



June 21, 2018

Ref: 13936.00

Peter Crabtree
Northland Residential Corporation
80 Beharrell Street
Concord, MA 01742-1739

Re: Response to Comments
Proposed Residential Development - 135 Great Plain Avenue, Wellesley, MA

Dear Peter,

VHB is pleased to submit our response to site-related comments made by BETA in their June 7, 2018 letter to the Town of Wellesley Zoning Board of Appeals. For ease of review, we have listed BETA's comments followed by our responses in bold ink.

SITE PLAN REVIEW

1. Provide marked crosswalk(s) and ADA compliant accessible ramps at intersection of GPA and site driveway and the T-type intersection between the Townhouse and Duplex buildings.
Response: The submitted Layout and Materials civil plan sheet C-2 indicates accessible curb ramps (ACR) are to be installed at these locations. These ramps are labeled with an ACR callout.
2. Provide a double yellow center line approximately 50 feet in length at the site driveway to provide a guideline for vehicles entering and exiting the site.
Response: The applicant will install the double center line as requested.
3. Provide visitor parking signs and/or markings.
Response: The applicant will install visitor parking signs as requested.
4. The roadway directly in front of Duplex 7 is 14 feet wide which is insufficient for two-way traffic. Provide either an R4-7 "Keep Right" sign or an R5-1 "Do Not Enter" sign on the eastern edge of the island in front of Duplex 2 and Duplex 7.

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Response: A "Do Not Enter" sign is not warranted in this location as the common driveway cited is shared by only 4 homes in a residential community.

5. Provide ADA compliant accessible ramps at driveway on GPA.

Response: The submitted civil plans indicate accessible ramps are to be installed at this location.

6. Either remove sections of sidewalk which lead directly to the roadway without accessible ramps and marked crosswalks or provide safe pedestrian accommodations at these locations. For example, at the end of the maintenance access drive and in front of Townhouse's 6 and 7.

Response: The intent of the Project is to comply with ADA regulations and ADA ramps will be installed as required.

7. Provide a parking summary table.

Response: Information pertaining to parking has already been submitted.

8. Graphically show the routes for emergency, delivery (WB-50) and service vehicles circulating the site using AutoTurn to ensure that vehicle turning radii are adequate.

Response: VHB has previously submitted a Fire Access Plan. A plan showing the movement of a WB-50 through the site is attached.

9. The proposed roadway widths are 22 feet wide; for safety purposes, verify that there will be on-site snow storage area to ensure that the roadway width will be maintained during the winter months.

Response: Snow will be cleared and stored along the sides of the roadways in a manner that is similar to how it is done elsewhere in town.

If you should require any additional information, please feel free to contact me.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink, appearing to read "C. Quitzau".

Curtis Quitzau, P.E.
Senior Project Manager

cc: W. Mize