

# May 22 Precinct 17 Caucus Meeting Minutes

Location: Redbrook Trailer

Precinct 17 Member Attendees: Bill Licata, Joseph Hutchinson, Kathy Bell, Al Dinardo, Lori Downs, Lorenzo Pizarro, Pamela Hastings, and Alexis Coon; absent: Susan Arenstam

Visitors: Ed Russell, Elaine, Keith Graveline, Laurie, and Dan Gorczyca

## Discussion/presentations

- Redbrook Roadways:
  - Dan Gorczyca (Vice President/Project Executive at Redbrook [planned community]) requested to present on roadways.
  - History – 2008 granted from town of Plymouth a special permit to build 1200 doors, total. Traffic analyses were done at that time.
    - ~ 650 doors residents in single homes and 200 rental occupied...850 doors in total now.
    - Anticipating build out will take ~ 5 years
    - 60,000 commercial sq ft allowed....could go to 90,000 (would require planning board approval); meeting house is 15,000 sq ft;
    - YMCA not commercial....could grow 2-3x its current footprint
    - Per special permit, must go before planning board each time for building on a new use area; currently doing so with new apartments planned (road parallel to River Run)
      - Apartments: seeking approval right now to build 100 more...will then be 388 in total; 1.7 drivers per apartment unit.
      - Build new apartments on a road that runs parallel to River Run; curb cut on River Run opposite Waterview Way (new intersection on River Run Way). Potentially all apartment traffic going towards Bourne Rd could use new intersection to exit Redbrook, with 2-way stop used only those going south on Wareham Rd. Might mitigate some of the traffic concerns for that intersection.
      - Question was raised as to what impact this new intersection would have on traffic safety there – answer, DPW reviews and approves all development plans.
    - Side note: Land owned by ADM that abuts (surrounds outer edges of current planned community) and is not included under current special permit is called “receiving area”. This could be developed in future, but would require a new special permit where transfer development rights (TDR) could be used...no plan to do so in the foreseeable future. Long term impact on traffic volume, TBD if special permit sought in the future.
  - Every other year ADM does traffic count; did one in 2022 due to proposed apartment this year (see above). They monitor what traffic RedBrook generates within the different neighborhoods and also 4 major intersections outside of Redbrook

- Though the traffic studies have shown that the number of cars don't meet the state's requirement for a 4-way stop, Dan and other ADM staff feel the intersection is unsafe, due to driver confusion when confronted with the 2-way stop. They have asked the town's permission for a 4-way stop at River Run and Wareham Rd, but have been denied.
- His suggestions for traffic safety improvements:
  - More on street parking – causes people to slow down.
  - Residents should call police when they see speeding, near collisions, request speed traps, etc
  - Precinct 17 should go back to Select Board with safety concerns, request they formally vote on 4-way stop.
- ADM has not yet looked at traffic that will be engendered by completing further housing at Southern end of planned community yet.
- Dan did not feel the following would be helpful:
  - Adding speed tables, due to snow plow concerns, wouldn't be steep enough to slow traffic down.
  - More signage - doesn't change driver behavior.
  - Making it a 1-way road around the Village green won't help and could negatively impact neighborhoods abutting it.
- White Island Pond community:
  - Jane Strauss took Bolotin for a ride...told her sidewalks wouldn't work due to houses be so close to road.
  - Raised pedestrian walkway was nixed by town.
  - Dan asked if Precinct 17 members could speak with Evan to discuss L curves? Sandy Beach Rd is a school bus stop...Need ideas....make it a T intersection?  
Yes
- Dan happy to make phone calls or assist...brainstorming ideas.....
- Next steps:
  - Resident traffic Wareham Rd survey: survey for White Island Pond residents (will include Redbrook survey questions) and separate survey for Redbrook residents
    - Lori, Joe, and Kathy to work on survey
  - Ken precinct 16 - may do a traffic survey.
  - Improve Stop sign at River Run and Wareham Rd? Indicate it's a 2-way stop only. Will ask town makes the signs meet MUTCD signage. Dan will look to see if there is some way signage can be improved - reduce driver confusion
  - Talk with planning board for further information
  - Get all data needed, then go before Select Board and request formal vote
  - Long term solution: Develop a village steering committee, consisting of Redbrook and PineHills. Then can incorporate roadway needs into the MasterPlan.
- Reorganize following May 20<sup>th</sup> Election:

- Joe Hutchinson voted Chair, Bill Licata voted Vice Chair, Kathy Bell voted Clerk nominate Joe.
- June 12<sup>th</sup> is next meeting
- Lori, Joe, and Kathy to meet on survey
- Need to post meeting agenda sooner than later. Can amend it 48 hour before meeting

**Meeting Adjourned**