

CONSTRUCTION TRAFFIC SUMMARY
(As Prepared by Vanasse & Associates, Inc.)

On behalf of Brickstone Sharon, LLC, Vanasse & Associates, Inc. (VAI) has prepared an updated assessment of potential construction phase traffic impacts associated with the Sharon Hills Continuing Care Retirement Community (the "Project"). The updated assessment has been peer reviewed by the Town's traffic consultant. The purpose of this updated assessment is threefold:

1. **Quantify the type and volume of traffic** that may be associated with the construction phase of the Project;
2. **Assess the potential impact** of the addition of construction phase traffic on the transportation system serving the Project; and
3. Develop a **comprehensive traffic management plan** that is designed to safely and efficiently accommodate the temporary increased traffic that may be associated with the construction phase of the Project.

As currently proposed, the duration of the construction phase of the Project will encompass approximately 36 months, during which time Project-related construction truck traffic (defined as vehicles with more than six (6) wheels) would access the Project site by way of Mountain Street for a period not to exceed 18-months, after which time all Project-related truck traffic would use the Bay Road access to the Project. Construction worker traffic and construction vehicles with six (6) or fewer wheels would be permitted to use either access (Mountain Street or Bay Road) for the duration of the construction phase of the Project, not to exceed 36 months. **After 36 months, and for the permanent operation of the Project, Mountain Street will only be used for secondary emergency access. All primary access to the Project will be via Bay Road.**

Based on this updated assessment, the following information has been discerned:

- i. **The majority of construction phase traffic will occur before the traditional morning and evening peak commuter hours thereby reducing the impact of construction phase traffic during these traffic volume periods;**
- ii. **During much of the construction period, construction related vehicle trips will be significantly lower than those of the peak design condition. For example, during the first 15 months of the construction phase, total average weekday vehicle trips will be less than 500 vehicle trips (two-way);**
- iii. **However, the updated traffic assessment has identified the peak traffic conditions, as required to properly design appropriate mitigation, and has indicated that even under these peak design conditions, the addition of construction phase traffic will have minimal impact on motorist delays or vehicle queuing at critical intersections within the study area;**
- iv. **The overall peak construction phase traffic generation period for the Project does not occur until Mountain Street is closed to truck traffic and the Bay Road access drive is open and is expected to occur in the third quarter of 2012, with 1,824 total construction related vehicle trips (two-way) expected on an average weekday consisting of 1,384 vehicle trips (two-way) associated with cars/pick-up trucks (vehicles with six (6) or fewer wheels) and 440 vehicle trips (two-way) associated with trucks with more than six (6) wheels;**

- v. The peak construction phase traffic volume period for Mountain Street is expected to occur in the third quarter of 2011, prior to the opening of the Bay Road access (expected to occur in the fourth quarter of 2011), with 746 total construction related vehicle trips (two-way) expected on an average weekday consisting of 474 vehicle trips (two-way) associated with cars/pick-up trucks (vehicles with six (6) or fewer wheels) and 272 vehicle trips (two-way) associated with trucks with more than six (6) wheels; and
- vi. With defined, limited improvements to the transportation system and coordinated management of construction phase traffic with the Sharon Police and Fire Departments, measures that will be implemented by the Project proponent at no cost to the Town, the roadway network provides sufficient capacity to safely and efficiently support the addition of Project-related construction phase traffic recognizing the defined duration within which the impacts will be limited.

A detailed Construction Management Plan has been developed for the construction phase of the Project, the elements of which have been defined in consultation with the Sharon Police and Fire Departments, the Department of Public Works and the Town's traffic consultant, and have been designed to address the identified construction phase impacts associated with the Project and maintain or improve traffic operations and safety on the roadway network. The primary components of the plan are as follows:

- a. **Designated truck routes will be established** to define how trucks access the Project site, including specific routing and time periods to prohibit trucks from using streets with schools during the morning and afternoon drop-off and pick-up times when Sharon public schools are in session. This will prohibit any conflicts between trucks and schools. Specific, defined safety improvements will be implemented along the designated truck routes where necessary and as appropriate;
- b. **A carefully coordinated construction truck traffic management plan will be implemented** until the Bay Road access drive is completed that will use designated roadways for inbound and outbound trucks; police detail officers at defined locations; and an on-site dispatcher to coordinate the release of outbound truck traffic with the police detail officers to prohibit conflicts between trucks on the narrow segment of Mountain Street;
- c. **Police detail officers will be used** as necessary to facilitate and maintain the safe and efficient movement of vehicles and pedestrians during construction activities;
- d. **Operating conditions along the roadway network and at critical intersections will be monitored** during the construction phase of the Project in conjunction with the Police Chief and appropriate remedial measures will be undertaken as may be necessary to address impacts;
- e. **The gravel surface along Mountain Street will be stabilized and maintained**, and dust control measures will be implemented; and
- f. **Measures will be implemented by the contractor in order to reduce traffic** associated with the construction phase of the Project including the use of car/vanpools; encouragement and access to use public transportation; and providing services on-site related to the secure storage of tools/equipment and food service.

The above measures represent a brief summary of the major elements of the Construction Management Plan that will be undertaken during the construction phase of the Project, measures which have been developed to ensure that the construction phase of the Project can be completed in a safe manner and with limited impact on the roadway network serving the Town. In addition, construction traffic will be further

studied and peer reviewed during site plan approval with the Zoning Board of Appeals and during the State permitting process as part of the MEPA analysis.