



February 11, 2022

Ms. Marzie Galazka, Director  
Community and Economic Development  
Town of Swampscott  
27 Monument Avenue  
Swampscott, MA 01907

Re: Proposed Winn Residential Development – Elm Place  
Review of Elm Place Management Summary and Transportation Improvement Program

Dear Ms. Galazka:

WorldTech Engineering (WTE) reviewed a memo prepared by the Winn Residential Development team outlining a series management policies concerning parking, snow removal, trash management, move in, pick-up & drop-off procedures. These policies were prepared in response to comments raised in our peer review comments, dated January 7, 2022, and comments raised at the ZBA hearing of January 17, 2022. An additional letter summarizing the Transportation Improvements Program was prepared by Vanasse & Associates, Inc., dated February 8, 2022. A revised site plan was submitted to the Town along with a response to our January 7, 2022, peer review letter.

WTE also reviewed the surrounding neighborhood streets in response to comments made by the public at the ZBA meeting in January. We also contacted Gino Cresta Jr., the Town's DPW director, for clarification on parking policies in the Town and his experience with the project site. Specifically, WTE was looking to address comments made concerning the adequacy of parking, for the proposed project.

The Winn development team has made significant progress in providing additional information on parking, site access, snow removal and trash management. As described in their February 8, 2022 memo, each residential unit will have the option to park one vehicle in the main parking area and will be identified by a parking sticker displayed on each vehicle. There are 95 on-site parking lot spaces and 11 on-street spaces located along the east side of Pitman Road.

One of the changes made in the revised parking plan was narrowing the green buffer space along the frontage on Pitman Road in order to provide the on-street parking wholly within the property owned by Winn Development. There will be an additional 21 leased spaces that will be located on private property in front of the storage facility and behind the Cross-Fit The Swamp building. These additional spaces will be used by staff and visitors to the new residential development. Based on the provided parking measures, the parking plan is expected to be adequate to serve

the needs of the new residential development and the parking will not impact the adjacent neighborhood street.

We also reviewed the local neighborhood streets in the vicinity of the new project including Pitman Road, Elm Place North and South, Burpee Street, Hillcrest Circle and Doherty Circle. Parking is generally provided on these neighborhood streets in driveways belonging to each resident along the street. Occasionally, a car will be parked in front of or adjacent to a house as a convenience or for visitor parking. Streets like Pitman Road experience cars parked along the edges of these narrow roadways and cars maneuver around each other if passing in opposite directions. For these low volume neighborhood streets, on-street parking acts as a traffic calming feature and should be allowed to continue. Pitman Road does not have any existing parking restrictions and there are no plans to change this policy.

The section of Elm Place, leading from the storage facility to Essex Street is adequate for two-way traffic and has a combination of parallel and angle type spaces. The current usage rate of these parking spaces seems very low except when there is a special event at the tumbling academy. This section of public street could be a source for visitor parking for the new Winn Development project. ( See photo).



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Other specific comments on the details of the parking spaces were addressed or confirmed by the new site plan. The snow removal, trash management and move-in procedures were adequately described in the Winn Memo of February 8, 2022.

The Memo describing the Transportation Improvements to be provided by the Winn Team includes traffic signal timing improvements, pavement markings, and signage on Essex Street, to help side street better access to Essex Street. Additional proposed minor improvements are described at the intersection of Elm Place and Essex Street. A firm Transportation Demand Management program is provided to help reduce the use of single-occupant vehicle trips from accessing the site.

We feel the additional information provided by the applicant addresses our concerns. If you have any questions or require additional information, please feel free to contact me directly at any time.

Sincerely,

WORLDTECH ENGINEERING, LLC

A handwritten signature in blue ink that reads "Rodney C. Emery". The signature is written in a cursive style with a long horizontal flourish at the end.

Rodney C. Emery, P.E., PTOE