

Bolton Police Chief Vincent Alfano
Comments on Century Mill Estates^a

Spectacle Hill Road: This rural road, as it exists, can best be described now as a paved “cart path.” In most sections, there is not enough room for two passenger vehicles to pass abreast without one pulling well off the road, or into a driveway cut. Traffic must come to a complete stop to pass with larger vehicles such as UPS delivery trucks or busses. Much of the pavement shoulder is eroded and undercut due to poor drainage problems, leaving gullies up to a foot deep. In one area, a large 6’x6’ boulder actually extends into the roadway and is paved around. The supplied traffic study states that if the development is built, they assume 30% of the traffic entering and exiting the project will use the Spectacle Hill Rd. entrance. They state that the bulk of the traffic (70%) will utilize the Century Mill Rd. entrance. The Police Department strongly disagrees with this assumption. We feel that at least 50%, and most likely more, of the traffic into the development will use the Spectacle Hill Rd. entrance due to the close proximity, and easy traffic free access, to Rte. 62 Hudson with its adjacent Rte. 495 cloverleaf, and Hudson retail business district. We feel drivers, particularly commuters, will not exit the Century Mill Rd. area on a regular basis to access Rte. 495 from Bolton, because they will first have to fight the traffic at Century Mill and Rte. 85, then Rte. 85 at Rte.117, then again at Rte. 117 and Rte 495. It is much quicker and easier to use the Rte. 62 Berlin/Hudson exit on 495. This easier shortcut will overtax the already substandard Spectacle Hill Rd., rendering it a commuter raceway and traffic safety nightmare. The developers traffic study states they feel no improvement or traffic hazard mitigation to Spectacle Hill Rd. is needed by the developer should the housing project be built. We strongly disagree with this based upon the aforementioned condition of Spectacle Hill Road.

Rte. 85/Century Mill Rd. Intersection: Current configuration of this intersection should be improved to accommodate any proposed future development on Century Mill Rd.. Vehicles on Rte. 85 both north and southbound encounter very sharp right angle turn when entering Century Mill Rd. due to narrow roadway, restricted by structures (commercial garage and dwelling) on both sides. This intersection also incorporates a significant downgrade slope located at the turning point of all vehicles, which is hazardous in inclement weather, particularly with longer lines of stopped vehicles in que at the stop sign. During rush hour periods, the nearby outlet of Rte.85 at Rte. 117 already experiences significant traffic backup, which would be exacerbated by additional vehicular traffic without addition of automated traffic control signals.

Line of Sight Issues: Due to the narrow road width, and sweeping corners with dense vegetation and embankments, we are concerned with line of sight issues for vehicles exiting the proposed development both from the Century Mill road outlet and the Spectacle Hill Rd outlet. Developer must ensure that embankments are graded properly, vegetation removed, and no build covenants regarding sheds, fences, and other yard structures on corner lots are in place. We feel minimum line of sight angles and distances shown on proposed plans are not adequate due to the curvature of both Century Mill and Spectacle Hill roads at the outlets indicated. We agree with the proposal that Stop Signs and Stop Lines at both outlets are adequate.

In conclusion, our primary concern is the condition of Spectacle Hill Road. Without traffic mitigation/improvements, the additional traffic burden placed on this rural roadway, both by residents/visitors to the new development, and the accompanying commercial traffic (landscape trucks, delivery vehicles, etc.) will be a significant hazard. Though not insurmountable, the developer must consider roadway improvements essential.

Thanks,
Vin

^a Comments were submitted on October 5, 2006 in response to an earlier filing submitted by the applicant that was deemed incomplete by the Planning Board. NT