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TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@grafton-ma.gov
www.grafton-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA
2019 JUN 12 AM 9:54

PLANNING DEPARTMENT

Handwritten mark

APPLICATION FOR SPECIAL PERMIT

Application No. MRSP 2019-9

APPLICANT & PROPERTY OWNER INFORMATION

NAME Stanley W & Lisa A McGriff
STREET 11 Wheeler Road CITY/TOWN Grafton
STATE MA ZIP 01519 TELEPHONE 774-551-6186
NAME OF PROPERTY OWNER (if different from Applicant)
Deed recorded in the Worcester District Registry of Deeds Book 20122 Page 145

SITE INFORMATION:

STREET AND NUMBER 11 Wheeler Road
ZONING DISTRICT Residential (R-40) ASSESSOR'S MAP 45 LOT #(S) 1
LOT SIZE 8.29± acres FRONTAGE 381.33'
CURRENT USE Single Family Residence/Undeveloped portion

PROJECT/PLAN INFORMATION:

PLAN TITLE Preliminary Development Plans/Major Residential Special Permit
PREPARED BY (name/address of PE/Architect) Andrews Survey & Engineering, Inc.
DATES April 23, 2019 P.O. Box 312 - 104 Mendon St, Uxbridge, MA 01569

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):
Section 5.3 - Major Residential Development

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

Section 5.3 - Major Residential Development

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

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Applicant's Signature

Handwritten signatures of Stanley W McGriff and Lisa A McGriff

Date:

5/14/19

Property Owner's Signature (if not Applicant)

Date:

JUN 5 2019

PLANNING BOARD
GRAFTON, MA

EXHIBIT 1a.



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PLANNING DEPARTMENT

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Application No. _____

APPLICANT & PROPERTY OWNER INFORMATION

NAME Stanley W & Lisa A McGriff
 STREET 11 Wheeler Road CITY/TOWN Grafton
 STATE MA ZIP 01519 TELEPHONE 774-551-6186
 NAME OF PROPERTY OWNER (if different) _____

Deed recorded in the Worcester District Registry of Deeds Book 20122 Page 145

CONTACT INFORMATION

NAME Travis Brown, Andrews Survey & Engineering, Inc.
 STREET P.O. Box 312 - 104 Mendon Street CITY/TOWN Uxbridge
 STATE MA ZIP 01569 TELEPHONE 508-278-3897

PROJECT LOCATION:

STREET AND NUMBER 11 Wheeler Road
 ZONING DISTRICT Residential (R-40) ASSESSOR'S MAP 45 LOT #(S) 1

PROJECT/PLAN INFORMATION:

PLAN TITLE Prelim. Development Plans/Major Residential Special Permit PLAN DATED: April 23, 2019
 PREPARED BY (Engineer) Andrews Survey & Engineering, Inc.
 STREET P.O. Box 312 - 104 Mendon Street CITY/TOWN Uxbridge
 STATE MA ZIP 01569 TELEPHONE 508-278-3897

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on the above referenced plan being land bounded as follows:

hereby submits said plan as a PRELIMINARY plan in accordance with the Rules and Regulations of the Grafton Planning Board and makes application to the Board for approval of said plan. The undersigned's title to said land is derived from Walter A Jackman, Jr and Sandra L Jackman by deed dated 6/29/1998 and recorded in the Worcester District Registry of Deeds Book 20122, Page 145, registered in the _____ Registry District of Land Court, Certificate of Title No. _____; and said land is free of encumbrances except for the following: _____

The undersigned hereby applies for the approval of said PRELIMINARY plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations.

Applicant's Signature Stanley McGriff Date: 5/14/19
 Property Owner's Signature (if not Applicant) _____ Date: _____

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PLANNING BOARD
 GRAFTON, MA

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EXHIBIT 1b.

