

May 18, 2016

Ms. Susan Fortgang, Owner
Valley View Farm
16 Walpole Road
Haydonville, MA 01039

**RE: Traffic Impact Statement – Valley View Farm
Private Event Venue
MMI #5976-01**

Dear Ms. Fortgang:

The proposed private event venue at Valley View Farm shall have no overall impact on the existing roadway system. The new trips that the venue will generate shall all happen mainly during off-peak hours and will not affect the a.m. and p.m. peak weekday periods. Another traditional peak period is typically Saturday midday, but that is generally studied more for busy commercial areas. In this case, the area is a rural setting with limited commercial properties. Valley View Farm consists of a private event venue, farm stand, single-family home, and seasonal sugar shack/winery.

Typically, when preparing trip generation for a traffic impact statement, the Institute of Transportation Engineers (ITE) *Trip Generation Manual* is the industry standard and is a summary of trip generation data that have been voluntarily collected and submitted to ITE. Unfortunately, the ITE *Trip Generation Manual* does not provide data for private event venues, farm stands, and/or sugar shacks/wineries. This is typical when land uses do not generate sufficient traffic, generate traffic during peak periods, or there is a lack of data shared with the ITE.

Based on the information provided, the venue will book events with a maximum of 200 patrons. This venue will typically book weddings and parties. Typically, these events characteristically average between 2.1 and 2.9 persons per vehicle. A reasonable and conservative estimate for this type of venue would be 2.3 persons per vehicle, so 200 patrons would generate approximately 87 vehicles. Typically, there will be 10 to 15 employees required for an event hosting 200 patrons.

Events will be booked and permitted for mostly Saturdays and may be booked during different time periods of the day, ranging anywhere from the morning to the evening. When there is not an event happening, Valley View Farm is typically occupied by a handful of employees. A farm stand exists on the property as well as a home and seasonal sugar/maple shack/winery. Based on existing information, the farm stand typically draws two to five vehicles during peak draws, which tend to be on the weekends. The maple/sugar shack during peak draws, typically weekends, may draw from 10 to 20 visitors. Below you will find a table indicating peak trips during a typical Saturday at Valley View Farm. The time of day will vary as mentioned above, and this peak period takes into account that all employees are on site while the patrons arrive and depart.

TABLE 1
Trip Generation

Land Use	Entering	Exiting
Farm Stand*	2	3
Sugar Shack/Winery**	5	6
Guests***	87	0
Total	94	9

* Five vehicles, 40% entering and 60% exiting

** Assumed 20 visitors, 1.8 persons per vehicle, 50% entering and 50% exiting

*** See paragraph above, 100% entering during peak time period

Upon reviewing the overall area, the private event venue at Valley View Farm is at the end of Walpole Road, which intersects with South Main Street just west of Route 9 (Main Street) in Haydonville, Massachusetts. Route 9 (Main Street) is classified as a principal arterial with an average daily traffic (ADT) of 11,500 vehicles consisting of nearly 50/50 directional split and a peak hour of approximately 1,100 vehicles during a typical weekday based on the Massachusetts Department of Transportation *Transportation Data Management System* counted in 2015. Bridge Street was also counted in 2015 and has an ADT of approximately 700 vehicles. Figure 1 below includes a map of the area.



Figure 1 – Area Map

The guests/patrons attending events at Valley View Farm will primarily use Route 9 (Main Street) to access the site, with the only other option being continuing onto South Main Street, which runs parallel to Route 9 and eventually turns into River Road continuing southerly to Audubon Road and Florence Street. Patrons traveling southbound on Route 9 will mainly use South Main Street to access the site, and patrons traveling northbound will typically use Bridge Street, which intersects with South Main Street for access, but also have the ability to continue northbound and utilize South Main Street. A small percentage of patrons may come from the east utilizing High Street, which intersects with Route 9 and Bridge Street. Below is a conservative estimation of the distribution of the trips entering Valley View Farm during a peak period (see Table 2). Trips exiting the site are minimal and included in Table 3.

TABLE 2
Distribution Entering the Site

<u>Roadway</u>	<u>%</u>	<u>Trips</u>
Route 9 (Main Street) northbound		
Left onto Bridge Street	52	48
Route 9 (Main Street) northbound		
Left onto Bridge Street	20	19
Route 9 (Main Street) southbound	18	17
South Main Street	5	5
High Street	<u>5</u>	<u>5</u>
Total	100	94

TABLE 3
Distribution Exiting the Site

<u>Roadway</u>	<u>%</u>	<u>Trips</u>
South Main Street		
Left onto Route 9	18	2
South Main Street		
Right onto Route 9	20	2
South Main Street		
Right onto Bridge Street	57	4
1 – straight to High Street		
3 – right onto Route 9 southbound		
South Main Street southbound	<u>5</u>	<u>1</u>
Total	100	9

Based on the distribution plan above, approximately 40 vehicles will enter and exit the intersection of South Main Street and Route 9 (Main Street), 77 vehicles will enter and exit the intersection of Bridge

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and High Streets at Route 9 (Main Street), and 59 vehicles will enter and exit the intersection of Bridge Street and South Main Street during a peak time period in which an event is taking place.

We would like to note that based on the width of the existing Walpole Road, there should be no parking allowed on either side in the event an emergency vehicle would need access to the site and/or abutters of Walpole Road so there is room to pass opposing traffic.

It is our opinion that the traffic generated by this venue can be adequately handled on the surrounding roadways. We hope this information is useful in assessing the traffic implications related to this project. If you have any questions or need further information, please do not hesitate to contact me.

Very truly yours,

MILONE & MACBROOM, INC.

A handwritten signature in black ink, appearing to read 'V. Kacoyannakis', written over a horizontal line.

Van Kacoyannakis, P.E.
Senior Project Specialist, Traffic Engineering

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