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TO: Town of Hingham Zoning Board of Appeals, Building Commissioner  
FROM: Michael Roberts, Julia Wynyard  
DATE: August 18, 2016  
RE: Hingham Shipyard Avalon II, LLC – Quarterly Report  
CC: Steven Schwartz, Paul Momnie

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In satisfaction of the obligations of Hingham Shipyard Avalon II, LLC, set forth in Section B.4(c) of the Comprehensive Permit, AvalonBay hereby delivers to the Town of Hingham the following quarterly progress report detailing efforts to obtain the rights, permits, and approvals for the traffic improvements.

Since the Comprehensive Permit was issued on May 17, 2016, the following activities have occurred:

#### **Route 3A / USS Amesbury Drive Sight Distance and Intersection Improvements**

- Met with MassDOT on 7/6/16 to discuss the traffic mitigation scope that would require their approval. Received positive feedback from MassDOT regarding the proposed improvements at that meeting. Were given guidance to proceed with the MEPA ENF application and process prior to seeking any formal approvals from MassDOT.
- MEPA ENF was filed on 7/28/16 and a site walk was conducted on 8/18/16.
- These intersection improvements will also require consent from the abutter located at 150 USS Amesbury Drive, which consent, pursuant to an easement agreement between the abutter and AvalonBay, may not be unreasonably conditioned, withheld, or delayed. AvalonBay is currently pursuing the requisite consent.

#### **Shipyard Drive East / HMS Essington Drive Pedestrian Access Improvements**

- This scope of work requires approval and a license agreement with the MBTA. Over the past three months, we have been in contact with Greystone, who represents the MBTA in this matter, in order to solicit their feedback and the MBTA's approval.
- Most recently, we held a conference call on 8/16/16 to discuss the details of the scope and process and exchanged e-mails following that call regarding ADA accessibility.
- Greystone is coordinating with the MBTA and we expect to hear back from them regarding the license agreement and any associated fees by the end of this month.
- Obtained additional land survey coverage for the intersection on 8/02/2016.
- A small portion of these improvements will also require consent from the abutter located at 150 USS Amesbury Drive, which consent, pursuant to an easement agreement between the abutter and AvalonBay, may not be unreasonably conditioned, withheld, or delayed. AvalonBay is currently pursuing the requisite consent.

### **Route 3A / Fottler Road / Bradley Woods Intersection Improvements**

- Met with MassDOT on 7/6/16 to discuss the traffic mitigation scope that would require their approval. Received positive feedback from MassDOT regarding the proposed improvements at that meeting. Were given guidance to proceed with the MEPA ENF application and process prior to seeking any formal approvals from MassDOT.
- MEPA ENF was filed on 7/28/16 and a site walk was conducted on 8/18/16.
- Obtained additional land survey coverage for the intersection on 8/02/2016.

### **Route 3A / Downer Avenue / Thaxter Street / Lincoln Street Safety RSA**

- Met with MassDOT on 7/6/16 to discuss the traffic mitigation scope that would require their approval. Received positive feedback from MassDOT regarding the proposed improvements at that meeting. Were given guidance to proceed with the MEPA ENF application and process prior to seeking any formal approvals from MassDOT.
- MEPA ENF was filed on 7/28/16 and a site walk was conducted on 8/18/16.
- Contracted for the Road Safety Audit (RSA) on 7/22/16.
- Howard Stein Hudson is actively coordinating with the RSA sub-consultant, and MassDOT, to finalize the collision diagram in order to gain acceptance by MassDOT.
- The RSA sub-consultant has been in contact with the Town of Hingham to confirm the meeting location (City Hall) and it is anticipated that the RSA will be scheduled sometime in either late August or early-to-mid September.

### **Beal Street / Fottler Road Sight Distance Improvements**

- To be coordinated with Town of Hingham.
- Obtained land survey coverage for the intersection on 7/20/2016.

### **HMS Essington Drive / MBTA Parking Lot Improvements**

- This scope of work requires approval and a license agreement with the MBTA. Over the past three months, we have been in contact with Greystone, who represents the MBTA in this matter in order to solicit their feedback and the MBTA's approval.
- The proposed MBTA Parking Lot Improvements result in the elimination of 30 parking spaces within the MBTA lot. Greystone's estimate of the value of these spaces is \$220,000 - \$438,000. They have indicated that a license fee to perform the work would be within the range of their estimated value.
- At this point, we consider the license fee for this scope to be cost prohibitive and do not consider this scope of the traffic mitigation to be achievable.

### **Traffic Signal Timing**

- Met with MassDOT on 7/6/16 to discuss the traffic mitigation scope that would require their approval. Received positive feedback from MassDOT regarding the proposed improvements at that meeting. Were given guidance to proceed with the MEPA ENF application and process prior to seeking any formal approvals from MassDOT.
- MEPA ENF was filed on 7/28/16 and a site walk was conducted on 8/18/16.
- Howard Stein Hudson engaged Ocean State Signal to perform a detailed inspection and diagnostic tests of the traffic controllers and communications equipment along the Route 3A corridor. Howard Stein Hudson and Ocean State signal conducted the inspection on 8/17/2016.