

Ref: 8986

March 22, 2022

Mr. Keith Rondeau, Chairperson
Zoning Board of Appeals
Town of Seekonk
100 Peck Street
Seekonk, MA 02771

Re: Supplemental Traffic Engineering Peer Review
Greenbrier II – Cole Street
Seekonk, Massachusetts

Dear Chairperson Rondeau and Members of the Zoning Board of Appeals:

Vanasse & Associates, Inc. (VAI) has completed a review of the latest supplemental materials that have been submitted on behalf of RI Seekonk Holdings, LLC, Trustee of the Greenbrier Village II (the “Applicant”), in support of Phase II of the Greenbrier residential development located in Seekonk, Massachusetts (hereafter referred to as the “Project”). This information was prepared to address the comments that have been received from the Town and the independent review consultants that have been retained by the Zoning Board of Appeals to assist with the review of the Project, including the outstanding comments pertaining to the Site Plans that were identified in our February 17, 2022 review letter, which are the subject of this supplemental review.

Based on our review of the Site Plans that were submitted to the Town via email on March 19, 2022,¹ we are satisfied that the Applicant has addressed the outstanding comments that were raised in our February 17, 2022 review letter. For reference, these comments and the resolution are follows:

Comment S2: *A STOP-sign and marked STOP-line should be added to the Project site driveway approach to Cole Street.*

See Sheet SD-1 and L-101.2

Comment S4: *A note should be added stating: “All Signs and pavement markings to be installed within the Project site shall conform to the applicable specifications of the Manual on Uniform Traffic Control Devices (MUTCD).”²*

See Sheet C-101

¹MassHousing Comprehensive Permit Documents, Greenbrier II, Seekonk Massachusetts; AJA Architects; November 6, 2020, last revised on December 8, 2021 and in January 2022 (the “Site Plans”).

²Manual on Uniform Traffic Control Devices (MUTCD); Federal Highway Administration; Washington, DC; 2009.

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Comment S5. *Bicycle rack(s) should be provided proximate to the community building, the playground and at other appropriate location(s) within the Project site, with weather protected bicycle parking provided within the proposed buildings.*

See Sheets L-101.1 through L-101.3

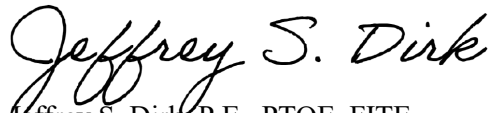
Comment S6. *The sight triangle areas for the Project site driveway intersection with Cole Street should be shown along with a note to indicate: "Signs, landscaping and other features located within sight triangle areas shall be designed, installed and maintained so as not to exceed 2.5-feet in height. Snow accumulation (windrows) located within sight triangle areas that exceed 3.5-feet in height or that would otherwise inhibit sight lines shall be promptly removed."*

See Sheet SD-1

This concludes our review of the materials that have been submitted in support of the Project. If you should have any questions regarding our review, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE
Managing Partner

Professional Engineer in CT, MA, ME, NH, RI and VA

JSD/jsd

