

940 BOYLSTON STREET

Land Use Committee
Public Hearing -
June 13, 2023

940 Boylston Street

General Site Information

BU-2 Zoning District
with 12,060 SF of
land

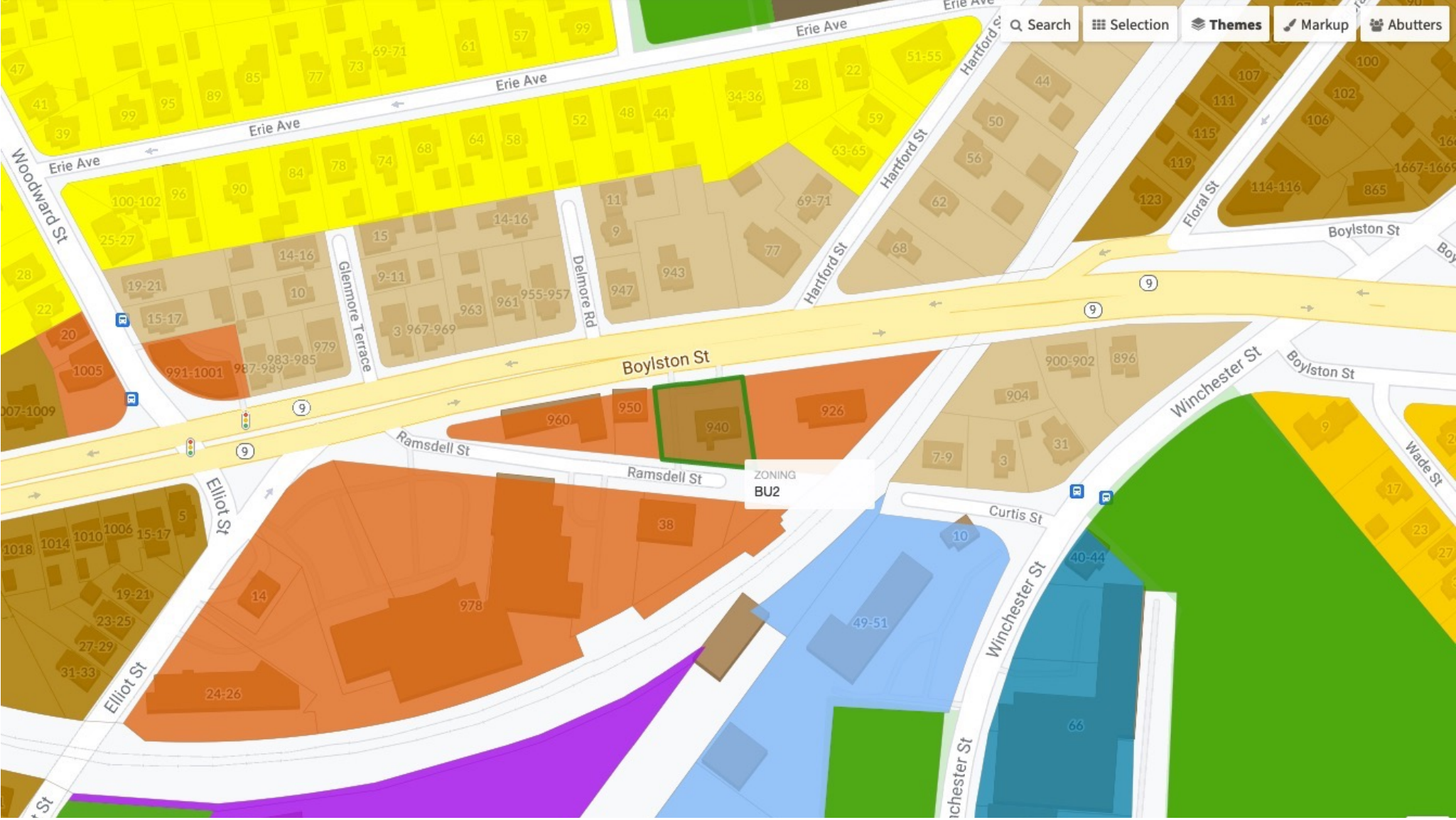
Commercial Uses in
Immediate
Neighborhood

Eastbound (southerly)
side of Route 9 (also
frontage along
Ramsdell Street –
dead end)