COPY



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GRAFTON, MA

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: It can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

Permit Issued? Yes No
Building - Inspection(s)
Building - Electric
Building - Plumbing
Board of Health
Septic System
Conservation
Planning
Other

Other Permit:

Stanley McGriff
Petitioner Name

Stanley McGriff
Property Owner / Company Name

11 Wheeler Road
Petitioner Address

11 Wheeler Road
Property Address

Grafton, MA 01536
City, State, Zip

Grafton, MA
City, State, Zip

774-551-6186
Phone

Table with 4 columns: Date, Current, Delinquent, N/A. Rows include Real Estate, Personal Property, Motor Vehicle Excise, Disposal, General Billing.

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

Date 6/5/19

Form Revised: 01/22/2014

EXHIBIT 1c.

COPY

Ken O'Brien
Ken O'Brien, MA
Grafton Data Collector

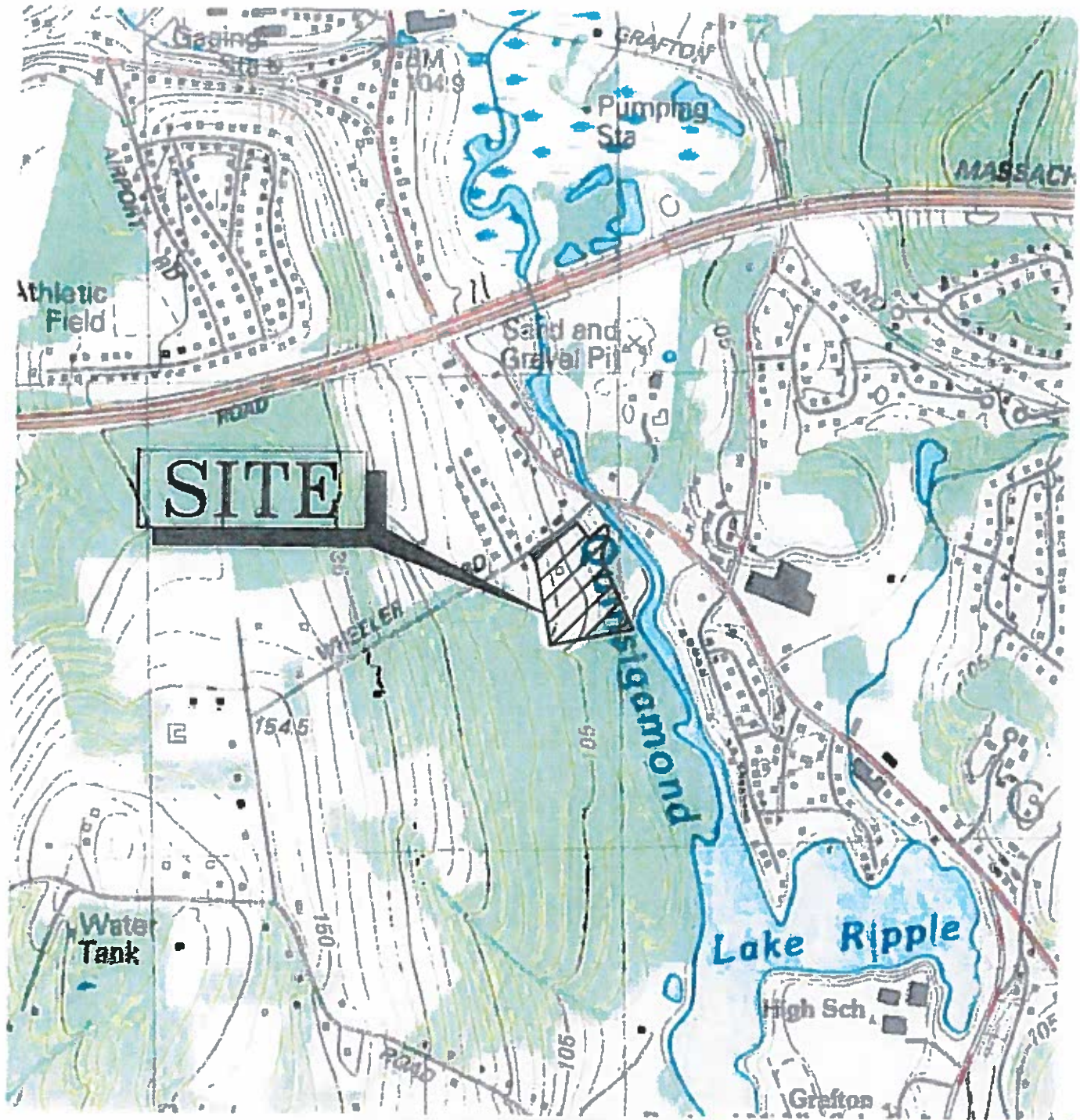
| ID | Site Address | Owner Name | Co-Owner Name | Owner Address | Owner City | State | Zip | Book | Page |
|-----------------------|----------------------|----------------------------|---------------------------|--------------------|--------------|-------|-----|-------|------|
| 110/045.0-0000-0001.0 | 11 WHEELER ROAD | MCGRUFF STANLEY W | MCGRUFF LISA A | 11 WHEELER ROAD | N GRAFTON MA | 01536 | | 20122 | 146 |
| 110/045.0-0000-0002.A | 13 WHEELER ROAD | COMPTON JENNIFER M | COMPTON JUSTIN A | 13 WHEELER ROAD | N GRAFTON MA | 01536 | | 44002 | 163 |
