



TOWN OF MILFORD

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OFFICE OF PLANNING
AND ENGINEERING

Larry L. Dunkin, AICP
Town Planner

January 5, 2018

David R. Consigli, Chairman
Milford Zoning Board of Appeals
52 Main Street
Milford, MA 01757

RE: "Robsham Village" 40B Development

Dear Chairman Consigli:

I have reviewed the above-captioned development and offer the following comments:

1. The limited access of having only one driveway connection to Route 16 presents significant safety concerns. It is strongly recommended that the overly long entrance drive be constructed as a divided, boulevard type construction for its entire length, as indicated in the proponent's Traffic Study.
2. Fire apparatus access around the perimeter of the buildings is limited due to the distance of the parking areas from the buildings.
3. Fire apparatus access to the interior court yard / terraces between the buildings is impossible due to the severe differences in elevation between the proposed driveway and the ground level near the buildings.
4. The ability to provide water for adequate sustained fire flows at the site has not been documented.
5. Given the high volumes of traffic on Route 16, which includes heavy truck traffic, it is recommended that the intersection be signalized.
6. Traffic from the new cement batching plant and from the active quarrying operation should be considered in the traffic analysis.
7. The proposed parking ratio is only 1.76 spaces per dwelling unit. A ratio of 2 parking spaces per dwelling unit has been proven to be minimal in Milford to accommodate both resident and visitor parking demands.

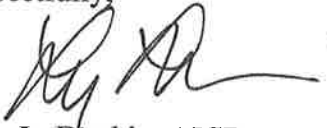
8. 181 of the 529 parking spaces proposed are located in the lower level of the buildings. However, 12 of the indoor spaces are reserved for electric vehicles as charging stations, and therefore should not realistically be counted in the overall total of available spaces. This would reduce the overall count to 517 spaces. Additional parking could easily be accommodated on the site.

9. No dumpsters, compactors, or any other form of trash collection/disposal are shown on the site plan.

10. The ability of the soils to safely recharge the effluent from the proposed on-site sewage treatment plant has not been scientifically documented.

I have only recently received the environmental and traffic reports from the peer review consultants. I will provide additional comments after I have had an opportunity to review those reports.

Respectfully,

A handwritten signature in black ink, appearing to read 'Larry L. Dunkin', with a long horizontal flourish extending to the right.

Larry L. Dunkin, AICP
Milford Town Planner