



Matthew Sarcione <msarcione@shrewsburyma.gov>

RE: 40B at Hills Farms

Francesco Pellizzari <chicopell@townisp.com>

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To: msarcione@shrewsburyma.gov

Hello,

I am a resident of the Hills Farms neighborhood, Francesco Pellizzari @ 17 Quail Hollow Drive.

Regarding proposed new 40B apartment development at Hills Farms, the zoning board and builder have three options on the table:

Option 1: gives apartment access to Stony Hill and Rt 20 road improvements to "help" handle the congestion in and out of Stony Hill Road.

Option 2: restricts apartment access to Stony Hill and allows Right in and Right out on Rt 20 to/from apartments.

Option 2A: restricts apartment access to Stony Hill and allows Left in, Right in and Right out on Rt 20 to/from apartments.

Option 2 or 2A are preferred from my point of view.

I am little concerned that with no one from the town or neighborhood (Hills Farms) physically at the meeting with DOT, the builder will not advocate / push for design 2 or 2A in their meeting with DOT. I suspect that at any sign of possible resistance the builder will fold very quickly on design 2 and 2A, and not argue for it benefit to my neighborhood, and will agree on "backup option 1", which seems to be the least cost for them from the perspective of redesign.

Regardless of 1, 2 or 2A, a left turn (westbound) will always be a problem for anyone trying to get out of our neighborhood, or the new developments, so I see no significant change to this particular concern from any of the three options. The builders argument that option 2 or 2A is definitively "less safe" or will "cause more problems" on Rt 20 than going with option 1 is just pure speculation – and I do not trust the opinion of the builders traffic engineering firm on this.

Less of a problem, but still an issue is making a left turn (eastbound) into the neighborhood from Rt. 20.

My opinion of the possible easiest fixes, to improve safety and allow residents from my neighborhood / new apartment developments to access to/from Rt. 20:

- Better synchronization of lights on Rt. 20 at Flynns and Centech Blvd. intersections, and
- Decrease the speed limit on Rt. 20 between Flynns and Centech Blvd. (right now, Rt 20 is used as a speedway [drivers accelerating way past the speed limit] where it opens up to three or

lanes)

My dream fix – have the state agree to put a rotary at the Rt 20 and Centech Blvd. intersection so all intending to go west from our neighborhood / new developments can exit going eastbound on Rt 20, and make a fairly quick U-turn at the rotary.

Regarding a new stoplight: I am afraid that putting a stoplight at only one entrance of Rt. 20 and Stony Hill will increase traffic through the neighborhood for people trying to leave the neighborhood westbound – everyone will want to exit (going west) at the entrance with the stoplight (the neighborhood through traffic would be made much worse if the new developments were also made open to Stony Hill Road).

F. Pellizzari