Vanasse & Associates inc
Transportation Engineers & Planners

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Ref: 10608

October 27, 2026

Mr. Andy Rodenhiser, Chair
Medway Planning and Economic Development Board
Town of Medway
155 Village Street
Medway, MA 02053

Attn: Ms. Barbara J. Saint Andre, Director, Planning and Economic Development Department

Re: Draft Conditions Letter
Proposed Medway Municipal Complex and Heritage on Main
119 & 120 Main Street
Medway, Massachusetts

Dear Chair Rodenhiser and Members of the Planning and Economic Development Board:

Vanasse & Associates, Inc. (VAI) is providing suggested conditions of approval related to traffic/transportation in support of both the proposed Medway Municipal Complex (MMC) development to be located at 120 Main Street and the proposed Heritage on Main development to be located at 119 Main Street in Medway, Massachusetts. These conditions were discussed at meeting on October 13, 2026 that included VAI, team members for both projects and peer reviewers, as well as members of the Planning and Economic Development Board and town staff. The suggested conditions defined below assigns specific improvements to each of the aforementioned projects that in sum will provide a cohesive package of improvements for the Route 109 corridor that will improve traffic flow, enhance safety and accommodate access to both projects. The following conditions of approval related to traffic/transportation are suggested for both projects:

**MMC Conditions**

- The Applicant will install an emergency signal across the three driveways along the MMC's frontage of Route 109. This system shall be interconnected with the remaining signals along the corridor and shall be coordinated in order to mitigate emergency response disruptions during the roadway's peak hours.

- The Applicant will coordinate with the Heritage on Main project to mill and overlay Route 109 from the limits of work as shown on sheet labelled "Conceptual Improvement Plan" of the MMC's Site Plan Review & Land Disturbance Permit Drawings, dated July 20, 2026 and prepared by Langan Engineering.

- The Applicant will coordinate with the Town of Medway's Engineering Department to install Rectangular Rapid Flashing Beacons (RRFBs) at the existing crosswalks of the Main Street at Pond Street intersection.

- The Applicant will enhance the existing crosswalk at the Pond Street and Drybridge Road with high visibility thermoplastic pavement markings and signage improvements.

**Heritage on Main Conditions**

- The Applicant will coordinate with the Town to undertake a Road Safety Audit (RSA) at the Main Street/Milford Street/Franklin Street and Main Street/Holliston Street intersections in order to identify crash patterns and potential safety enhancements. The Town can use this information to apply for a Community One Stop for Growth grant or other appropriate state grant program to implement safety enhancements at these intersections.

- The Applicant will coordinate with the Town to design and implement an optimal traffic signal timing, phasing, and coordination plan inclusive of the following intersections:

    - Main Street/Milford Street/Franklin Street

    - Main Street at Winthrop Street and Evergreen Street

    - Main Street/Medway Place driveway/Project site driveway

    - Main Street/Holliston Street

- The Applicant will coordinate with the MMC and the Town of Medway to mill and overlay Route 109 from the easterly limits of work from the MMC project to the intersection of the Medway Place signalized intersection, as shown on Plan C-503 of the Permit Plan Set; dated April 15, 2026 and prepared by Bohler Engineering.

While the assignment of specific elements of the Route 109 improvement program have been defined for each project, it is important that improvements be coordinated such that the repaving of Route 109 and the associated installation of signs and pavement markings defined herein are completed as a single, integrated project, with the required traffic control and pedestrian-related improvements to be advanced commensurate with the respective project to which the improvements have been assigned.

We trust this information is of assistance to the Planning and Economic Development Board and is responsive to the discussions pertaining to traffic flow and safety along the Route 109 corridor. If you have any questions or would like to discuss the suggested conditions in more detail, please feel free to contact us.

Sincerely,

VANASSE & ASSOCIATES, INC.

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SZ/jsd