



WAKEFIELD POLICE DEPARTMENT

One Union Street, Wakefield, Massachusetts, 01880

Emergency 911

Business 781-245-1212

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Steven A. Skory
Lieutenant

Traffic Advisory Committee **Meeting Minutes** **May 7, 2019**

TAC Members Present: M. Luca, D. Benjamin, P. Reavis, W. Reault, J. Conway, M. Kealey, S. Maio, S. Skory

- **Meeting brought to order at 0804hrs by Lt. Skory**

- **178 Albion Street (Harvard Mills) Presented by Attorney Brian McGrail, S. Thornton (Vanasse & Associates), Tim Williams (Civil Engineer)**
 - McGrail gave overview of project- 184 apartment units (122 one-bedroom, 62 2-bedroom)
 - Harvard Mills is made up of two different buildings. The west building will remain commercial. Taurus has purchased the east building and hired NRP Corp to convert it into apartments
 - Property has an existing parking garage that has 755 parking spaces
 - Parking requirements are met and including the commercial building will have an excess of 50 parking spaces in the garage.
 - The parking lot on Maple Street will have three HP spaces for vans and will hold visitor parking
 - Scott Thornton stated residential buildings attracts 24% to 56% less traffic
 - He estimates this project will result in a 1.5% increase in morning traffic
 - The management company will promote the walkability of the location
 - Building will have a train waiting area for residents with TV screens updating arrival times of trains
 - Vanasse studied traffic at 9 intersections around the area
 - They did traffic counts in January
 - They looked at existing conditions and then factored in future projects for future conditions
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- Estimated 326 fewer vehicle trips with residential use over commercial use
 - Can increase garage parking capacity to 865 by re-striping
 - S. Maio asked if spaces will be numbered for units – answer was “no”
 - Garage will still be controlled access
 - McGrail states ZBA asked him to ask TAC about changing Chestnut Street crossing back to the way it was
 - Changing this intersection could affect the train horns
 - Lt. Skory suggested the intersection is unsafe for eastbound traffic crossing North Avenue
 - HP parking will be in the first floor of the parking garage
 - Garage to be made ADA compliant
 - D. Benjamin asked how long this project would take to complete and the Developer stated 18 months
 - McGrail is looking for a TAC letter for the ZBA. He is going before the ZBA on 5/8, but requests the letter for the 5/22 ZBA meeting, which may require the presence of Lt. Skory and M. Kealey
 - McGrail will advise if our presence is necessary
 - W. Reault brought up intersection of Gould/Albion/Murray and suggested developer should make the upgrades to this intersection part of their project
 - M. Kealey stated developer should improve crosswalk crossing on Albion Street
 - M. Kealey is good with trip generation and agrees residential use will generate less trip generation
 - Because building is close to trains, it will generate transit usage
 - MK concerned with pedestrian crossings and suggests a study that shows pedestrian routes
 - D. Benjamin asked if there are stats to show how many people are likely to use public transportation – Thornton replied there are no counts, but believes location is conducive to transit use
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- DB states there are some HP deficiencies at the train platform, there is no wheelchair accessibility
 - B. McGrail states an increase in ridership could get the MBTA to improve the station
 - S. Maio asked if the garage will have electric charging stations – answer was yes
 - NRP will do all work to project
 - M. Luca suggested Uber & Lyft pickup areas
 - McGrail asked that we address the Chestnut Street crossing in a memo
 - P. Reavis suggested the developer create a public website for people who want information on the project
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- **M. Luca believes the VHB engineers from Main Streets should come before the TAC**
 - PR states members of the TAC have been present at Main Streets meetings
 - Luca believes they should still come before the TAC
 - S. Maio states he will have the engineers come to a TAC meeting
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- **998-1000 Main Street (Greenwood Station)**
 - Presented by Scott Thornton
 - Plan has been revised since last meeting – now has 24 units with 28 parking spaces under the building and 10 outside for a total of 38.
 - Building has three 3 bedroom units, twelve 2 bedroom units and nine 1 bedroom units
 - New plan has a single driveway which will require moving an existing hydrant – Fire Chief gave OK
 - There will be no parking within 10 feet of either side of driveway, which will result in no loss of parking on Main Street (original plan eliminated four spaces on Main Street)
 - Moved building on lot to create more off-street parking
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- There are no deeded spaces
- P Reavis asked if the building location meets firewall requirements – answer is yea
- Plan meets parking requirements
- Contractor will upgrade crosswalk on Main Street in front of Greenwood School.
- Parking underneath the building will be controlled access with visitor parking outside
- S. Maio asked if possible to squeeze more parking into the rear of the property – developer says not without blasting ledge
- Developer states there will be no deeded parking spaces
- Matt Kealey asked if Fire Chief had been consulted on single driveway – answer is yes and that Fire Chief is satisfied with the plan

Meeting adjourned at 0920hrs
