

MARCH 3, 2023

Glenn Clancy  
Community Development Director  
Town of Belmont Community Development Department  
19 Moore Street, 2nd Floor  
Belmont, Massachusetts 02478

RE: Town of Belmont – Belmont Hill School Master Plan Peer Review  
350 Prospect Street, Belmont, MA

Dear Mr. Clancy,

As requested, BSC Group, Inc. (BSC) conducted a peer review of the Transportation Impact Assessment (TIA) prepared by Vanasse & Associates, Inc. (VAI) dated August 2022 for the proposed project located at 350 Prospect Street in Belmont, MA. The initial peer review that BSC conducted is dated October 12, 2022 and included recommendations and clarifications for the VAI report. A supplemental review was conducted dated January 12, 2023 as a result of VAI's response to the initial peer review. The supplemental review included additional comments and recommendations for VAI to consider and implement.

The purpose of this final review is to either ensure that the comments submitted by BSC in its January 12, 2023 letter have been addressed. Only comments that required a response have been included. The numbering is consistent with BSC's supplemental peer review dated January 12, 2023.

The key findings of our review of the Transportation Impact Assessment are presented in the following sections. BSC's supplemental comments to the initial VAI responses are presented in normal font, VAI's response is presented in **bold**, and BSC's final comments are presented in *italics*.

#### SCOPE OF REVIEW

The following topics were reviewed in the Traffic Impact Assessment as part of the peer review:

- Traffic study methodology
- Adequacy of study area
- Data collection and existing traffic counts
- Crash data and safety within the study area
- Sight distance
- Traffic growth
- Trip reassignment and redistribution
- Future traffic volumes
- Operations analysis at the study area intersections
- Site access and circulation
- Parking supply and configuration

33. BSC Comment: BSC has reviewed the attached Conceptual Improvement Plan that shows the RRFB at the relocated crosswalk across Prospect Street. BSC notes that the plan does not show new pedestrian crossing signs in advance of the crossing. BSC recommends showing these signs on the Conceptual Improvement Plan at the appropriate location.

**VAI Response: The Conceptual Improvement Plan has been revised to add a pedestrian crossing warning sign (S1-1 with supplemental plaque W16-9P) on Prospect Street northbound in advance of the crosswalk and RRFB. The crossing is located proximate to the rotary such that the RRFB and accompanying pedestrian crossing warning signs will be visible to a motorist approaching the crossing from the north (southbound) such that an advance warning sign is not required on this approach.**

*Final BSC Comment: BSC has reviewed the Conceptual Improvement Plan and notes that the pedestrian crossing warning sign and supplemental plaque is shown and is being proposed. BSC agrees that an advance warning sign and supplemental plaque is not required on the southbound approach. As such, Comment #33 is satisfied, and no further action is required.*

34. BSC has reviewed the attached Conceptual Improvement Plan that shows the detail for the RRFB installation for the crosswalk across Prospect Street. BSC agrees with the placement and detail of the RRFB at the relocated crosswalk.

BSC still recommends pedestrian-scale lighting be shown on LL-120 and LL-140, as there is no lighting currently provided across the crosswalk. The lighting should be in accordance with all appropriate standards and requirements set forth by the Town of Belmont.

**VAI Response: The Belmont Hill School Team has discussed the requirements for lighting at this location with the Office of Community Development, who coordinated with Belmont Light. The two agencies determined they would like lights to be similar to the other street lights along Prospect Street, which are cobra head type lights. Belmont Light will install the wiring, the pole/arm and the light, and will bill Belmont Hill School for the labor and material (see attached email of 2/1/23 from Yatin Thakral to Ara Yogurtian). The location for the lights is shown on the attached sketch, which has been marked up by Belmont Light, and on revised plans LL-100, LL-120 and LL-140, which are also attached.**

*Final BSC Comment: BSC has reviewed all attached emails and plans that pertain to the lighting at the proposed crosswalk location across Prospect Street. BSC is in agreement with the lighting shown on the plan and for all lights to be similar to those already in place along the roadway. As such, Comment #34 is satisfied, and no further action is required.*

#### Sight Distance

37. BSC has reviewed the attached Figure 14A, Sheets 1 through 4, which show the sight triangles at four (4) of the site driveways. BSC does not see any notes outlining the selective trimming or removal of vegetation, nor the sight triangles for the proposed driveways along Prospect Street and Park Avenue.

BSC recommends making additions to the plans to show where the selective trimming will occur at the existing site driveways, as well as new plans showing the sight triangles at the proposed site driveways with notes outlining where the removal of vegetation will occur.

**VAI Response: Figure 14A has been expanded to include the two (2) proposed driveways that will serve the East Lot (now Sheets 1 through 6) that will be located along Park Avenue and Prospect Street, respectively. Consistent with the information that is presented in Table 13 of the August 2022 TIA, selective trimming or removal of vegetation has been recommended to provide or improve sight lines at the following intersections: Marsh Street/Belmont Hill School West Driveway (Sheet 1 of 6); Prospect Street/Proposed East Lot Driveway (Sheet 5 of 6); and Park Avenue/Proposed East Lot Driveway (Sheet 6 of 6).**

*Final BSC Comment: BSC has reviewed the revised sight distance sheets (Sheets 1 through 6) for each of the driveways. BSC notes that there are callouts present for the selective trimming and/or removal of vegetation in*

*areas this will be required to meet sight distance minimums. As such, Comment #37 is satisfied, and no further action is required.*

Please do not hesitate to contact our office with any inquiries you may have.

Sincerely,  
BSC Group, Inc.



**Stephen Siragusa, M.S.**  
Traffic Engineer

cc: Ara Yogurtian, Belmont Community Development