



Department of Transportation

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



Victoria F. Sheehan
Commissioner

William Cass, P.E.
Assistant Commissioner

February 9, 2021

Heather Monticup
Assistant Vice President
Greenman-Pedersen, Inc.
181 Ballardvale Street, Suite 202
Wilmington, MA 01887

RE: Tuscan Village Roadway Improvements in relation to the 120-acre South Village development schedule

Dear Heather:

I am writing to update the previous July 30, 2020 NHDOT letter describing the projected site development schedule and associated roadway improvements expected to be completed in relation to the Tuscan Village development schedule based on our recent Teams meeting with the Town of Salem and Tuscan Village team on January 12, 2021.

- 1) **Hanover Apartments (Site K)**: 281 housing units (3 phases) are permitted to use driveway and open doors for business when:
 - a) Signal timing improvements at Nodes 3,4,6,7,9,10,11,13,14, and 115 are complete,
 - *Signal timing improvements have been completed*
 - b) Road improvements at Node 5 (Main St. and Central St.), at Node 115(Mall Rd. at Artisan Dr.), and internal roadways Tuscan Blvd. and Artisan Dr. are complete.
 - *Roadway improvements are substantially complete.*
 - *Construction of Site K commenced during the summer of 2019 and is anticipated to be fully completed and occupied in Spring 2021.*
- 2) **Convenience store / gas station / carwash (Site G) and Pressed Café (Site H)** will not be permitted to open until roadway improvements to Mall Rd. are completed and accepted by NHDOT.
 - *Mall Road improvements are substantially complete.*
 - *The convenience store / gas station / car wash has been open for business since July 15, 2020. The Pressed Café site is not expected to occupy until April 15, 2021.*

3) **Medical Office Building (Site B)** will not be permitted to open until road improvements to Rockingham Park Blvd. are complete and accepted by NHDOT.

- *RPB roadway improvements are substantially complete (punch list items remain) and are expected to be completed and accepted by Spring 2021.*
- *The Medical Office Building is not expected to occupy and be open for patients until June 2022.*

4) **South Village Mixed Uses (Site A)**. Based on our previous meeting on March 11, 2020, the South Village Mixed Uses and roadway improvement along NH 28 will be segmented into the following phases:

- a) Building 520 [Chase Bank] and Building 1100 [Drive Fitness] will not be permitted to open until either Node #12 (intersection of Tuscan Blvd and Rockingham Park Blvd) or Node #19 (intersection of Via Toscana and South Broadway) is functionally complete and operational. “Functionally complete” will need to be confirmed in the field by District #5 personnel for Node#12 and by the Town of Salem for Node #19 and typically means binder pavement, pavement markings, signs, drainage, curbing, and traffic signals (permanent or temporary) in place and functional.
 - *Node #19 determined functionally complete by Town of Salem on 11/18/2020.*
 - *Node #12 is substantially complete (punch list items remain) and expected to be complete and accepted by NHDOT in the spring of 2021.*
 - *Chase Bank opened December, 1 2020.*
 - *Drive Fitness is expected to open April 1, 2021.*
- b) Remaining South Village mixed uses (Site A) will not be permitted to open until both Node #12 and Node #19 are considered functionally complete by NHDOT for Node #12 and the Town of Salem for Node #19. In addition, the Tuscan team will need to submit a traffic evaluation of Node #10 and any impact on Node #12 and Node #19 under an interim condition of the actual Tuscan businesses being open by end of calendar 2021 and Node #10 remaining unimproved (existing condition). If the traffic evaluation indicates potential unacceptable traffic issues, then NHDOT may need to modify this approval.
 - *Node #19 determined functionally complete by Town of Salem on 11/18/2020.*
 - *Node #12 is substantially complete (punch list items remain) and expected to be complete and accepted by NHDOT in the spring of 2021.*
 - *Interim Traffic Evaluation of Node #10 estimated to submitted to DOT the third week of February 2021 and will recommend traffic signal timing modifications if interim conditions at Node #10 cause unacceptable delays or queueing.*
 - *Chipotle is expected to open 3/1/2021.*

5) **Central Village Mixed Uses (Sites C, E, and F)** will not be permitted to open until Node #10 (intersection of RPB/ Veterans / South Broadway) is functionally complete and operational and a Type, Span, and Location (TS&L) study for a grade separated rail trail crossing at Node #10 is completed by the Tuscan team and submitted to NHDOT for review and

comment. The intent is to have a document to help plan for a future grade separated rail trail crossing at Node #10 based on continued growth in the area and operational concerns experienced at other similar intersections. The ultimate layout of Node #10 should accommodate the potential of a grade separated crossing with minimal rework in the future.

- ***The TS&L study was completed and submitted to NHDOT on 10/27/2020.***
- ***Node #10 final design plans are currently under review by NHDOT and the Town. Bidding and construction of Node #10 is expected this spring and summer.***

The NHDOT realizes that schedules are evolving, unforeseen circumstances such as weather and Covid19 could affect construction schedules, and additional analysis and discussions may result in modifications to the above noted schedule. However, the overall sequencing of opening Site K, Site G, Site H, Site B, Site A, Site C, Site E, and Site F are tied to the completion of roadway improvements detailed above in each instance.

The NHDOT looks forward to helping the Tuscan Team coordinate the completion of this important project. If you have any questions, please do not hesitate to call me.

Sincerely,



C.R. Willeke, PE

Municipal Highways Engineer

603-271-6472

cc: Ross Moldoff, Salem Planning Director
Roy Sorenson, Salem Director of Engineering Services
Peter Stamnas, NHDOT Director of Project Development
Rich Radwanski, NHDOT District #5 Engineer
Bill Lambert, NHDOT State Traffic Engineer