

November 11, 2024  
City of Worcester  
Attn: Rose Russell – Senior Planner  
455 Main Street Worcester, MA 01608

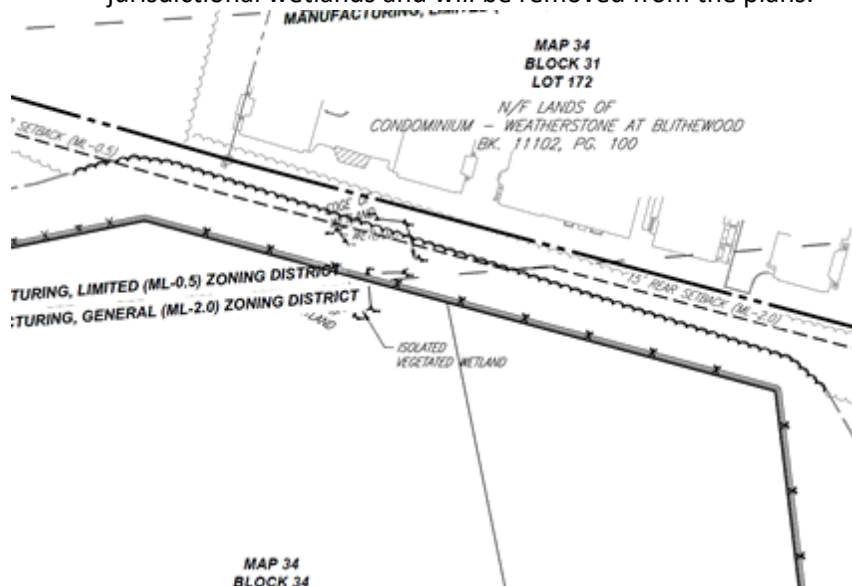
**CarMax Auction Facility – 34 Eskow Rd. & 224 Southwest Cutoff, Worcester MA 01604**

Please see the responses below to the questions received from Planning Staff on the CarMax Vehicle Auction Special Permit application.

- Are there any proposed retaining walls? The prior iteration of the plan showed walls and grading up to the storage lot and those are no longer shown. I understand there are some existing concrete walls on site but speaking directly in regard to walls around the parking lot/detention basin or other proposed walls. Please also notate the height (top & bottom heights) on the existing retaining walls on the site plan.
  - The current grading plan does not propose additional retaining walls. The existing retaining walls will be notated with heights on the site plan.
- Please provide a grading plan, it's a requirement of submitting a Zoning Board application and you must request a waiver if you are not providing a grading plan. Specifically grading of the storage lot in relation to the neighboring residences would be information critical to the Board evaluating the use and effects on the neighbors.
  - The grading plan is included in this submittal.
- Can you describe the anticipated number of in-person vs live auctions.
  - Auctions that take place can be in person and virtual simultaneously. All of the auctions here will be virtual for the foreseeable future, but with the capacity to go back in person if things change. In some cases today where people have showed up in person, they represented maybe upwards of 10% of the total attendees.
- Please provide a layout plan for the vehicle storage area and confirm how many vehicles this can accommodate and what type of surfacing is proposed.
  - The vehicle storage area is not intended to include striping identifying specific vehicle spaces. This area has been designed to accommodate approximately 878 vehicles, though the total number of vehicles within the space is subject to the operational needs of the facility during the customary business cycle. It is intended to be a paved surface, similar to the other proposed parking areas and driveways, and is designed to include the stormwater management infrastructure associated with same.
  - A Conceptual Vehicle Staging Layout exhibit is included in this submittal.
- Are you proposing any announcement system for the auctions, interior or exterior audio equipment?
  - No audio equipment is proposed on the exterior. All auctions would be conducted inside the auction building.

- How many vehicles do you anticipate coming to the site on a weekly basis between deliveries/employees/customers? The traffic study notes an expected 944 trips are anticipated on auction days, is this accurate?
  - Per the 10/29/24 Traffic study, worst-case scenario of auction day traffic is 577 new vehicle trips. On non-auction days, daily traffic flows are expected to be less than 100 vehicles trips per day, with the exception of the day before auction day when it is expected that 50 potential customers will arrive to view vehicles over the course of the day, resulting in approximately 120 daily trips to occur.
- Are you proposing to make any improvements to Eskow Road? Given the anticipated use of the site (high trip generation combined with delivery vehicles), we expect the condition of Eskow to not be sufficient for your use. Please note that improvements to private ways require approval through the Planning Board.
  - CarMax is interested in partnering with other businesses along Eskow Rd to improve the condition of the Road.
- Are you proposing a gate on the Balis Road connection at the exit to the site to prevent vehicles exiting and having to turn around. Are you proposing any signage? Similarly, the gate that's shown is ±130ft south of the property line. We're concerned that people may turn down it without realizing it's not a thru-road, have you considered putting the gate closer to the edge of the property line and including signage? We will follow up with any comments from WFD in regard to the emergency access.
  - A gate is proposed immediately proximate to this driveway's intersection with Ballis Road. This driveway is intended to be for emergency response only and is not intended for regular vehicular access.
- Have you prepared a turning analysis to ensure emergency vehicles can sufficiently access the site?
  - The anticipated emergency response vehicle turning movements accessing the site by way of the Eskow Road driveway and the proposed emergency access driveway to Ballis Road have been completed. Please refer to the attached exhibit depicting the expected emergency vehicle turning movements.
- Please provide information on noise/lighting (any 24/7 lighting, lighting locations and heights/odors from idling vehicles /waste management/snow removal/utilities etc. and what will be done in terms of signage and how you intend to direct employees/customers to mitigate negative effects on neighbors.
  - A photometric plan has been prepared, showing minimal illumination at the property boundary. The photometric plan is included in this submittal.
- How many lanes will be operating at any given time during the auction. Please confirm the auction will happen entirely indoors.
  - The auctions will be held indoors. Two indoor lanes will be operated.

- Have you considered reducing the extent of the vehicle storage area or relocating it to avoid running directly through the wetland here?
  - The areas in question are artifacts of partially constructed stormwater basins proposed as part of a previously contemplated development program. They were reviewed with the City of Worcester Conversation Commission to determine if they qualified as Isolated Land Subject to Flooding (ILSF), either under the Massachusetts Wetlands Protection Act or the standards established by the City. In both cases, these areas did not meet the minimum criteria to qualify as ILSF. The report was certified by the Conservation Commission effective August 20<sup>th</sup>, 2024. As such, these areas are not considered jurisdictional wetlands and will be removed from the plans.



- Confirmation there will not be any post sale inspection area proposed on-site?
  - Confirmed, no post sale inspection area is proposed on-site.