| 110/045.0-0000-0002.B | 15 WHEELER ROAD | BAZINET ANDREW J | BAZINET STEPHANIE J | 15 WHEELER ROAD | N GRAFTON MA | 01536 | | 52501 | 170 |
| 110/045.0-0000-0002.C | 17 WHEELER ROAD | POSTERRO KEVIN M | POSTERRO SUSAN R | 17 WHEELER ROAD | N GRAFTON MA | 01536 | | 41233 | 389 |
| 110/045.0-0000-0002.D | 19 WHEELER ROAD | GANDURI CHANDRASEKHAR | RANGWALA MAIMUNA H | 19 WHEELER ROAD | N GRAFTON MA | 01536 | | 51427 | 190 |
| 110/045.0-0000-0009.0 | 18 WHEELER ROAD | GILL JOHN M | GILL LINNETTE BARLOW | 18 WHEELER ROAD | N GRAFTON MA | 01536 | | 17395 | 295 |
| 110/045.0-0000-0010.0 | 1 MEADOW LANE | PARDEE KATHLEEN A | | 1 MEADOW LANE | N GRAFTON MA | 01536 | | 45041 | 5 |
| 110/045.0-0000-0011.0 | 3 MEADOW LANE | USTIN PAUL J | USTIN JUNE D | 3 MEADOW LANE | N GRAFTON MA | 01536 | | 3441 | 59 |
| 110/045.0-0000-0019.0 | 4 MEADOW LANE | POSTERRO BARRY P & CONS | POSTERRO FAMILY REVOCABLE | 4 MEADOW LANE | N GRAFTON MA | 01536 | | 48642 | 397 |
| 110/045.0-0000-0020.0 | 2 MEADOW LANE | MEWHINEY JOSEPH R TRUST | JOSEPH R MEWHINEY SILVER | 2 MEADOW LANE | N GRAFTON MA | 01536 | | 48513 | 342 |
| 110/045.0-0000-0021.0 | 14 WHEELER ROAD | MELLOR JUSTIN P | | 14 WHEELER ROAD | N GRAFTON MA | 01536 | | 50820 | 82 |
| 110/045.0-0000-0022.0 | 10 WHEELER ROAD | OSPER STEVEN V | OSPER DONNA M | 10 WHEELER ROAD | N GRAFTON MA | 01536 | | 34738 | 380 |
| 110/045.0-0000-0023.0 | 8 WHEELER ROAD | POCIUS RITA C LIFE ESTATE | GOODSPEED NANCY & POCIUS | 8 WHEELER ROAD | N GRAFTON MA | 01536 | | 51676 | 196 |
| 110/045.0-0000-0024.0 | 6 WHEELER ROAD | AHLMAN NICHOLAS | AHLMAN DOROTHY | 6 WHEELER ROAD | N GRAFTON MA | 01536 | | 58545 | 60 |
