

TRAFFIC STUDIES FOR LARGER PROJECTS IN TOWN

Data compiled May 2025

Benfield Farms 40B, 575 South Street

Project: 26 1-2 BR senior rental housing units, built 2014

- Traffic Impact & Access Study, MS Transportation Systems Inc., 2004, calculated trip generation for 26 3BR unit condo project:
 - Weekday Peak AM: 18 vehicle trips
 - Weekday Peak PM: 20 vehicle trips
- TIAS Peer reviewed by Nitsch Engineering in 2010
- In 2010, NOAH updated traffic counts for the area:
 - Weekday Peak AM: 166, with 104 east bound and 62 west bound
 - Weekday Peak PM: 176, with 88 east bound and 88 west bound
- In 2010, NOAH updated trip generation based on a 26-unit senior adult housing project:
 - Weekday Peak AM: 2 vehicle trips
 - Weekday Peak PM: 6 vehicle trips

Conclusion: senior housing project will generate negligible traffic increase during peak hours.

Brem 40B, 100 Long Ridge Road – Comp Permit Application dated July 2, 2014

Project Not Built

Existing in 2014: 1 4-BR single-family home and horse farm on 9.84 acres

Proposal in 2014: 19 3-BR single-family homes (avg 2,500 SF per unit) + existing home = 20 units

Bedrooms/Septic System: 61 bedrooms via alternative technology septic systems

Density: 2.03 units/acre

Parking: 2-car garage per unit

Anticipated Project Traffic Generation: [source: 40B Application, Brem Property, Prepared by Lifetime Green Homes, dated 7/2/14]

Total: 96 vehicle trips per day exiting site; 96 vehicle trips per day entering site

Weekday Peak AM: 11 vehicles leaving, 4 entering

Weekday Peak PM: 13 vehicles entering, 7 leaving

Conclusion: small increase that will not impact Level of Service (LOS A at the time) of the existing residential street network or surrounding intersections.

→Commitment to full traffic study prepared by qualified firm – **FIND THIS**

Coventry Woods, Concord Road – Comp Permit Decision April 27, 2007

Project Not Built

Existing: Vacant 22.8-acre site

Proposal in 2007: 56 age-restricted condominium units; reduced to 41 non-age-restricted units; increased to 48 age-restricted units; approved for 30 units

Traffic: [source: Limited Traffic Study (for 41 units), prepared by Stamski & McNary, dated 9/22/06]

Weekday Average: 207.76 daily trips

Weekday Peak AM: 11.20 daily trips

Weekday Peak PM: 14.56 daily trips

Weekend Average: 155.12 daily trips

Weekend Peak Hour: 15.12 daily trips

Safety: 85th percentile speed along straightaway is 46 mph, is less along curve; stopping sight distances to proposed entrance/exit are sufficient, some vegetation clearing may be needed.

Conclusion:

Find Addendum to Limited Traffic Study 10/24/06