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December 15, 2021

Mr. Jamie Ponte  
Commissioner  
Department of Public Infrastructure  
1105 Shawmut Avenue  
New Bedford, Massachusetts 02746

Subject: Peer Review of Traffic Memorandum  
Proposed Marijuana Dispensary  
366 Hathaway Road  
New Bedford, MA

Dear Mr. Ponte:

In accordance with your request, we have undertaken a peer review of the revised traffic analysis materials prepared in response to the first round of comments for the proposed Marijuana Dispensary to be located at 366 Hathaway Rd, New Bedford, MA 02740. The current proposal includes the reconstruction of an existing building to a 4,292 square-foot marijuana dispensary (medical and/or adult use retail sales). Access will be provided via a driveway opposite to the Route 140 Southbound ramps, where 23 parking spaces will be provided.

We have received a copy of the following documents from your office pertaining to this second peer review:

- Traffic Memorandum (hereafter referred to as the Study) – Memorandum Regarding the Proposed Marijuana Dispensary, 366 Hathaway Road, New Bedford, MA, prepared by MDM Transportation Consultants, Inc. dated October 20, 2021.
- Response to Comments – Peer Review of Traffic Memorandum, prepared by MDM Transportation Consultants, Inc. dated December 1, 2021.

The analysis and documentation submitted by the project proponent were generally prepared in accordance with accepted industry procedures and standards including the 2014 MassDOT Transportation Impact Assessment (TIA) Guidelines. We offer the following comments:



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General:

- The Study prepared by the project proponent shall fully conform to the 2014 MassDOT Transportation Impact Assessment (TIA) Guidelines as this project is located along and impacts MassDOT facilities.

Please see our responses to each comment response from MDM Transportations Consultants, Inc. (MDM), dated December 1, 2021.

1. Figure 1 has been included. No exception is taken with this response.
2. No exception is taken with this response.
3. No exception is taken with this response.

The fire truck Autoturn Analysis does not illustrate access to the west side of the building or parking lot. The Autoturn Analysis for the garage truck impacts a post-mounted sign and when the garbage truck enters the site it encroaches into the right turn only departure lane. If the rear employee parking space is occupied, can the delivery vehicle make the right turn around the building to access an alternate parking space? When the delivery vehicle enters the site, it encroaches into the right turn only departure lane. An updated Autoturn analysis should be provided, including an analysis of a passenger vehicle fully circulating the site (entering from the northwest, turning south, turning west, turning north, and exiting to the northwest).

4. No exception is taken with this response.
5. The project proponent should provide enough space for the delivery vehicle so that the vehicle doesn't have to back into a private roadway off-site. The project proponent should provide an alternate route for the delivery vehicle if the parking space at the southwest corner of the lot is occupied.
6. No exception is taken with this response.
7. No exception is taken with the transit information provided regarding transit facilities and service.
8. No exception is taken with the pedestrian and bike infrastructure information provided. It is recommended that the project proponent reconstruct the sidewalk along the site frontage.
9. No exception is taken with this response.

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10. The requirement to provide collision diagrams is a function of crash history, and not a function of additional traffic added to the network. Collision Diagrams should be provided.
11. The project proponent should provide the methodology used to determine the influence area for each intersection if the 95<sup>th</sup> Percentile Queue was not the benchmark used.
12. No exception is taken with this response.
13. Three existing dispensaries are compared to the ITE Trip Generation Manual, and conservative measures are taken. The project proponent should provide the Raw Counts of the three additional marijuana dispensaries counted, as well as the calculations to scale these numbers to the square footage of the proposed facility.
14. No exception is taken with this response.
15. No exception is taken with this response.
16. Exhibit 5 shows a 'Conceptual Roadway Improvement Plan' which includes left turn restriction out of the eastern driveway as described. The project proponent should consider providing a right turn channelization island to restrict the left and through movements.
17. No exception is taken with this response.
18. No exception is taken with this response.
19. No exception is taken with this response.
20. No exception is taken with this response.
21. No exception is taken with this response.
22. No exception is taken with the MUTCD Traffic Signal Warrant Analysis Sheets provided in the Attachments. The project proponent should also report in this section that Warrant 2, Four-Hour Vehicular Volume has been met. The project proponent should develop a worksheet for Warrant 3, Peak Hour, and identify whether this location meets that warrant. It is anticipated that the project proponent will be required to include a Synchro signalized analysis alternative at this location to inform future conversations with MassDOT. The concept of a signalized intersection at this location would likely be beneficial to overall operations with the development access.
23. No exception is taken with this response.



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- 24. No exception is taken with this response.
- 25. No exception is taken with this response.
- 26. No exception is taken with this response.
- 27. No exception is taken with this response.
- 28. The project proponent should provide these three maps.
- 29. See response #11. The project proponent should provide collision diagrams.
- 30. No exception is taken with this response.
- 31. No exception is taken with this response.
- 32. No exception is taken with this response.

## Summary

Based on our review of the Proposed Marijuana Dispensary Traffic Memorandum response to comments, we find that the addended material has addressed our previous concerns. We do, however, recommend the proponent address the concerns listed above.

We appreciate the opportunity to provide the City of New Bedford with these peer review services. Please do not hesitate to call if you have any questions relative to our review of the traffic-related issues associated with the proposed redevelopment.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Sherman".

Lisa Sherman, PE, PTOE, PMP  
Project Manager  
CDM Smith Inc.