| 110/045.0-0000-0025.A | 118 WORCESTER STREET | HOUE MARGUERITE I TRUS | HOUE FAMILY IRREVOCABLE | 121 WORCESTER STRE | N GRAFTON MA | 01536 | | 53855 | 151 |
| 110/045.0-0000-0025.B | 4 REAR MEADOW LANE | POSTERRO BARRY TRUSTEE T C | REALTY TRUST | 4 MEADOW LANE | N GRAFTON MA | 01536 | | 14204 | 339 |
| 110/045.0-0000-0034.0 | 4 WHEELER ROAD | BAPTIST CHURCH OF GRAFTON | PARSONAGE | 4 WHEELER ROAD | N GRAFTON MA | 01536 | | 4690 | 475 |
| 110/045.0-0000-0035.0 | 120 WORCESTER STREET | GRAFTON TOWN OF | SEWER PUMPING STATION | 30 PROVIDENCE ROAD | GRAFTON MA | 01519 | | 6931 | 333 |
| 110/045.0-0000-0070.0 | 20 WHEELER ROAD | MAGILL ASSOCIATES | | P O BOX 585 | GRAFTON MA | 01519 | | 16976 | 47 |
| 110/046.0-0000-0015.0 | 2 BERNARD ROAD | 103 WORCESTER STREET LL | | 2 STONEGATE CIRCLE | GRAFTON MA | 01519 | | 55855 | 131 |
| 110/046.0-0000-0019.0 | 103 WORCESTER STREET | 103 WORCESTER STREET LL | | 2 STONEGATE CIRCLE | GRAFTON MA | 01519 | | 55855 | 52 |
| 110/046.0-0000-0021.0 | 111 WORCESTER STREET | GRAFTON TOWN OF | | 30 PROVIDENCE ROAD | GRAFTON MA | 01519 | | 31589 | 165 |
| 110/046.0-0000-0022.0 | 6 WHEELER ROAD | GRAFTON LAND TRUST INC | | PO BOX 114 | GRAFTON MA | 01519 | | 5167 | 64 |
| 110/046.0-0000-0025.0 | 118 WORCESTER STREET | T & T LEASING CORP | ATTN AGGREGATE INDUSTRIE | 1715 BROADWAY | SAUGUS MA | 01906 | | 68 | 468 |
| 110/055.0-0000-0047.0 | 11 REAR WHEELER ROAD | GRAFTON LAND TRUST INC | | PO BOX 114 | GRAFTON MA | 01519 | | 4384 | 384 |

