



September 19, 2019

Town of Ashland
Planning Board
101 Main Street
Ashland, MA 01721

Attn: Peter Matchak, Town Planner/Director

**Re: Site Plan Review
320 Pond Street (Assessor's Map 26, Lots #209 & 210)**

Dear: Members of the Board,

On behalf of Applicant Baypath Plaza, LLC, Bohler Engineering offers the following responses to comments received from abutters at the Planning Board hearing on September 12, 2019. For clarity, the original comments are in *italics*, while our responses are directly below in **bold** type.

Traffic

Comment #1: Replacing missing stop sign at the exit from the site to Spyglass Hill Road

Response: We have contacted the current owner of the property and they have noted that the sign will be replaced in the coming week.

Comment #2: Closing of existing curb cut on Spyglass Hill Road

Response: Similar to the stop sign we have contacted the owner of the property to discuss this comment. Based upon these discussions there are existing legal commitments in place with deeded rights for access to the parcel from Spyglass Hill Road and it is our understanding that these cannot change.

In addition, based upon existing circulation patters and limited ingress and egress from Pond Street it is recommended that this access be maintained to allow for proper ingress and egress of emergency vehicles (Fire, Paramedic etc.) and patrons traveling southbound on Pond Street.

As discussed at the hearing, Mass DOT is in the process of finalizing plans for major modifications to Pond Street including the installation of a roundabout at the intersection of Spyglass Hill Road and Pond Street. These modifications are based upon DOT's review of the current area and will generally improve traffic and concerns in the vicinity.



It should also be noted that the Town's peer review consultant, GCG Associates, Inc., has issued a separate peer review letter for the project. Comment #8 under Site Plan notes that "The site is located at the Pond Street (route 126) and Spyglass Hill Drive, which is a collector street for large residential complex. The proposed use should not have any negative traffic impact in this area."

Comment #3: Illegal left turns into the site from Pond Street

Response: The current owner of the property has noted that they will talk with DOT about improving the "No Left Turn" signage at the existing entrance on Pond Street as part of this project to help prevent the illegal turns.

Comment #4: Utilize the access from Eliot Street as main entrance for traffic into the site

Response: The access from Eliot Street is owned by a separate entity. Based upon conversations with the owner the only current legal right over this parcel for access is a cross access agreement. It is our understanding that it is highly unlikely that the abutting owner would agree to adjust the easement in order to allow this to become the main entrance to the plaza and allow the additional traffic across their parcel.

In addition, this existing access does not appear well suited to service the additional traffic volume beyond the current single use as it is a narrow paved road with a retaining wall at the westerly side that inhibits sight distance for exiting traffic.

Refuse Pickup

Comment #1: Securing the proposed dumpster and hours of pickup

Response: As discussed at the hearing the applicant is willing to lock the dumpster enclosure during off hours when the restaurant has closed. In addition, a sign will be added to the front of the dumpster enclosure noting the Town's hours of refuse pickup between 7AM and 7PM. These commitments have been denoted on the revised Site Plans submitted to the Board.

Comment #2: Securing other dumpsters on site to help stop illegal dumping

Response: This comment was discussed with the existing owner. The owner noted that they would contact the trash haulers and direct them to pick up between the hours of 7AM and 7PM.



Alcohol Sales

Comment #1: Is the alcohol sales allowed within the proximity of the child care center?

Response: Refer to the letter prepared by the owner's legal counsel submitted to the Town Planner on September 19, 2019 stating that this is allowed under state statute.

We trust the above as well as the attached information is sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900. Thank you.

Bohler Engineering

Sincerely,

Nathaniel E. Mahonen, P.E.

Cc: Zacharias Siarkos, Baypath Plaza LLC

John A. Kucich, P.E.