

Ref: 9835

December 23, 2024

Mr. Gregory Rondeau, Chair  
Franklin Planning Board  
Town of Franklin  
355 East Central Street  
Franklin, MA 02038

Re: Response to Peer Review – Site Plan Modification  
New England Appliance Group Expansion – 124-126 Grove Street  
Franklin, Massachusetts

Dear Chair Rondeau and Members of the Planning Board:

Vanasse & Associates, Inc. (VAI) is providing responses to the comments that were raised in the December 5, 2024 letter prepared by BETA Group, Inc. (BETA) concerning their review of the materials that have been submitted in support of the proposed expansion of the New England Appliance Group (NEAG) warehouse located at 124-126 Grove Street in Franklin, Massachusetts (hereafter referred to as the “Project”). Specifically, this letter responds to the comments identified on page 4 of the BETA letter under “General Traffic Comments”. Responses to the remaining comments identified in the subject letter will be provided by others under separate cover. Listed below are the comments that were identified under “General Traffic Comments” followed by our response on behalf of the Project proponent.

### **General Traffic Comments**

*Comment T1: Based on the traffic volume data provided, an operational assessment should be conducted at the Grove Street and Prime Park intersection to understand the impacts associated with shifting the entering truck traffic to this intersection. A Level of Service (LOS) analysis of both the AM and PM peak hours is recommended.*

**Response:** The volume of traffic that is traveling along Grove Street will not change as a result of the Project as the overall volume of traffic that is attributable to NEAG’s operations will remain the same or be reduced over current conditions (discussion follows). With regard to impacts to the Grove Street/Prime Park intersection, with the completion of the Project, truck traffic will be directed to enter the Project site from Prime Park and will continue to exit by way of the existing one-way exit driveway to the south of the warehouse building. The increase in truck traffic entering Prime Park associated with NEAG was quantified as 12 to 22 trucks per hour between 8:00 and 10:00 AM and less than five (5) trucks per hour during the weekday evening peak period (4:00 to 6:00 PM). There will be no increase in traffic exiting Prime Park as a result of the Project with the only material increase in traffic at the Grove Street/Prime Park intersection limited to right turn movements on the Grove Street northbound approach (vehicles that are arriving to NEAG’s warehouse from the north are currently traveling through the

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Grove Street/Prime Park intersection). The impact of the increase in right-turn traffic entering Prime Park from Grove Street northbound would amount to a portion of the 12 to 22 vehicles per hour arriving between 8:00 and 10:00 AM and would not result in a material increase in motorist delays or vehicle queuing at the Grove Street/Prime Park intersection.

*Comment T2: The TIA should discuss and clarify if any additional traffic is expected to be generated based on the proposed expansion of the warehouse.*

**Response:** The Project will not result in an increase in traffic associated with NEAG's operation. In fact, NEAG anticipates that the Project may reduce the volume of truck traffic that is associated with the current warehouse operation by consolidating deliveries into a fewer number of trucks.

*Comment T3: Evaluate if a heavy duty pavement section is needed for the proposed loading areas and driveways that will primarily accommodate trucks and large vehicles.*

**Response:** Heavy duty pavement will be used where necessary to accommodate truck maneuvers and axle loading in the loading dock area.

We trust that this information is responsive to the "General Traffic Comments" that were identified in the December 5, 2024 letter prepared by BETA. If you should have any questions or would like to discuss our responses in more detail, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.  
  
Jeffrey S. Dirk, P.E., PTOE, FITE  
Managing Partner

*Professional Engineer in CT, MA, ME, NH, RI, and VA*

JSD/jsd