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EXHIBIT *1d.*

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PLANNING BOARD
GRAFTON, MA



U.S.G.S. LOCUS MAP
SCALE: 1"=1000'

**PRELIMINARY DEVELOPMENT
11 WHEELER ROAD
GRAFTON, MASSACHUSETTS**

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**PLANNING BOARD
GRAFTON, MA**



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569-0312
P: 508-278-3897 F: 508-278-2289



FIGURE 1.0

EXHIBIT 1e.

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**Major Residential Development
11 Wheeler Road
Grafton, Massachusetts**

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Project Description and Narrative

**PLANNING BOARD
GRAFTON, MA**

The Project Site is comprised of approximately 8.3± acres of land and is situated on the south side of Wheeler Road. The property is identified by the Grafton Board of Assessors as Map 45, Parcel 1, and is located within the Residential (R-40) zoning district and Water Resource Protection District and is owned by Stanley W. & Lisa A. McGriff. The site is bounded to the north by Wheeler Road, to the east and south by land owned by the Grafton Land Trust and on the west by single-family residences.

The property is located entirely within the Residential (R-40) zoning district which requires a minimum lot area of 40,000 s.f. and 140 feet of frontage. The site is also located within the Water Resource Protection District. The site currently contains an existing single-family house and portions of undeveloped land. Although no wetland resource areas exist on site, there are wetland resource areas that surround the property on the east and south sides on land owned by Grafton Land Trust. A wetland delineation of the wetland resource areas has been completed by EcoTec, Inc. and the flag locations have been surveyed and are shown on the plans. The soils on site are mapped as a soil classification of B and C type soils according to Natural Resources Conservation Service Soil Maps. The soils on site are well suited for the design of an on-site stormwater management system. The project will be served by municipal water and sewer available in Wheeler Road. It is anticipated that an 8" water main will be constructed in the new roadway which will be tapped into the existing water main in Wheeler Road per Grafton Water Department requirements. The proposed sewer line in the new roadway will be a gravity system that will tie into the existing sewer main in Wheeler Road. Based on record sewer information provided by the Director of Public Works, the existing gravity sewer main is approximately nine (9) feet deep, thus allowing a gravity service in the new subdivision.

In accordance with the Town of Grafton Rules and Regulations Governing the Subdivision of Land, two (2) Preliminary Plans have been prepared. A "Conventional Development Plan" has been prepared based on the minimum requirement of the Residential (R-40) zoning district. A "Flexible Development Plan" has also been prepared based on the minimum requirements set forth in Section 5.3.5 of the Town of Grafton Zoning By-law. Under both design scenarios, the proposed roadway alignment and roadway length of 444 linear feet remain identical.

The Conventional Development Plan results in the creation of six (6) new lots conforming to minimum dimensional requirements of the Residential (R-40) zoning district. The lots range in size from 0.93 acres to 1.22 acres. In addition to the creation of six (6) new lots, the existing house will remain a separate lot.

The Flexible Development Plan also results in the creation of six (6) new lots conforming to minimum requirements set forth in Section 5.3.5 of the Town of Grafton Zoning By-law. The lots range in size from 0.35 acres to 0.78 acres and the existing house will remain a separate lot. In addition to the lots being created, a Common Land parcel has been created that contains 2.9 acres, in excess of the 40% required.

Land Use Plan (Section 5.3.4b)4

In accordance with the Town of Grafton Zoning Bylaws, a Flexible Development Plan has been prepared that provides Common Land containing approximately 2.9 acres. The proposed Common Land consists of both natural undisturbed areas that are generally comprised of steep slopes and previously disturbed open meadow areas that also contain an existing gravel drive, likely used historically for agricultural purposes. The land being proposed as Common Land is generally unbuildable as it contains steep slopes and lies within the Riverfront Area of Quinsigamond River. The proposed Common Land shall be left in its current condition with the exception of the proposed stormwater basin area shown on the Flexible Development Plan. It is anticipated that the Common Land will be owned and maintained by a Homeowners Association formed by the residents in the proposed subdivision.

EXHIBIT 1f.

Conventional vs. Flexible Analysis

The Conventional Development Plan provides larger house lots that also allows portions of the proposed lots abutting Grafton Land Trust property to remain in their natural state due to the existing site conditions. A generally steep slope adjacent to GLT property will remain undeveloped due to the slope and also because portions of the site lie within the Riverfront Area of the Quinsigamond River. Under the Conventional Development Plan, the applicant has proposed a strip of land in the benefit of GLT to utilize in maintaining their trail system in the future as well as providing picnic tables in the vicinity of the existing parking area off Wheeler Road. These would result in a public benefit as well as the creation of a small neighborhood subdivision that creates desirable housing in the Town of Grafton.

