

MEMORANDUM

FGH

TO: Mr. Robert Roth
Roth Family LLC
172 Dean Road
Brookline, MA 02445

FROM: F. Giles Ham, P.E., Managing Principal
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810
(978) 474-8800

DATE: August 22, 2016

RE: 7323

SUBJECT: 40 Centre Street, Brookline, MA

As requested, Vanasse & Associates, Inc. (VAI) has reviewed the sight distances at the proposed driveway located at 40 Centre Street in Brookline, Massachusetts. Our April 15, 2016 memorandum reviewed sight distances for vehicles traveling along Centre Street in which VAI concluded is adequate. In addition, exiting vehicles and the view of pedestrians along the sidewalk on Centre Street was also reviewed. As required in the Town of Brookline Zoning By-Law, an exiting vehicle must have a view of pedestrians a minimum of five (5) feet on either side of the driveway measured from a point six (6) feet behind the property line, and along the centerline of the driveway. VAI has reviewed this requirement and with the building relocated to five (5) feet behind the property line, the line of sight to view oncoming pedestrians is well in excess of the five (5) feet requirement. Any proposed vegetation along the frontage should be low lying and not impact the sight view of pedestrians and vehicles along Centre Street.

With respect to parking a total of 18 parking spaces are proposed and with a total of 45 units a parking ratio of 0.40 parking spaces per unit will exist. As such, not every tenant will be assigned a space and it is expected that many tenants will not own a car. The project site is conveniently located near MBTA buses and the MBTA Greenline. In addition, overnight spaces can be rented in the Town public parking lots and ZipCar spaces are available nearby. Given these factors, a parking ratio of 0.40 spaces per unit is acceptable.