

PRINCIPALS

Robert J. Michaud, P.E.
Ronald D. Desrosiers, P.E., PTOE
Daniel J. Mills, P.E., PTOE

March 5, 2015

Mr. Robert Walker
Walker Realty, LLC
2 Lan Drive
Westford, MA 01886

Re: Proposed Next Generation Children's Center
Acton, Massachusetts

Dear Robert:

MDM Transportation Consultants, Inc. (MDM) has reviewed a Conceptual Site Plan entitled "*Next Generation Children's Center & Landscape Center, Main Street Acton MA*" dated January 13, 2015 prepared by Hancock Associates ("Conceptual Site Plan") and offers the following opinions relative to access improvements for the property:

1. The Conceptual Site Plan presents a layout, building size and driveway locations that are consistent with assumptions used by MDM to evaluate traffic impacts for the subject property as documented in the Updated Traffic Impact Assessment (TIA) dated March 10, 2014.
2. The MDM March 10, 2014 TIA indicates that ample capacity is provided along Main Street at Site driveways to accommodate projected traffic for the subject property based on existing Main Street roadway width and alignment. The March 10, 2014 TIA specifically indicates that travel delays on Main Street during peak traffic periods are projected to be less than 5 seconds on average with the proposed Site developed ("Build" conditions) assuming single lane approaches to the driveways¹.
3. The Conceptual Site Plan indicates proposed modification of Main Street at the northerly site driveway to accommodate an exclusive eastbound left-turn lane. Provision of an exclusive left-turn lane at this location would allow patrons travelling eastbound to stage turns into the property while waiting for appropriate traffic gaps, thereby further benefiting traffic operations relative to results reported in the March 10, 2014 TIA and minimizing the potential for delays to through travel along Main Street.

¹ Analysis of the southerly (landscaping center) driveway assumes certain driveway restrictions (right-in/right-out) may be imposed by MassDOT based on its immediate proximity to the Route 2 Westbound Ramps.

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4. MDM acknowledges that the Site driveway design as presented in the Conceptual Site Plan is illustrative only and subject to refinement to ensure compliance with accepted industry design criteria.

Sincerely,

MDM TRANSPORTATION CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "R. Michaud", is written over a large, hand-drawn oval scribble.

Robert J. Michaud, P.E.

Managing Principal

MDM