

October 26, 2020

Mary Savage-Dunham  
Planning Board  
Town of Hingham  
210 Central Street  
Hingham, MA 02043-0239

Re: 100 Industrial Park Road, Hingham

Dear Ms. Savage-Dunham:

We are in receipt of Venus Wafers Inc.'s letter dated October 21, 2020, containing concerns regarding the application noted above. Our responses are indicated below in ***bold italic*** text and are as follows:

1. The sharp 90 degree blind turn at the driveway entrance to 100 Industrial Park Road is an existing problem. The introduction of the proposed traffic volume onto the weakest point of the roadway without any mitigating corrections to that roadway can only adversely affect the safety of all those that use the roadway. For the present park occupants their employees walk the park during their lunch breaks as well as other folks from the neighborhood. The current traffic volume allows for this despite the lack of sidewalks. We do not believe that this would remain a safe option with the significant increase in traffic. We are concerned that there will be more pedestrian vs. vehicle encounters. Pedestrians will come out on the short end each time. Will Amazon drivers obey park speed limits? Their history on the roadways, at least what I have seen documented in the media, suggest perhaps not as they are always under pressure to reduce time.

***Response: There are few, if any, pedestrians located along the Industrial Park Road corridor based on traffic counts taken in September 2019. Anticipated peak hour trips from the proposed development will be outside peak hours and outside the anticipated peak walking time for pedestrians in the area, which is during the noon lunch hour. Below is a table from our traffic counts that show that there are two (2) pedestrians counted during the mid-day peak hour at the intersection of Industrial Park Road and Commerce Road. As with anyone using a public highway, vehicles coming to and from the Site will have to obey all speed limits.***

| AM PEAK HOUR<br>7:15 AM<br>to<br>8:15 AM    | Industrial Park Road<br>Northbound |      |       |     | Industrial Park Road<br>Southbound |      |       |     | Driveway<br>Eastbound |      |       |     | Commercer Road<br>Westbound |      |       |     |
|---|------------------------------------|------|-------|-----|------------------------------------|------|-------|-----|-----------------------|------|-------|-----|-----------------------------|------|-------|-----|
|   | Left                               | Thru | Right | PED | Left                               | Thru | Right | PED | Left                  | Thru | Right | PED | Left                        | Thru | Right | PED |
|   | 0                                  | 0    | 0     | 0   | 0                                  | 0    | 0     | 0   | 0                     | 0    | 0     | 0   | 0                           | 0    | 0     | 0   |
| MID PEAK HOUR<br>11:45 AM<br>to<br>12:45 PM | Industrial Park Road<br>Northbound |      |       |     | Industrial Park Road<br>Southbound |      |       |     | Driveway<br>Eastbound |      |       |     | Commercer Road<br>Westbound |      |       |     |
|   | Left                               | Thru | Right | PED | Left                               | Thru | Right | PED | Left                  | Thru | Right | PED | Left                        | Thru | Right | PED |
|   | 0                                  | 0    | 0     | 1   | 0                                  | 0    | 0     | 0   | 0                     | 0    | 0     | 0   | 0                           | 0    | 0     | 2   |
| PM PEAK HOUR<br>4:15 PM<br>to<br>5:15 PM    | Industrial Park Road<br>Northbound |      |       |     | Industrial Park Road<br>Southbound |      |       |     | Driveway<br>Eastbound |      |       |     | Commercer Road<br>Westbound |      |       |     |
|   | Left                               | Thru | Right | PED | Left                               | Thru | Right | PED | Left                  | Thru | Right | PED | Left                        | Thru | Right | PED |
|   | 0                                  | 1    | 0     | 0   | 0                                  | 0    | 0     | 0   | 0                     | 0    | 0     | 0   | 0                           | 0    | 0     | 0   |

2. All this additional traffic will be entering/exiting the park through the current entrance. During peak times existing traffic backs up for several light cycles beyond the health center. Will this now become an all day occurrence? Does this not call out for some type of mitigating solution?

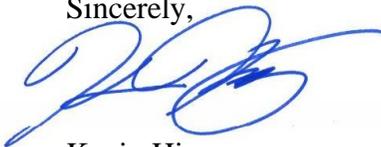
***Response: The proposed development will be avoiding peak hour traffic times to mitigate any impacts to the surrounding roadway network. In addition, the Site will be undergoing a traffic monitoring program within 90 days following the receipt of a certificate of occupancy for the Site. If timing changes at the Pond Park Road and Derby Street intersection are necessary, revisions will be made at that time.***

3. As a park tenant we have had to call upon Hingham Fire and Police from time to time over the years. Even at present service levels our employees are forced to evacuate buildings during the middle of winter to await their arrival which can take up to 15 minutes. How long will the wait become with the traffic increase? Could it cause a life threatening situation if an ambulance is delayed?

***Response: Fire, Police, and Emergency vehicle travel times should not be impacted by Amazon's operation. Travel times will not be greatly increased for emergency vehicles during operations. The additional traffic from the Amazon facility will not significantly impact delays on the surrounding roadway network because of shifting traffic outside the peak hours.***

We trust this addresses your questions and concerns. If you require additional information, please feel free to contact me at 203-608-2438.

Sincerely,



Kevin Hixson  
Senior Project Manager