

TRANSPORTATION PEER REVIEW ISSUES SUMMARY



TO: Jasmin Farinacci
Director of Planning & Economic Development
Town of Ashland

DATE: December 4, 2025

FROM: Steven C. Findlen
Melissa Restrepo

HSH PROJECT NO.: 2025195.00

SUBJECT: Transportation Peer Review – Response to Comments, Issues Summary
55 West Union Street, Ashland, Massachusetts

Howard Stein Hudson (HSH) conducted a peer review of the materials prepared for the proposed residential development located at 55 West Union Street (the Project) in Ashland, Massachusetts. The following table summarizes each of the pending issues:

Issue	Resolved	Notes
1. Parking Demand	Yes	The Applicant asserts that visitor parking spaces will be shared as part of the overall parking supply and will not be defined for exclusive use by residents or guests. Additionally, the 1.58 parking space per unit ratio is within the range of observed peak parking demands documented by the Institute of Transportation Engineers (ITE) for similar residential communities and includes both resident and visitor parking demands. HSH generally agrees with the Applicant’s parking plan and based on the submitted Waiver List, the Board of Appeals may authorize several waivers, including the off-street parking requirements, but only if the Comprehensive Permit is approved. No further action is required.
2. On-Site Planning and Parking – Parking Space Total	Yes	HSH generally agrees with the proposed parking ratio as it is related to the parking demand based on ITE Parking Generation Manual. The Applicant is requesting a waiver from the Town’s minimum parking requirement. Based on the submitted Waiver List, the Board of Appeals may authorize a waiver for the off-street parking requirement, but only if the Comprehensive Permit is approved. No further action is required.
3. On-Site Planning and Parking – Parking Space Dimensions	Yes	Based on the submitted Waiver List, the Applicant is requesting a waiver for parking space dimensions. HSH generally agrees that the proposed parking dimensions (9 feet wide by 18 feet long) align with typical industry standards. No further action is required.



Issue	Resolved	Notes
4. On-Site Planning and Parking – Site Access and Circulation	No	<p>HSH has reviewed the vehicle turning analysis that shows a garbage truck (SU-40) and delivery vehicles/moving vans (SU-30) circulating through the loading area and the site. HSH generally agrees with the Applicant’s conclusion that the trucks have sufficient space to circulate through the entire site; however, the Applicant notes that the delivery vehicles/moving vans would access near the covered entry but does not specify or illustrate whether these vehicles will stop and use the designated drop-off/pick-up area. HSH requests the Applicant clarify the intended operation of these vehicles.</p> <p>Additionally, the garbage truck is shown backing into the trash room/loading area, leaving minimal space for other trucks to use this area. HSH requests the Applicant confirm whether the loading area is intended solely for garbage truck operations. If other trucks are expected to use this area, we request the Applicant illustrate that these trucks can safely access the area while another truck is parked within the loading zone.</p>
5. On-Site Planning and Parking – Site Access and Circulation	Yes	<p>HSH finds that the proposed 14-foot vertical clearance at the covered entry is sufficient for all anticipated vehicles. No further action is required.</p>
6. On-Site Planning and Parking – Snow Storage	Yes	<p>The Applicant asserts that snow removal operations will be managed and coordinated by the property manager with residents and will include a staged snow removal operation where residents will be required to move vehicles to clear the parking lot. Residents will be informed of the snow removal plan upon initial occupancy and will be reminded of the procedures prior to the start of the winter season. HSH agrees with the snow removal operation plan. No further action is required.</p>
7. Pedestrian/ Cyclists	Yes	<p>The Applicant relocated the sidewalk from the west side of the East Project Site Driveway to the east side of the driveway to better align with the pedestrian entrance to the building, and a crosswalk with ADA-compliant wheelchair ramps will be provided to link the sidewalk to the proposed building. No further action is required.</p>



Issue	Resolved	Notes
8. Pedestrian/ Cyclists	Yes	The Applicant asserts that 44 secure bicycle parking spaces within an interior bike room accessible from the lobby as well as an exterior bike parking rack next to the patio seating area will be provided. Although the number of secure bicycle parking spaces is relatively low in comparison to the proposed number of residential units, HSH finds that the proposed quantity is reasonable for this development, mainly due to the limited number of bicycle facilities and infrastructure in the vicinity of the project. No further action is required.
9. Site Improvements	No	In general, HSH generally agrees with the sign and pavement markings that were added to the Site Plan, but recommends the Applicant consider additional signage along the designated drop-off/pick-up area that indicates to drivers that the area is for short-term operations only.
10. Construction Period Issues	Yes	The Applicant asserts that a Construction Traffic Management Plan (CTMP) will be an integral part of the project and will include the measures suggested by HSH. No further action is required.