

Ref: 9121

May 6, 2022

Mr. William Scanlan  
Town Planner  
Town of Dudley  
71 West Main Street  
Dudley MA, 01571

Re: Supplemental Traffic Engineering Peer Review  
Stevens Mill Redevelopment – 8 Mill Street  
Dudley, Massachusetts

Dear Bill:

Vanasse & Associates, Inc. (VAI) has completed a review of the “Proposed Site Plan Documents” that were prepared by Bohler Engineering (the “Site Plans”)<sup>1</sup> on behalf of Stevens Mill Owner, LLC (the “Applicant”) in support of the proposed renovation of the Stevens Mill located at 8 Mill Street in Dudley, Massachusetts, to accommodate a multifamily residential development (hereafter referred to as the “Project”). General comments pertaining to the Site Plans were provided in our October 21, 2021 and subsequent March 2, 2022 review letters.

Based on our review, we have determined that the Applicant has been generally responsive to the comments pertaining to the Site Plans that were raised in our review letters. The Site Plans were found to be well prepared and included the requisite accommodations to facilitate pedestrian, bicycle and motor vehicle access and circulation. That being said, a vehicle turning analysis was not provided and is necessary in order to demonstrate sufficiency of the design to facilitate safe and efficient access and circulation.

For reference, listed below are the comments pertaining to the Site Plans that were raised in our review letters followed by a summary of the information submitted on behalf of the Applicant, with additional comments indicated in **bolded** text for identification.

### Site Plans

Comment S1. *A vehicle turning analysis should be provided using the AutoTurn© software for a single-unit truck (SU-30 design vehicle) and the Dudley Fire Department design vehicle. The turning analysis should depict all maneuvers required to enter and exit the Project site, as well as those required to access the location for trash/recycling and service/loading, and should demonstrate that the subject vehicles can access the Project site and circulate in an unimpeded manner.*

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<sup>1</sup>Proposed Site Plan Documents for Stevens Mill Owner LLC, 8 Mill Street, Town of Dudley, Worcester County, Massachusetts, Map #117, Lot #120; Bohler Engineering; September 27, 2021, last revised April 15, 2022.

Response: **The requested vehicle turning analysis was not included as a part of the Site Plans and is required in order to demonstrate that service, delivery and emergency vehicles can access and circulate within the Project site in an unimpeded manner.**

Comment S2: *A STOP-sign and marked STOP-line should be added to the Project site driveways.*

Response: STOP-signs and STOP-lines have been provided for the Project site driveways. **No further response required.**

Comment S3: *Americans with Disabilities Act (ADA) compliant wheelchair ramps should be provided for crossing the Project site driveways and at pedestrian crossings within the Project site. As an alternative for crossing the Project site driveways, the proposed sidewalk can be designed so as to be flush across the driveways (i.e., pan-type driveway).*

Response: ADA compliant wheelchair ramps are shown on the Site Plans. **No further response required.**

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).<sup>2</sup>"*

Response: The requested note has been added to the Site Plans (Sheets C-301 through C-303).

**The final Site Plans should correct the abbreviation of MUTCD in the note.**

Comment S5: *Bicycle rack(s) should be provided at an appropriate location(s) within the Project site and weather protected bicycle parking should be provided within the building. The Zoning Bylaw requires that 0.05 bicycle parking spaces be provided for every vehicle parking space required under the Zoning Bylaw, with a minimum of one (1) and a maximum of 20.*

Response: Bicycle parking has been provided for 13 bicycles in two (2) locations (see Sheet C-303), which meets the requirements of the Zoning Bylaw based on the number of parking spaces that are proposed (266 parking spaces). **No further response required.**

Comment S6: *The sight triangle areas for the Project site driveway intersections 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."*

Response: The sight triangles for the Mill Street driveway were shown and the requested note has been added to the Site Plans (Sheets C-301 through C-303).

**The sight triangles for the Ardlock Place driveways should be shown on the final Site Plans.**

Comment S7: *Consideration should be given to installing electric vehicle (EV) charging stations for use by residents of the Project.*

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



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Response: A potential location for two (2) parking spaces to be served by an EV charging station have been identified on the Site Plans.

**We would suggest that the Planning Board consider requiring that a minimum of two (2) parking spaces be supported by an EV charging station as a part of the Project, with supporting infrastructure (i.e., conduit and pullboxes) be installed to increase the number of EV charging stations in the future should demand warrant.**

This concludes our review of the materials that have been submitted to date 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

