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HANS LARSEN
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

December 14, 2009

Meghan C. Jop, Planning Director
525 Washington Street
Wellesley, MA 02482

RE: CVS PSI Traffic Study – Draft Conditions

At their December 17, 2009 meeting, the Board of Selectmen voted to approve the CVS Pharmacy (980 Worcester Turnpike) traffic study as being professionally prepared, and further to recommend the following offsite mitigation measures:

1. The CVS Related Improvements detailed in the Traffic Impact and Access Study prepared by Vanasse Hangen Brustlin, Inc. dated August 2009, including:
 - a. Signalize site driveway
 - b. Upgrade overall traffic signal equipment at Worcester Turnpike and Overbrook Drive subject to Massachusetts Department of Transportation approval.
 - c. Adjust traffic signal timing at the same intersection and maintain full signal coordination with the Worcester Turnpike and Oak Street intersection. *(These signals are to be coordinated earlier as part of the traffic mitigation for the 978 Worcester Street development project.)*
2. Extension of the left turn lane on the Worcester Turnpike westbound approach to Overbrook Drive subject to Massachusetts Department of Transportation approval.
3. Applicant to perform a follow-up traffic study following completion of the project, such study to include:

- a. Analysis of the neighborhood impact, e.g., counts of the vehicles exiting or entering the site via Overbrook Drive, including analysis of how many are “cutting through” the neighborhood to and from Weston Road via Beechwood Road or Manor Avenue.
- b. Analysis of the traffic from the “connector” with 978 Worcester Street and the related impact on site circulation.

The timing of the follow-up study is to be determined in collaboration with the Town, but in no event earlier than six months, or later than two years following completion of the project.

4. Applicant to deposit a specified amount of funds with the Town. In the event the neighborhood impact, as evaluated by the follow-up study, exceeds certain pre-determined benchmarks, the Town may utilize such funds to pay for appropriate traffic mitigation measures. The Board of Selectmen intends to either propose the benchmarks, or work with the Planning Board in the development of the benchmarks.
5. Applicant to notify the Town of any future meetings with MassHighway so that the Town would have the opportunity to include representatives at these meetings if desired.

In addition, the Board has concerns regarding the proposed site plan. The current traffic circulation plan allows minimal integrated queuing space for vehicles exiting the site. Conflicts between vehicles attempting to exit the site from the various parking areas, and from the connector with 978 Worcester Street have the potential to interfere with traffic entering the site. This, in our opinion, represents a public safety issue, and the Selectmen remain available to consult on this matter, with the Planning Board as part of the Project of Significant Impact permitting process, or with the Zoning Board of Appeals as part of the Site Plan Review process.

The site circulation is, in our opinion, further compromised by the plan for the truck circulation. It should be noted that WB-50 and WB-62 trucks would be unable to circulate the site without encroaching on the parking spaces on the north side of the building. We understand the applicant is proposing to arrange for such vehicles to make a three point turn at the rear of the building. The applicant has also committed to remove snow from the site in the event snow storage precludes adequate parking. The Zoning Board of Appeals may wish to establish a protocol for determining when snow needs to be removed from the site.

The Board reviewed the applicant’s assessment of sidewalks within 600 feet of the site and, given the sidewalk mitigation work required as part of the 978 Worcester Street project, the Board has not identified any additional sidewalk work to be performed by the applicant.

Lastly, as part of the Selectmen's review of the traffic study, the Board has received further input from residents in the area of Beechwood Road, Overbrook Drive and Manor Avenue regarding the need for traffic calming measures. The Board has agreed to initiate a formal process to consider potential traffic calming measures for this neighborhood, independent of the CVS project, after the upcoming holidays. While the Board sees a relationship between the proposed CVS Pharmacy project and the aforementioned neighborhood, the Board does not believe it is necessary to delay the project until the process to consider potential traffic calming measures is completed.

Regards,

Hans Larsen
Executive Director