

September 3, 2025

Meghan C. Jop, AICP  
Executive Director  
Town of Wellesley  
525 Washington Street  
Wellesley, MA 02482

Subject: Response to Traffic Peer Review Comments  
Walnut Park Residences  
49 Walnut Park, Wellesley, MA

Dear Meghan:

MDM Transportation Consultants, Inc. (MDM) has prepared brief response to traffic review comments issued in a letter by Tighe & Bond dated August 15, 2025. We note that Tighe & Bond concurs with the methodology and findings of the submitted traffic information; there are no specific comments requiring technical response. However, commentary on Vehicle/Pedestrian/Bicycle Access are identified in the letter for which we offer additional commentary for Board consideration. Site plan related comments are being addressed separately by the Site/Civil engineer.

Vehicle/Pedestrian/Bicycle Access

*Comment 1: It should be noted that Walnut Park, the 500-foot long access driveway that serves the site, is narrow, with segments as narrow as 14 feet. There should be long term plans to improve this driveway.*

**Response:** The common driveway is subject to use by easement among numerous abutting properties; Applicant has no ability to independently modify or adjust the driveway and is not aware of any long-term plans for improvement. Review of crash records does not indicate any operational or safety deficiency of the driveway, which has historically served higher generating commercial uses on the subject property.

*Comment 2: The existing driveway is on a slope, which makes right turns exiting onto Walnut Street difficult.*

**Response:** Review of crash records does not indicate any operational or safety deficiency of the driveway including its intersection with Walnut Street, which has historically served higher generating commercial uses on the subject property.

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*Comment 3: While the proposed project provides sidewalks from the parking lot to the residential building, there is no sidewalk access to Walnut Street.*

**Response:** Acknowledged; the common driveway is subject to use by easement among numerous abutting properties and has successfully accommodated multi-modal use including vehicles, pedestrians and bicyclists with no known safety deficiencies.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Michaud', with a large, sweeping loop at the end.

Robert J. Michaud, P.E.  
Managing Principal

MDM