

Sarkis Sarkisian, Town Planner
Town of Wayland
Town Hall
41 Cochituate Road
Wayland, MA 01778

March 30, 2022

Ref. T1222

Re: Wayland Planning Board – Traffic Engineering Peer Review
Proposed Earth Well LLC Medical Marijuana Treatment Center
526 Boston Post Road - Wayland, MA

Dear Mr. Sarkisian:

On behalf of the Town of Wayland's Planning Board, TEC, Inc. / The Engineering Corp (TEC) reviewed documents as part of the engineering peer review for the proposed 14,600 square foot medical marijuana treatment center located within an existing building structure of approximately 40,000 square feet at 526 Boston Post Road. Fuss & O'Neill (the "Engineer") submitted the following documents on behalf of Earth Well Farms, LLC (the "Applicant"), which TEC reviewed for conformance with generally accepted industry traffic engineering standards:

- *Permitting Plans – Earth Wells Farms LLC*; prepared by Fuss & O'Neill, dated January 2022;
- *Technical Memorandum – Traffic Analysis – 526 Boston Post Road – Medical Marijuana Treatment Center*; prepared by Fuss & O'Neill, dated December 13, 2021; and
- Other application and related correspondence.

Upon review of the traffic study and plans, TEC compiled the following comments for the municipal review boards' consideration:

1. The existing parking lot at #526 Boston Post Road is being partially occupied by parked cars from a nearby auto dealership. We understand that this remote parking will be discontinued if this land use proposal is approved by the Planning Board.
2. The Engineer provided a traffic study that reasonably assessed the traffic operating conditions and the capacity considerations during the weekday evening and Saturday midday peak periods. Although they conservatively analyzed the reuse scenario (with the medical marijuana treatment center) under 'Build' conditions, it will be very similar to the conditions assuming the re-occupancy of the existing space with a traditional office user. Therefore, we do not anticipate any new off-site impacts when compared to the existing use of the property.
3. Despite the retention of similar traffic generation characteristics, TEC notes the following:
 - a. There is an existing volume of left-turning traffic along Route 20 eastbound that appears to warrant a left-turn lane. The crash history show a trend with 19 rear-end crashes over a five-year period, likely attributable to the mix of left-turning and through traffic within one lane. The scope of physical changes to introduce a left-turn lane

- does not appear warranted as an Applicant-related responsibility based on Item 1 listed above and may be most appropriate as part of a future State-sponsored project if MassDOT contemplates other corridor improvements. Given the constrained right-of-way and steep side slopes, the design and construction of a left-turn lane may be particularly challenging.
- b. The existing pylon/directory sign located on the northeast corner of Route 20 / Minuteman Road (on the subject property) severely limits the sight lines under existing conditions. TEC noted this in a memorandum to the Town of Wayland in September 2017 when the Town was contemplating a lease for school bus parking on one of the adjacent properties. In contrast to what is described in the Engineer's memorandum, TEC field-measured the sight distance based on AASHTO criteria on June 28, 2022 and noted only 185 feet of sight distance. Even when viewed from 10 feet behind the Route 20 travel way, which brings the front bumper precariously close to moving traffic, it increases to approximately 300 feet. The Engineer's assessed sight distance of 585 feet is not accurate. **TEC recommends the Applicant relocate the existing sign outside the intersection sight lines as soon as possible given the current and future safety concerns.**



Please do not hesitate to contact me directly if you have any questions concerning our peer review comments at 774-701-0550 x1003. Thank you for your consideration.

Sincerely,
TEC, Inc.
"The Engineering Corporation"



Kevin R. Dandrade, PE, PTOE
Principal / Worcester Regional Director