The Flexible Development Plan provides smaller house lots that are clustered closely together while also providing Common Land. The proposed Common Land consists of both natural undisturbed areas that are generally comprised of steep slopes and previously disturbed open meadow areas that also contain an existing gravel drive. The Common Land is generally unusable due to the slope and being a portion of the Common Land lies within the Riverfront Area of the Quinsigamond River.

In the opinion of the applicant, the best development option is the Conventional Development Plan, which allows for larger lot sizes with the same number of lots as in the Flexible Development Plan. Under the Conventional Development Plan design, some strategies have been identified that provide public benefit to the community while also preserving land directly abutting Grafton Land Trust.

Conclusion

On September 24, 2018, the applicant and engineer met with the Grafton Planning Board to discuss the potential subdivision at 11 Wheeler Road. A waiver would be required for the proposed roadway intersection location in proximity to the two (2) adjacent intersections. As discussed, in the past, the Board had considered waivers where there was an identifiable public benefit making it unique. Following the meeting with the Board, a meeting was conducted on site with Rob Aberg from Grafton Land Trust to discuss potential benefits of the GLT and ultimately the public. During the site meeting, the existing trail was observed to be wet from both rainfall and that the trail is located partially within the wetland. It was briefly discussed with Mr. Aberg that a strip of land providing additional room to potentially relocate the trail uphill as well as providing some picnic tables in the area adjacent to the existing parking area along the Quinsigamond River. Mr. Aberg was agreeable that these may be a benefit to GLT and the interests of the public.

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Andrews Survey & Engineering, Inc.

Land Surveying • Civil Engineering • Site Planning

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April 23, 2019

Town of Grafton Planning Board
Mr. Joseph Laydon, Town Planner
30 Providence Road
Grafton, MA 01519

JUN - 5 2019

**PLANNING BOARD
GRAFTON, MA**

**RE: Request for Subdivision Waivers
Preliminary Plan & Special Permit Application
11 Wheeler Road, Grafton, Massachusetts
ASE Project No.: 2018-207**

EXHIBIT 1g.

Dear Mr. Laydon,

Please accept this letter as a formal request for waivers from the following requirements as set forth in the Town of Grafton Rules & Regulations Governing the Subdivision of Land, with revisions adopted by the Planning Board May 11, 2009. The applicant requests waivers to construct the proposed road to subdivision standards and subsequently the submission and/or installation of the sections listed below associated with the construction of a conventional subdivision road. The applicant proposes to construct a new roadway within the established right-of-way to service single family residential lots.

§ 4.1.3 – Alignment

§ 4.1.3.6

Street shall be laid out so as to intersect with adjacent street or adjacent unsubdivided land at intervals of from six hundred feet (600') to twelve hundred feet (1,200'). In special instances the Planning Board may approve a right-of-way for a future street to remain in fee ownership of the applicant, in lieu of actual construction of a cross street.

The applicant requests a waiver from this requirement as the existing property is located within six hundred feet (600') of both Worcester Street (Route 140) and Meadow Lane. Although the requirement of this section cannot be met, the proposed roadway has been placed in a location that is generally equidistant for each existing adjacent road while also providing adequate sight distance in both directions along Wheeler Road.


§ 4.7.6 – Lighting

Street lighting shall be located, at a minimum, at intersections and every 300 feet and shall be in accordance with all requirements of the Board of Selectmen and utility provider and as required by the Planning Board.

The applicant requests a waiver from the requirement of street lighting as the anticipated development will have low traffic and pedestrian volumes and street lighting wouldn't be necessary on a short dead-end street in a quiet neighborhood. Typically, the individual homes will provide the site lighting necessary on each lot.

We hope this serves your needs at this time. Should you have any questions or require further assistance please contact this office.

Very Truly Yours,
ANDREWS SURVEY & ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Travis R. Brown". The signature is fluid and cursive, with a long horizontal stroke at the end.

