

735 Main, LLC

27 Cambridge Street
Burlington, MA 01803
(781) 273-1000

June 27, 2019

VIA HAND DELIVERY

Mariano Goluboff, Chairman
Town of Winchester
Board of Selectmen
71 Mt. Vernon Street
Winchester, MA 01890

RE: 735 Main Street, Winchester, Massachusetts/Site Access Concept Plan

Dear Chairman Goluboff:


Enclosed please find a six (6) copies of our revised site access concept plan in relation to the proposed development at 735 Main Street, Winchester entitled "Added Curb & Separated Spaces" by Toole Design Dated June 25, 2019.

The plan shows a proposed modification of the island at the intersection of Main Street and Skillings Road to allow for ingress and egress to and from the Property. Revisions have been made to further define and detail the landscaped areas and to have the bike bath laid out in a way that would allow for a future connection to the existing bike bath further west on Skillings Road.

The plan shows a possible layout for the connection to the existing bike bath on Skillings Road as depicted on the plan as items 11-13. As this work would involve coordination with another land owner, we are only showing this as a design option for a connection of the bike bath, and is not proposed to be constructed by 735 Main, LLC in relation to this project.

I respectfully request that a this matter be discussed at your July 1, 2019 public hearing to consider the approval of said plan. I look forward to hearing from you. Thank you.

735 MAIN, LLC



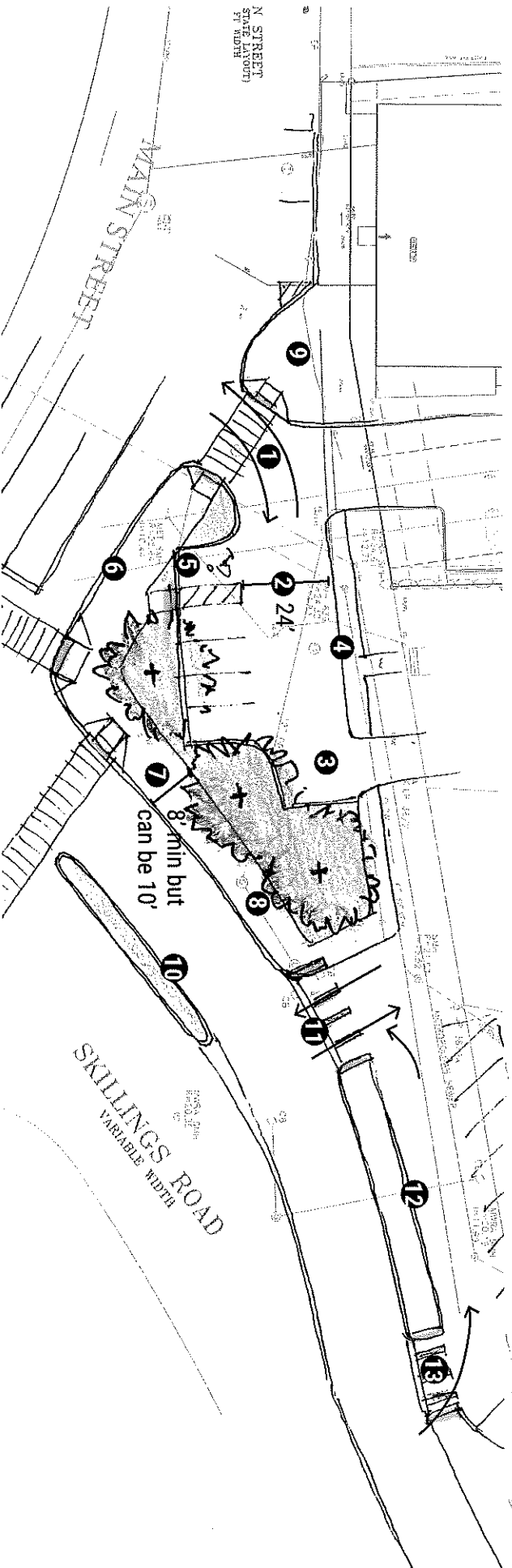
Michael J. Murray Jr.

TOWN OF WINCHESTER
TOWN MANAGER
BOARD OF SELECTMEN

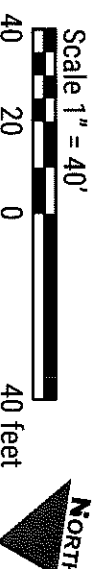
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- 1 Two-way entry to 735 Main Street and parking area
- 2 Maintain two-way width for parking area
- 3 Provide driveway access and maneuvering space at end of parking area
- 4 Restrict parking along full length of north side of roadway to allow for safe two-way operations.
- 5 Provide van accessible parking space with access aisle to crosswalk (16' total width for space and aisle). Provide ramp to island curb
- 6 Road is narrowed and curb moved. Island provides harbor & opportunity for amenities for pedestrians and people with bikes
- 7 Provide 8' minimum width at all points on island. With lane narrowing, can extend to 10' width.
- 8 Crossing provides ped/bike access along the Tri-Community Bikeway and along Skillings Road
- 9 Curb extension with curb ramp provides pedestrian access directly to retail
- 10 Median shortened to better accommodate turn to driveway
- 11 Driveways are combined and extended to roadway at parking grade. Adding new driveway apron.
- 12 Parking is angled one-way and roadway centerline adjusted to allow separated 8' wide space for peds/bikes. Add curb or wheel stops to more fully divide parking and path
- 13 Conflict markings at driveways



This preliminary concept is for planning purposes only. Field verification, site condition assessments, engineering analysis and design are necessary prior to implementing recommendations contained herein.



Added Curb & Separated Spaces

735 Main Street | Winchester, MA

June 25, 2019