

# Redstone

Brokerage Services  
Development  
Property Management  
Construction

February 22, 2016

Re: DRB hearing 3/2/16 Chace Mill change of use for a school tenant.

Dear Mary O'neil & DRB Board,

Please find enclosed supporting documentation to be reviewed and used during the hearing. As well as the attached video.

## Enrollment break-down:

- Grade 6 = 1 student (likely age 11/12)
- Grade 7=3 students (likely age 12/13)
- Grade 8= 6 students
- Grade 9= 7 students
- Grade 10=3 students
- Grade 11=4 students
- Grade 12=2 students
- Total 26

## How students plan to arrive

- Parent drop off
- Taxi
- Essex small bus
- CCTA neighborhood special to site
- CCTA to Barret Street drop off
- BSD Yellow Bus to site
- Currently students are supervised outside at 830am and enter the school at 845am. They depart at 210pm.

## Fact checker

- We performed an onsite live test. Attached to the email is a video of the bus entering Chace Mill from Mill Street and dropping off near the OnTop entrance and backing up to the loading dock to exit back out Mill Street.
- Test run: The photo attached page 3, photo #3 is the largest BDS bus accessing Chace Mill from the back driveway off Chase Street and dropping at the handicap ramp of the Chace Mill front entrance and leaving out Mill Street.
- It is our opinion that both options are safe and will work for student pick up and drop off by bus.
- Additionally we plan to install a few signs near their dedicated entrance stating "School Drop Off Only" (parents and Taxi can use these spaces)

- There is a handicap space near the proposed dedicated entry.
- There are handicap spaces near the porch entry.
- CCTA Neighborhood special- they would use the same method as BSD buses.
- CCTA – drop at Barret Street with side walk to beginning of Mill Street.
- For reference materials we are enclosing a sketch of a Navigation Map, the interior floor plan of the first level showing how a student would get to class if dropped at the front porch along with other site photos to use during discussions.

**On site safety:**

- Hash crosswalks and line markings will be repainted in the late spring to make them fresh and very visible.
- River barrier- we do intend to install guard rails along the river parking lot and we will repair the existing wood barrier railing. Additionally we plan to install a barrier fence along the grass area. Photo of fence is circled in red attached. This is through another zoning application that we were planning to apply for closer to end April with installation just as ground becomes unthawed.

See you all next week at the hearing,

A handwritten signature in black ink, appearing to read "Linda I Letourneau". The signature is fluid and cursive, with a long horizontal flourish at the end.

Linda I Letourneau