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# Martha's Vineyard Commission

## DRI 279-M Stillpoint Meadows

### MVC Staff Traffic Report – 2022-11-16

#### 1.1 Site Access:

Access would be via Stillpoint Meadows Road, which is owned by Stillpoint and the owners of lot 4.2. The road splits off at the barn and loops back toward the entrance near State Road. A circulation plan has been presented and the applicant has stated that several vehicle bump outs will be constructed to eliminate potential two-way vehicular conflicts.

The applicant is willing to provide an easement to the town of West Tisbury for a possible bike path along State Road.

The applicant has stated that it has reached out to Polly Hill Arboretum about shared parking for events, but that the Polly Hill mission would not allow that type of use. Consideration for a relocated entrance/exit is not viable and would create very unsafe conditions. The applicant stated they will consider widening the entrance/exit a little more and properly delineating those approaches via painted stripe.

#### 1.2 Sight Distances:

The speed limit on State Road in the vicinity of the proposed project is posted as 35mph. Below is a table that shows the corresponding sight distance by grade required for a vehicle to safely react and complete the desired exiting maneuver.

Stopping Sight Distance (ft) by Percent Grade (%)							
	Downgrade				Upgrade		
Design Speed (MPH)	0%	3%	6%	9%	3%	6%	9%
35 MPH	250'	257'	271'	287'	237'	229'	222'

Source: A Policy on geometric design of highways and streets, American association of state and highways and transportation officials (AASHTO), 2011.

Looking northbound and southbound from the site driveway, the sight distances are adequate for the posted speed limit of 35mph. Staff also confirms the sight distances as presented in their traffic impact report, submitted on June 3, 2022.



**540 ft looking Northbound**



**300 ft looking Southbound**

It should be noted that the traffic impact report evaluated sight distances for a posted speed limit of 40mph. The applicant acknowledges in the report that the required sight distances for a 40mph roadway are not met in the southbound direction.

**1.3 Conclusion:**

As recommended in the June 3, 2022, report, staff agrees that brush and trees along the horizontal curve to the south of the site driveway should be cleared to provide a much safer condition. Staff has estimated that cutting back roughly 10 ft will open an additional 115 ft of sight distance at the site driveway.