



MILFORD POLICE DEPARTMENT

Thomas J. O'Loughlin
Chief of Police

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November 17, 2017

TO: GERALD MOODY, TOWN COUNSEL
MILFORD ZONING BOARD OF APPEALS

FROM: THOMAS J. O'LOUGHLIN, CHIEF OF POLICE

SUBJECT: APPLICATION FOR COMPREHENSIVE PERMIT FOR E M STREET
MILFORD, LLC

I have reviewed the information and plans that were made available to me by Town Counsel Gerald Moody concerning the Application for a Comprehensive Permit for E M Street Milford, LLC.

It is my understanding that the developers are proposing to construct two buildings, five floors on top of a garage in height, containing 300 units.

Of the 300 units, 30 will be studio apartments; 60 will be one bedroom, 180 will be two bedrooms and 30 will be three bedrooms.

The plans indicate that the developer plans to have a total of 529 parking spaces (513 Standard and 16 HP). During the site visit on June 15, 2016, the representative from MassHousing stated that they utilize a formula of 1.7 vehicles per housing unit, therefore, it appears that there is adequate parking planned.

The plans indicate that there will be a single roadway for entry to and exit from the apartment complex. This private roadway will join at the intersection of Whispering Pine Road and East Main Street creating a four way intersection. This intersection will not be signalized, however a left turn lane is planned for East Main Street eastbound at this intersection.

TRAFFIC:

The developers traffic studies indicate an anticipated trip generation of 150 vehicles during the weekday morning peak hour (30 In, 120 Out.) and 185 during the weekday evening peak hour (120 In, 65 Out.). Utilizing the MassHousing estimate of 1.7 vehicles per housing unit or a total of 510 vehicles, the 150 projected trips in the A.M. represents approximately 29 % of the estimated number of vehicles while the 185 trips in the P.M. represents approximately 36% of the estimated number of vehicles

Additionally, I don't believe that these estimates account for visitors or employees of the property management company.

At present, traffic conditions during the peak rush hour periods could be best described as being highly congested. Clearly, with additional commercial and residential development in this general area, the traffic conditions and potential for traffic conflicts and accidents may increase and will likely result in greater congestion at the intersections of East Main Street (Rte 16) at Beaver Street/Fortune Boulevard; Beaver Street at Medway Road (Rte 109); Cedar Street (Rte 85) at Fortune Boulevard/Dilla Street and both of the Route 495 interchanges at Route 85 and Route 109.

In 2013, the Milford Police Department conducted a traffic speed and volume study at the intersection of Zane Circle and East Main Street for a 7 day period (December 12 -19, 2013). During this 7 day period there were 65,538 vehicles travelling on East Main Street and the 85th percentile speed was calculated to be 42 mph. This study also showed that the traffic volume is consistently heavy during all hours of the day. Additionally, it is important to note that in 2012 - 2013 there were 36 motor vehicle crashes in this immediate area.

POLICE SERVICES:

The development of two buildings, five floors on top of a garage in height, containing 300 units, will have an impact on police services.

Given the height of the buildings or the number of floors, all calls for police services will require a response of at least two (2) police officers.

If you have a need for additional information, please contact me at (508) 473-1113 x611.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Tom O'Loughlin', with a stylized flourish at the end.

Thomas J. O'Loughlin
Chief of Police