Travis R. Brown
Senior Project Engineer

WSP
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EXHIBIT 1b.

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MEMO

PLANNING BOARD
GRAFTON, MA

TO: Stephen O'Connell

FROM: Jennifer Conley, PE, PTOE

SUBJECT: Sight Distances and Speed Data at 11 Wheeler Road, Grafton, MA

DATE: March 27, 2019

WSP has conducted a speed study and determined the sight lines for the proposed site driveway on 11 Wheeler Road, Grafton, Massachusetts.

EXISTING CONDITIONS AND SPEED STUDY

An automatic traffic recorder (ATR) collected traffic volumes and speed data on Wheeler Road west of proposed roadway entrance point to 11 Wheeler Road paved driveway on Wednesday, March 13, 2019. Approximately, 850 vehicles (450 eastbound and 400 westbound) passed the location of the proposed site driveway. The weekday AM peak hour occurred from 7:00 to 8:00 AM when approximately 90 vehicles (80 eastbound and 10 westbound) passed the proposed site driveway. The weekday PM peak hour occurred from 5:30 to 6:30 PM when approximately 80 vehicles (25 eastbound and 55 westbound) passed the proposed site driveway.

During the data collection vehicle speeds were captured. The average speed on Wheeler Road was 27 mph for vehicles approaching from the west and 25 mph for vehicles approaching from the east. The 85th percentile speed or prevailing speed on Wheeler Road was 31 mph for vehicles approaching from the west and 29 mph for vehicles approaching from the east.

The site is located close to the bottom of a hill located to the west. WSP determined the grade of Wheeler Road to the west of the proposed site based on elevations provided on the site plan to be approximately eight percent.

STOPPING SIGHT DISTANCE AND INTERSECTION SIGHT DISTANCE

WSP has reviewed the available sight lines approaching and exiting the paved driveway at 11 Wheeler Road and compared them to industry standards.

The American Association of State Highway and Transportation Officials (AASHTO) calculated the requirements for Stopping Sight Distance (SSD) and Intersection Sight Distance (ISD). SSD is the critical measurement of sight lines as the distance a vehicle needs to come to a complete stop to avoid collision when traveling at a certain speed. ISD is defined as the distance a motorist at an intersection can see before their line of sight is blocked by an obstruction. ISD is not a requirement, but ISD values greater than SSD improve the safety and flow of an intersection.

The Stopping Sight Distance (SSD) at the proposed driveway is effectively unlimited from both east and west directions. An obstruction in the path of travel along Wheeler Road is visible from east end of the street, where it intersects with Worcester Street. Whereas the SSD from the west is more than 500 feet, the vertical curve on the street helps vehicle travelling east to see the obstruction in the path.

WSP measured the Intersection Sight Distance (ISD) in east and west directions of the driveway. ISD to each direction is obstructed by the trees present along both sides of the driveway. The ISD to the east is approximately 35 feet, where it is obstructed by the trees. The ISD to the west is approximately 85 feet where it is blocked by the trees and a light pole. It reappears at 122 feet and continues till 290 feet. After 290 feet, the ISD is blocked by the vertical curve on the street.

The traveling speeds on Wheeler Road were approximately 30 miles per hour. This dictates a Stopping Sight Distance of 200 feet and an Intersection Sight Distance of to the east of 335 feet and to the west of 290 feet on level ground. The available sight lines significantly exceeded the required SSD minimums, even when the downgrade from the west is accounted for. The recommended ISDs are not met in the current condition, however the ISD can and should be increased significantly with tree clearing along the property frontage.

CONCLUSIONS

Approximately 850 vehicles per day passed the proposed site driveway along Wheeler Road with a prevailing speed of approximately 30 miles per hour. The available sight lines exceed the minimum required stopping sight distance for a vehicle to avoid a collision at the site driveway. Additional tree clearing would increase the sight lines for a vehicle exiting the site driveway in order to provide the safest condition.