

Ref: 7490

August 28, 2017

Ms. Noreen Stockman
Zoning Board of Appeals
11 Town House Road
Weston, MA 02493

Dear Ms. Stockman:

On behalf of our client, Stony Brook LLC, Vanasse & Associates, Inc. (VAI) is pleased to submit supplemental information in response to comments submitted by MDM on August 3, 2017. This information is presented below.

Route 20 Conceptual Access Improvements

Both VAI and MDM have acknowledged that Route 20 is under MassDOT jurisdiction and is subject to a MassDOT Access Permit. The "Conceptual Plan" presented is not a final design. The Final Design and Access Permit process only begins after local approval are obtained. VAI concurs that the Town should convey their concerns in writing to MassDOT such that consideration is given to the comments during the design process. At no time will VAI stamp plans which do not meet applicable safety criteria which will be extensively reviewed by MassDOT professional engineers prior to the issuance of an Access Permit.

West Mobil Station driveway

Extensive accident research was conducted by MassDOT during the Road Safety Audit report dated May 2017 and from the files of the Weston Police Department from 2012 to 2017. During this 5.5-year period, only one accident was reported from traffic exiting the westerly Mobil Station driveway. Design features that restrict the illegal left-turn movements will be considered and reviewed with MassDOT.

Pedestrian Design Features

As presented to the Zoning Board, the project proponent will pursue a pedestrian connection from the site to 133 Boston Post Road traffic signal. This will require cooperation from the City of Cambridge with respect to land dedication or an easement.

Travel Demand Management Plan

The proponent is committed to implementing a Travel Demand Management Plan for this project. Included in the commitment is the following:

- Bicycle parking inside the building in a secured area
- Area bicycle maps posted in a centralized location
- Transit schedules and maps posted in a centralized location
- Pursue sidewalk connection and crossing to 133 Boston Post Road
- Tenant welcome package including information on alternative modes of transportation
- Car charging station in garage

- Preferential spaces for a alternatively fueled vehicles
- Car Share Program

In addition, a post-development traffic monitoring program including peak hour traffic counts, tenant surveys and respect to mode share and parking accumulation will be provided to the Town one year after full occupancy.

Sibly Road Driveway

The attached Site Plan depicts the northern driveway as an entrance only with appropriate signage to enforce the Entrance-Only.

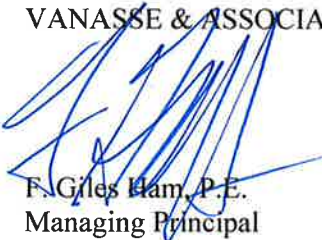
Sibly Road Layout

The attached Site Plan depicts the Sibley Road layout, survey, and cross-section. A parking accumulation survey will be provided to the Town for determining appropriate parking regulations and restrictions

The above information concludes our responses with respect to the peer comments. As previously stated, once local approvals are obtained from the necessary design and permit, submission will be made to MassDOT.

Sincerely,

VANASSE & ASSOCIATES, INC.



F. Giles Ham, P.E.
Managing Principal

FGH/mef

cc: File

APPLICANT/OWNER: 104 STONY BROOK, LLC P.O. BOX 158 WABAN, MA 02468	
PROJECT: 40B RESIDENTIAL DEVELOPMENT 104 BOSTON POST ROAD WESTON, MA	
PROJECT NO: 2275-01	DATE: 8/28/2017
SCALE: 1" = 40'	DWG. NAME: C2275-01
DESIGNED BY: DMR	CHECKED BY: RB
PREPARED BY: 	
ALLEN & MAJOR ASSOCIATES, INC. civil & structural engineering • land surveying environmental consulting • landscape architecture www.allenmajor.com 100 COMMERCE WAY WOBURN, MA 01801-8501 TEL: (781) 935-6889 FAX: (781) 935-2896 WOBURN, MA • BURLINGTON, MA • MANCHESTER, NH	
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