



January 18, 2022

Dawn Bellante, Chairman
Tisbury Planning Board
P.O. Box 602
Town Hall Annex
Vineyard Haven, MA 02568

Re: Response to Comments- Traffic Study Peer Review
Main Street Medicinals Dispensary
65 Mechanic Street
Vineyard Haven, Massachusetts

Dear Ms. Bellante:

This letter will serve to synthesize peer review comments received from the Tisbury Planning Board on September 30, 2021, and our response to comments issued on October 6, 2021. Additionally, this letter will summarize correspondence with the peer reviewer since preparing our initial response, and conclusions reached by both parties.

The initial peer review performed by Fraser Polyengineering Services (FPES) made the following major requests:

- Revise the anticipated trip distribution from a 50/50 east/west split to a 75/25 east west split.
- Revise the analysis network to reflect the offset roadway geometry of the existing intersection legs.

These comments were sufficiently addressed in the revised analysis submitted with our response to comments letter submitted on October 6, 2021.

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The initial peer review also commented on the degradation in operations at the study area intersections. Upon further discussion with FPES, we have reached an agreement that analysis and field observations indicate congested operations in the existing conditions, and poor operations in the future condition are not attributed to traffic generated by the proposed development.

Additionally, the initial peer review commented that multimodal access to the site may be difficult given the existing sidewalk network and proximity to transit.

After coordination with FPES and the Town, the proponent has agreed to fund reconstruction of existing sidewalk on State Road within 500 feet of Mechanics Street. Additionally, the proponent will fund the refreshment of pavement markings and signage at key locations on State Road.



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Improvements on State Road are subject to approval from Massachusetts Department of Transportation (MassDOT).

The remainder of the comments in the initial peer review were related to the construction of the egress only site driveway onto Eleanor Street. FPES agrees that the construction of the egress only driveway is feasible but has requested plans with the proposed driveway for detailed review related to the traffic study.

Should the Town decide that the egress only drive should be constructed, the proponent is committed to providing plans for review at that time.

The final mitigation measure proposed by the proponent is the widening of Mechanics Street. FPES has not issued comment in opposition to the proposed widening.

We believe we have reached a consensus with FPES that the development will have no significant impact on traffic operations in the study area. The proponent has agreed to the mitigation efforts outlined by the Town and by FPES in order to improve existing roadway deficiencies.

We trust that this information is sufficient for you to complete your review. Should you have any questions or require additional information, please contact us.

Sincerely,

A handwritten signature in blue ink that reads 'Katherine O'Shea'.

Katherine O'Shea, EIT
Transportation Engineer

A handwritten signature in blue ink that reads 'Matt Skelly'.

Matthew W. Skelly, PE, PTOE
Project Manager