



TO:	Jasmin Farinacci Director of Planning & Economic Development Town of Ashland	DATE:	December 9, 2025
FROM:	Steven C. Findlen Melissa Restrepo	SH PROJECT NO.:	2025195.00
SUBJECT:	Transportation Peer Review – Response to Comments 2 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 existing 211,827-square-foot (sf) site is currently vacant and mainly consists of trees and vegetation. The proposed Project is expected to clear the site before construction and maintain as many trees as possible. The Applicant proposes the construction of a four-story building with a total of 116 residential apartment units. The Project will also provide 184 parking spaces to accommodate residents and visitors.

The purpose of this memorandum is to focus on the two outstanding comments, or “issues,” on the most recent response to the comments provided by the Project’s team (Applicant) listed below as *HSH Response 2*. The following is a summary timeline of the correspondence between HSH and the Applicant representatives.

- Our initial comments were included in a letter dated November 13, 2025, listed in this document as “**HSH Comment**”
- The Applicant submitted the following documents to the Town of Ashland as a response to HSH’s comments, listed in this document as “**Applicant Response**”:
 - *Response to Transportation Peer Review, Proposed Multifamily Residential Development, 55 West Union Street, Ashland, Massachusetts*, prepared by Vanasse & Associates, Inc. (VAI), November 21, 2025;
 - *Proposed Site Plan of 55 West Union Street in Ashland, MA*, prepared by Connorstone Engineering Inc., revised November 21, 2025; and
 - *Waiver List – Approval Decision, 55 West Union Street – Comprehensive Permit Application*, revised November 24, 2025
- Our initial response to comments were included in a letter and issues summary dated December 4, 2025 (listed below as “**HSH Response**”)
- The Applicant submitted responses to HSH via email with two exhibits dated December 5, 2025, prepared by Connorstone Engineering, Inc., listed below as “**Applicant Response 2**”.



On-Site Planning and Parking

ISSUE 4

SITE ACCESS AND CIRCULATION

HSH Comment: HSH generally agrees with the site access recommendations made by the Applicant. However, the Applicant does not provide sufficient information on loading and trash/recycling accommodations. HSH requests the Applicant provide a detailed plan as to where move-in/move-out activity will take place, including a comprehensive AutoTURN analysis to demonstrate that all anticipated vehicles (moving, delivery, and trash/recycling trucks) can safely circulate the site and the designated loading area.

Applicant Response: As requested, a vehicle turning analysis has been prepared and is attached to verify anticipated vehicle circulation through the site and/or access to loading area. The loading/trash area is located to the west side of the main access and has been shown to accommodate the required movements of a garbage truck (SU-40). Delivery vehicles and moving vans (SU-30), which would access near the covered entry, have also been shown to have sufficient space to circulate through the entire site.

HSH Response: 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.

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.

Applicant Response 2: Via email, the Applicant stated that (1) Garbage truck (SU-40) maneuver into the trash/loading area revised with a second truck parked there in order to verify two vehicles could fit at the same time, and (2) Delivery vehicle (SU-30) revised to show a full stop at the drop-off/pick-up area.



HSH Response 2: *The Applicant clarified that all delivery/moving vehicles are expected to load/unload at the designated drop-off/pick-up area. HSH agrees with this plan and the revised SU-30 vehicle maneuvers. No further action is required.*

The Applicant also confirmed that the loading area is intended for two vehicles. As shown in the submitted Garbage Vehicle SU-40 Exhibit, an SU-30 vehicle and an SU-40 vehicle can fit simultaneously in this area. HSH agrees with this assessment. No further action is required.

Site Improvements

ISSUE 9

HSH Comment: HSH requests the Applicant provide a signage and pavement marking plan that includes all the appropriate crosswalk locations throughout the proposed Site, including the two proposed driveways.

Applicant Response: Signs and pavement markings have been added to the Site Plan.

HSH Response: 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.

Applicant Response 2: Via email, the Applicant asserts that signage along the designated drop-off/pick-up area will be provided that indicates to drivers that the area is for short-term operations only. This can be added to the site plan and provided on the next round of revisions. The signs will be posted right in front of the main entrance.

HSH Response 2: *The Applicant provided samples of the proposed signs via email. HSH generally agrees with the proposed sample signs and their locations. No further action is required.*