

Bob Cullum, Vice President  
Dugmore & Duncan  
30 Pond Park Road  
Hingham, MA 02043

12 November 2020

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

RE: AMAZON operations at 100 Industrial Park Road

I have received direct correspondence from Timothy Casey at JEB Group, LLC regarding my previous comments to the Hingham Planning Board. I wish to respond in a way that ensures my comments are part of the public comment and record. For clarity, I am including a copy of Mr. Casey's letter.


In his letter, Mr. Casey addresses the issue of truck and traffic congestion that would be created by AMAZON delivery station operations at this site. While I am skeptical that the vehicular traffic will be limited to the times and volume that he projects, I must rely on the Town of Hingham to regulate this activity. I have reviewed Amazon's "last mile" projects in Massachusetts and read details of traffic complaints and municipal frustration in attempting to control the use and its consequences *after* permits had been issued. We understand that the experts in those permitting efforts were the same team that is making representations to the Hingham Board, who are offering to monitor the amount of employee and delivery vans that Amazon chooses to generate *following* permitting and construction of the facility. I suspect that this approach merely delays the real assessment and mitigation discussions until after the permits have been issued, and after any leverage is lost. If the Board members have not yet, I encourage them to reach out to those municipalities to obtain a first-hand description of their experience with the "last mile" facilities.

Of greater importance is the health and safety of our employees, as well as the other tenants, guests, patrons, students, and patients of the businesses, medical service facilities, health clubs, and dance studios that now occupy space in the park. As I have already expressed, it is customary for workers and others to walk in the South Shore Park for exercise and a mental health break, especially while we all deal with the COVID-19 crisis. Unlike past decades when such activity was less common, there is now a steady stream of pedestrians walking along the shoulder of the roads, in places where no sidewalks currently exist. As an employer, I have been encouraging our employees to engage in this activity. More vehicles on the roads will surely increase the risk of accident involving pedestrians.

Frankly, the limited sidewalks that do currently exist in the South Shore Park are just a four-foot-wide strip of asphalt along the edge of the street, in most cases without curbs. At a *minimum*, the installation of a proper sidewalk, along with a couple of pedestrian-activated walk lights, would be go a long way towards providing a contiguous safe zone for pedestrians, while not impeding the flow of commerce. Pedestrian conditions are unsafe now, and are a concern given the number of projected van and contract delivery trips that are projected.

I don't quite understand the reluctance of AMAZON or the project developer to include any mitigation of the principal roadway that 100% of their trucks will use. I would hope that Amazon would step up and assume some responsibility for the neighborhood that they wish to now occupy. At a minimum, a sidewalk on at least one side of Industrial Park Road would help to provide some peaceful enjoyment by those pedestrians trying to move about the park. Without this basic accommodation, I must remain OPPOSED to this project.

I appreciate your thoughtful consideration of this matter.

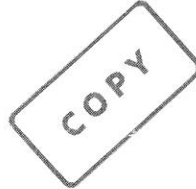
Cordially,  
  
Bob Cullum  
Vice President  
Dugmore & Duncan

# JEB Group, LLC

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November 6, 2020

Dugmore & Duncan  
Attn: Bob Cullum, Vice President  
30 Pond Park Road  
Hingham, MA 02043



Re: 100 Industrial Park Road

Dear Bob:

We have reviewed your comment letter to the Planning Board about the proposed Amazon delivery station at our property at 100 Industrial Park Road. As long-time business owners, neighbors and operators in South Shore Park ourselves, we appreciate your concern about potential traffic impacts from this use. However, we believe that any traffic impacts are greatly mitigated in light of the traffic characteristics of the proposed use. A traffic study prepared by BL Companies was submitted as part of the pending application to the Hingham Planning Board and is available for your review on the town's webpage. The traffic study documents the existing traffic conditions in the Park and the expected impacts from the Amazon operations. This study has been thoroughly peer reviewed by Vanasse & Associates, Inc., the traffic consultant hired by the Hingham Planning Board, and traffic comments have been addressed. The Vanasse assessments can also be found on the town's webpage.

The BL traffic study documents hourly traffic volumes and distribution during morning (6 a.m. to 9 a.m.), mid-day (11 a.m. – 1 p.m.) and evening (4 p.m. – 6 p.m.) peak periods, both from the existing Park operations and as projected with the Amazon delivery station in operation. The traffic study documents that the proposed use is expected to add 87 inbound trips to the Park during the morning peak hour, and 52 outbound trips during the evening peak hour. This is significantly fewer peak hour trips than other potential permitted uses at the Site might generate with traditional 8 to 4 or 9 to 5 work shifts. Some comment letters assumed that the use will create long delays at the park exit onto Derby Street. However, the traffic study shows that traffic at the signalized intersection at Derby Street and Pond Park Road will continue to function at acceptable levels of service with the delivery station in operation, with minimal disruption to others in the Park. Furthermore, Amazon has agreed to conduct a traffic monitoring program after the facility becomes operational.

Some of you expressed concern about large trucks possibly creating congestion or preventing turns into business along Pond Park Road. In fact, Amazon's truck use will largely occur after hours and all but one or two of Amazon's projected 11-14 daily tractor-trailer deliveries will occur during the late evening and overnight hours. The 1-2 trucks during normal

business hours are actually quite a bit less than the truck traffic generated by businesses that previously operated at the 100 Industrial Park Road property.

Concerns were also expressed about safety and traffic conflicts at the 90 degree turn on Industrial Park Road near the driveway of 100 Industrial Park Road where the delivery vans will exit the Amazon facility. The site design for the delivery station takes those concerns into account and reduces potential conflicts by making the driveway a right turn exit only (eliminating left turns from the driveway), clearing vegetation to improve sight lines, and prohibiting left turns from Industrial Park Road into the driveway.

We are confident that Amazon will be a positive addition to the business community at South Shore Park as well as the Town of Hingham as a whole. We would be happy to speak with you directly or arrange a virtual meeting with the tenant or BL Associates if you have any questions or further concerns you would like to discuss.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Tim Casey".

Timothy C. Casey, Manager