

EXHIBIT B

WRMM shall perform the following tasks prior to the issuance of any certificate of occupancy after 200,000 square of gross floor area for any combination of the following uses in the aggregate: hotel, motel, extended stay, garden apartment, multifamily, and live-work units. WRMM shall perform the such tasks, at its sole expense, after obtaining necessary approvals from local and state agencies.

1. For the Acton Street/Summer Street/Main Street intersection and the Waltham Street/Parker Street/ Powder Mill Road intersection, conduct a feasibility study assessing optimal signal timing and phasing for the existing signal equipment. Short-term recommendations for the signal system should be implemented. Long-term recommendations should also be outlined in the study.
2. At the Summer Street/Nason Street intersection, replace the existing pedestrian signal heads with count-down pedestrian heads and install a protected left turn arrow facing the westbound Summer Street approach; and
3. At the Sudbury Street/Main Street intersection and Walnut Street intersection, upgrade the signing and pavement makings to include at a minimum an exclusive left turn lane on Main Street.

After the execution of this Development Agreement, WRMM shall assist the Town by contributing to the advancement of an intersection/roadway project so that it may be placed onto the state's Transportation Improvement Program (TIP) through the Metropolitan Area Planning Council.