revised January 18, 2023.

Most of our comments have now been resolved to our satisfaction, with the following exceptions:

The applicant submitted an updated sightline plan showing the minimum required sight distances at the Union Street and Summer Street driveways. We concur with the use of 33-34 mph 85th percentile speeds on Union Street in the calculation of these minimum requirements. We note, however, that the sight line from the Summer Street driveway toward the Union Street intersection (to the southwest of the driveway) extends over landscaped areas where plantings in excess of 2 feet in height are proposed. **The Town of Ashland Planning Board should condition any approval of the project on limiting any existing or proposed plantings within the sight triangles of all driveways to no more than 2 feet in height at full maturity.**

The applicant contends that rectangular rapid flashing beacons (RRFB) should not be installed at the Summer Street crosswalk connecting the site with the KidSpot Playground and Stone Park area as there have not been any pedestrian crashes in this area and the FHWA recommends that RRFB's should be reserved "*for locations with significant pedestrian safety issues, as over-use of RRFB treatment may diminish their effectiveness.*" **The proposed Starbucks coffee shop is likely to attract many more pedestrians to cross Summer Street than the existing Rite Aid pharmacy. In addition, there are currently no other RRFB's installed along Summer Street so over-use of the RRFB should not be an issue. The Town of Ashland Planning Board should decide whether to require installation of an RRFB at the proposed Summer Street crosswalk location.**

No response was provided to our previous Comment No. 28 regarding the applicant's proposed use of box trucks for deliveries to the site. **We recommended that the Town of Ashland Planning Board condition any approval of the project on limiting deliveries to the site to box trucks (no larger than SU-30 trucks) to assure that larger trucks, if used, would not have to park along Union Street or Summer Street to make deliveries to the site.**

Please feel free to contact me if you have any questions regarding this additional review, or our recommendations.

Sincerely,

Ron Müller & Associates



Kirsten Braun, P.E.
Associate