



June 8, 2023

Katie Whewell
Chief Planner for Current Planning
Department of Planning & Development
1000 Commonwealth Avenue
Newton Centre, Massachusetts 02459

**Re: Sunrise of Newton Senior Living Facility Transportation Peer Review
Applicant Response; VHB May 24, 2023**

Dear Ms. Whewell:

BETA Group, Inc. (BETA), has reviewed the applicant's responses to our November 10, 2021, peer review letter associated with the above referenced project. We find VHB's responses to our comments to be acceptable, with the following exceptions:

SIGHT DISTANCE

Response to Comment 10 states that vegetation trimming is recommended within the vicinity of the proposed site driveways to improve the intersection sight distance looking right. Please clarify which vegetation is recommended to be trimmed, and if this would include trees/plantings on other properties.

SITE PLANS

With regards to the proposed parking, as discussed in Comments 13 through 15, we continue to recommend that the applicant provide fewer spaces than currently proposed. Consideration should be given to reducing the lot accessing Route 9 from 10 to 5 spaces.

Response to Comment 23 states that Plan Sheet C4.00, Site Layout and Materials Plan, contains all proposed signage and pavement markings. Please review, since the latest plan set provided; dated May 12, 2023, contains proposed signs that are not labeled. For example, there is a sign shown adjacent to the van accessible parking space that is not identified. In addition, the legends associated with the sign identification numbers shall be provided.

ADDITIONAL COMMENT

Confirm whether an access permit will be required from MassDOT for the proposed access modification to Route 9 (Boylston Street) at the adjacent parking lot and sidewalk and pedestrian ramp improvements.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.

A handwritten signature in blue ink that reads "Dennis J. Flynn".

Dennis Flynn, PE, PTOE
Associate

Project No: 10174

cc: Jeff Maxtutis, BETA
Alyssa Sandoval, AICP, City of Newton