

Ref: 9930

May 31, 2024

Mr. Tobin Shulman, Chair
Board of Appeals
Town of Stoneham
35 Central Street, Basement Level
Stoneham, MA 02180

Re: 4th Traffic Engineering Peer Review
The Residences at Spot Pond – 5 Woodland Road
Stoneham, Massachusetts

Dear Chair Shulman and Members of the Board of Appeals:

Vanasse & Associates, Inc. (VAI) has completed a review of the latest supplemental materials that have been submitted on behalf of Fellsway Development, LLC c/o The Gutierrez Company (the “Applicant”) in support of the proposed multifamily residential development to be known as The Residences at Spot Pond and located at 5 Woodland Road in Stoneham, Massachusetts (hereafter referred to as the “Project”). The materials that are the subject of this 4th review consisted of Site Plans prepared by Allen & Major Associates, Inc. (A&M) as revised through May 29, 2024.

As identified in our 3rd Traffic Engineering Peer Review letter dated May 2, 2024, the Applicant and their engineering team have addressed the comments that have been identified as a part of our review, including those pertaining to the November 2023 *Traffic Impact Assessment* (the “November 2023 TIA”) and the elements of the Site Plans relating to access, circulation and parking.

As a part our 3rd Traffic Engineering Peer Review, we requested that the final Site Plans include a note on Sheet C-104 stating: “*Signs, landscaping and other features located within sight triangle areas shall be designed, installed, and maintained so as not to exceed 2.5-feet in height. Snow accumulation (windrows) located within sight triangle areas that exceed 3.5-feet in height or that would otherwise inhibit sight lines shall be promptly removed.*” and that the sight triangle areas be bolded, shaded and labeled for each driveway. These revisions are reflected on Sheet C-104 of the latest revised Site Plans and we now consider this comment resolved.

This concludes our review of the materials that have been submitted in support of the Project. If you should have any questions regarding our review, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE
Managing Partner

Professional Engineer in CT, MA, ME, NH, RI and VA