

TOWN OF HINGHAM



DEPARTMENT OF POLICE

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Date: January 25, 2018

Re: River Stone LLC project – Viking Lane Proposed 32 Condominium units

Dear Boards,

I have reviewed recently updated plans, various comments and reviews presented regarding the River Stone LLC Project. The recently submitted plans that arrived today I have only quickly scanned prior to this letter.

On April 14, 2016 I reviewed and submitted my comments on the proposed 36 unit plans. While the new plans has adopted some of the input, I am distressed at the builder's choice to impact a bordering residential neighborhood. Ward Street and High Street are heavily travelled roads. The new plans now affect the intersection of Autumn Circle at High Street and internal intersection of Autumn Circle. There are current sight line distance issues and adding additional traffic will only stress that intersection as well as High Street and French Street.

- 1) More detailed plans including bedroom counts for individual units and studies should be available for a full and adequate review. It is my understanding there will be 90 bedrooms. Additional issues may be identified with more detailed plans and updates throughout this process.
- 2) New traffic studies need to be completed indicating the impact additional traffic generated by the 32 units. The intersection of High Street/Ward Street and French Street has always been a high accident location in Hingham. There have been numerous attempts and efforts to improve traffic conditions there but short of a complete re-design we are limited. Site distances and intersection layout continue to be a problem. The traffic study will need to look at this very carefully. Traffic studies should also look at the impact of additional traffic flow on the feeder roads to and from the Viking Lane location. Studies should include Cushing Street from Main Street and to Derby Street, Ward Street, High St from Weymouth Line to Main Street, French St out to Fresh River Drive.
- 3) Traffic studies need to review the new travel route through Autumn Circle and its intersection with High Street. Will the new connection to Ward Street serve as a cut through to avoid a poorly designed intersection (High and French) that often has traffic backing up? Autumn Circle is an older designed neighborhood and adding additional traffic to neighborhood of twenty plus children will have a significant impact on the neighborhood. There are no plans to mitigate additional needed improvements to Autumn Circle.
- 4) Viking Lane and all internal roads should be 24 feet in width to allow safe passage of vehicles in both directions. Backing in and out of driveways into the roadway in congested 32 unit project can be problematic. Real life experience has caused the town of Hingham to make changes to private drives regulations, which are now calling for a 20 foot width. As a public way and new construction, 24 ft. should be the minimum.

- 5) While sidewalks have been added to the revised plan they should be protected with curbing to prevent vehicles from driving on them. This is a pedestrian safety issue.
- 6) They have added visitor parking, but placement of the proposed spots is poor and will discourage visitors from using them.
- 7) Plans lack sufficient detail regarding driveway width and length to each unit. Many appear to have insufficient length for vehicle parking. Overhang into street is a concern. Short driveways are often not used for additional parking of vehicles because they limit children from playing in the driveway.
- 8) Density of housing (32 units) will lead to higher calls for service for police department.
- 9) Lack of setbacks will generate additional calls for service due to noise and light spillage.
- 10) There is insufficient area for snow storage and melt off in the winter months.
- 11) School bus stop location will need to be reviewed to maximize safety for the children.

The density of the housing units will impact the Police Department's call for service and additional traffic flow to and from area will stress intersections already operating at capacity. Infrastructure improvements to surrounding roads will be needed as part of the mitigation package by the developer to provide safe access to this proposed development.

Respectfully,



Glenn A Olsson
Chief of Police