



February 12, 2025

Mr. Gregory Rondeau, Chairman
355 East Central Street
Franklin, MA 02038

Re: Panther Way "Senior Village"
Traffic Assessment Review

Dear Mr. Rondeau:

BETA Group, Inc. (BETA) has reviewed documents for the project entitled "*Panther Way Senior Village*" located at Panther Way in Franklin, Massachusetts. This letter is provided to outline BETA's findings, comments, and recommendations related to the traffic assessment.

Basis of Review

The following documents were received by BETA and form the basis of the review:

- Plans (17 sheets) entitled: "*Site Plan, Panther Way*" Franklin, MA dated December 13, 2024, prepared by United Consultants, Inc. of Wrentham, MA.
- Letter report from Tetra Tech addressed to Brad Chaffee, President Camford Property Group, *RE: Traffic Impact Assessment, Proposed Senior Village, Mixed Use Development, Panther Way, Franklin, Massachusetts, dated October 10, 2024.*

Site and Project Description

There is an existing commercial warehouse and office building located at 100 Panther Way on the parcel currently which will be separated from the Senior Village Housing. Once separated, the commercial site lot will have an area of 2.73 acres while the remaining 15.02 acres will be associated with the proposed senior village.

The project proposes to provide a 1000' long, 24' wide roadway from Panther Way to a cul de sac. This primary roadway along with two additional 24' wide ways which extend south from the primary entrance roadway, will provide access to a combined total of 29 single family and duplex units. The first roadway to the south will extend to the existing commercial site at 100 Panther Way and provide a second access point into the development area. In addition, a multi-use building with a separate access point from the primary roadway will be provided at the front of the lot in addition to a 5,000 square foot fine dining restaurant. This structure will have a separate parking area and will have 20 apartment units.

Findings, Comments, and Recommendations

The traffic assessment estimated project vehicle trip generation using Land Use Code 251 – Senior Adult Housing – Single Family, Land Use Code 252 – Senior Adult Housing – Multifamily, and Land Use Code 931 – Fine Dining Restaurant from the Institute of Transportation Engineer's *Trip Generation Manual, 11th Edition*. The land uses are consistent with industry standards.

February 12, 2025

Page 2 of 2

The project site is estimated to generate a total of 636 new trips on an average weekday and with 19 (7 entering, 12 exiting) during the weekday morning peak hour, and 56 (36 entering, 20 exiting) during the weekday afternoon peak hour.

The traffic assessment was limited to trip generation and additional analysis of the surrounding area was excluded from the assessment. BETA conducted a field visit during the highest peak trip generation period, from 4:30 PM-5:30 PM, to assess the existing afternoon traffic operations at the nearby intersection of Panther Way and West Central Street (Route 140). This intersection would likely be impacted the most by the project site trips. BETA's key observations related to observations into and out of Panther Way are as follows:

- During the peak period a maximum queue length of eight vehicles was observed along Panther Way. The vehicles were able to clear during one cycle length.
- The majority of vehicles turned right onto West Central Street (Route 140) from Panther Way.
- Pedestrian activity was observed at the intersection and did not significantly impact the vehicle traffic operations.
- A few emergency vehicles travelled through the intersection and traffic operations remained unimpacted.
- When the vehicles queued in the inner eastbound travel lane destined for Panther Way did not clear during the exclusive green arrow, vehicles were able to turn left onto Panther Way during the green ball phase.

Based on the information provided in the traffic assessment, BETA's observations, and an understanding that the trips generated by the site will be split by some percentage to and from Oak Street and West Central Street (Route 140), it is anticipated that the proposed trips generated by the site would have a minimal impact to the surrounding roadways.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.



Jaklyn Centracchio, PE, PTOE
Senior Project Manager