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Ms. Kathleen Colwell
Planning Division Director
Department of Economic and Community Development
41 Pleasant Street
Methuen, MA 01844

June 6, 2022

Re: 46 Old Ferry Road, Methuen, MA
Traffic Engineering Peer Review

Dear Ms. Colwell and Members of the Planning Board:

On behalf of the City of Methuen, TEC, Inc. reviewed documents as part of the civil engineering peer review for the project proposed at 46 Old Ferry Road. Triple G, LLC ("Applicant") submitted the following documents prepared by Fieldstone Land Consultants, PLLC ("Fieldstone"), which were reviewed by TEC for conformance with the City of Methuen Zoning Ordinance, Massachusetts and industry standards:

- Site Construction Plans for "Pie Hill Warehousing", 46 Old Ferry Road, Methuen, MA 01844, prepared by Fieldstone, dated April 4, 2022
- Revised Traffic Assessment, prepared by Vanasse & Associates, Inc., dated April 1, 2022

Upon review of the documents and plans, TEC has compiled the following comments for the Board's consideration:

Traffic Engineering Review

1. Site trip generation calculations for the proposed use were generated using the Institute of Transportation Engineers (ITE) *Trip Generation, 11th Edition* for Land Use Code 150 – Warehousing. This land use represents many general warehouse uses for the proposed building. The *Trip Generation* publication has several individual warehouse land use codes if a specific user is known. If the Applicant has an anticipated user, they should discuss any user-specific trip generation. In absence of a defined end user, TEC concurs that the use of this land use code is consistent with the MassDOT *Traffic Impact Assessment (TIA) Guidelines* and the methods found in the ITE *Trip Generation*, an industry standard publication for projecting future traffic to be generated by a new development.

2. TEC concurs that overall, the project is not expected to significantly cause a noticeable impact to the operation of any Methuen intersections except the Old Ferry Road / Pleasant Valley Street intersection as reported. The Applicant should discuss whether there are any signage or striping modifications that can be made at this unsignalized intersection to offset the modest demand increases of the project.

3. Old Ferry Road significantly narrows in width to the north of the driveway for 33 Old Ferry Road, in some locations to less than 20 feet in width. In one location, the roadway is 18 feet in width, with a utility pole at the edge of pavement. This creates a potential conflict point for large trucks

traveling to and from the site with passenger vehicles also using Old Ferry Road. The Applicant should discuss the daily number of large trucks that will be generated by the proposed warehouse and the potential for conflicts. The Applicant should coordinate with the City of Methuen to determine what improvements can be made along Old Ferry Road to improve the overall safety of the roadway cross-section and facilitate access/egress to the site.

4. The proposed site driveway grade is proposed at 9%, increasing from Old Ferry Road to the parking area. During adverse weather conditions, the safety of vehicles, specifically large trucks, is a concern traveling down the driveway toward Old Ferry Road.

5. The Truck Turning Plan does not illustrate whether the design vehicle can turn into and out of the driveway onto Old Ferry Road without leaving the pavement width.

6. The Truck Turning Plan shows a truck path through the employee parking area in the front of the building. TEC understands that this is to illustrate feasible emergency access to all sides of the building. However, TEC recommends that trucks regularly be routed along the east side of the building to the loading docks to eliminate conflicts between large trucks and passenger vehicles within the parking area.

Please do not hesitate to contact me directly if you have any questions concerning our comments at 978-794-1792. Thank you for your consideration.

Sincerely,
TEC, Inc.
"The Engineering Corporation"

Elizabeth M. Oltman, PE
Director of Transportation Planning