Existing Dunkin
Donuts store – for
over 40 years

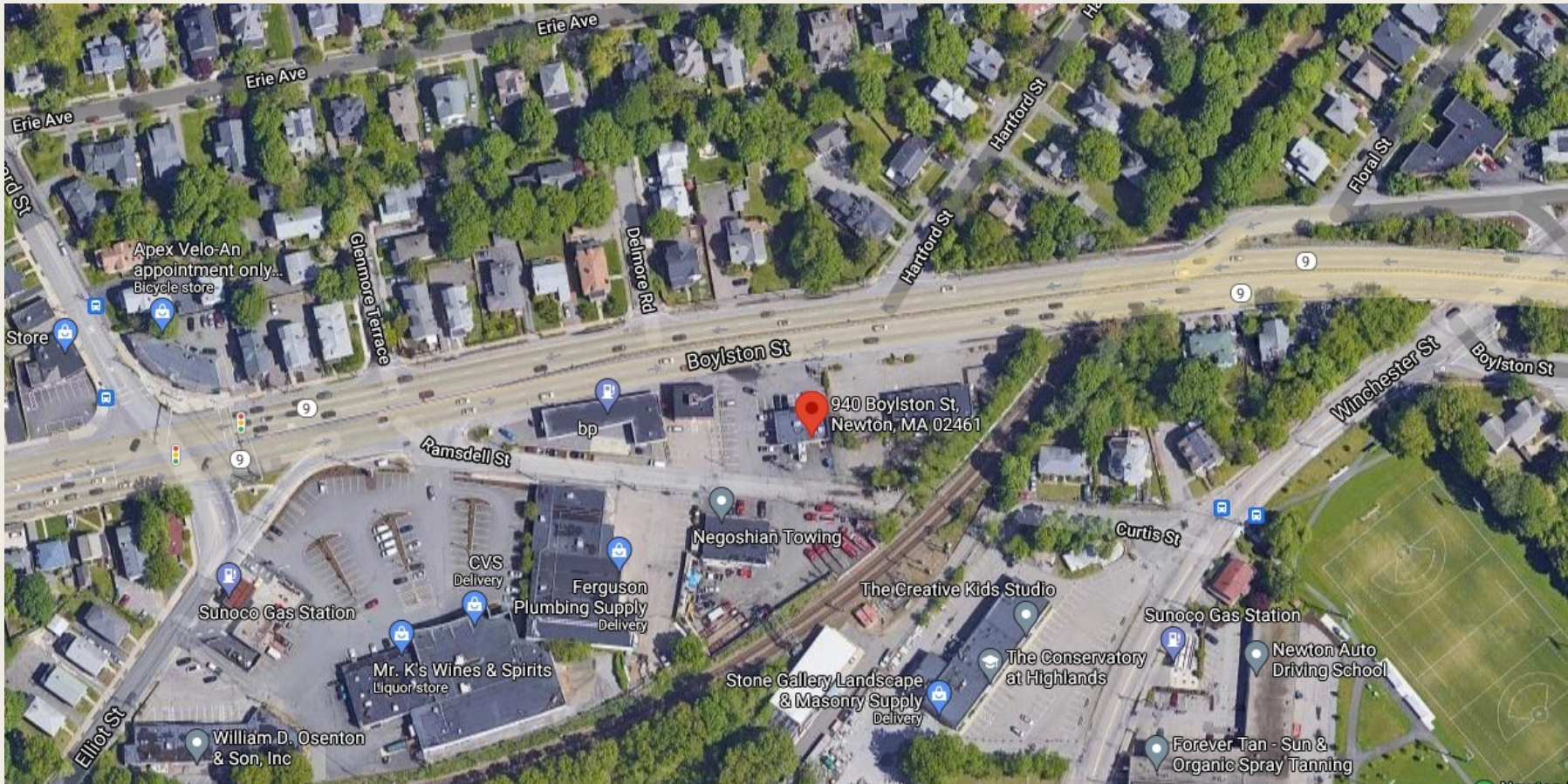
No landscaping;
Parking Lot with 23
Spaces

Current Parking Lot
Being Used by Others
as Cut-through



Proposal

- Install a Drive-Through to Existing Store
- Add lighting, landscaping, retaining wall, and fencing
- Reduce Parking Spaces (from 23 to 9 spaces)
- Improve Existing Conditions (store façade and parking lot)
- Keep 8 seats inside restaurant
- Addition of two Pedestrian Walkways, New Signage, Add Bollards, and Traffic Gate



Aerial Photo - Google Maps



PHOTOS OF FRONT FAÇADE



VIEW OF PARKING LOT FACING RAMSDELL & LOOKING
EASTERLY ON RAMSDELL



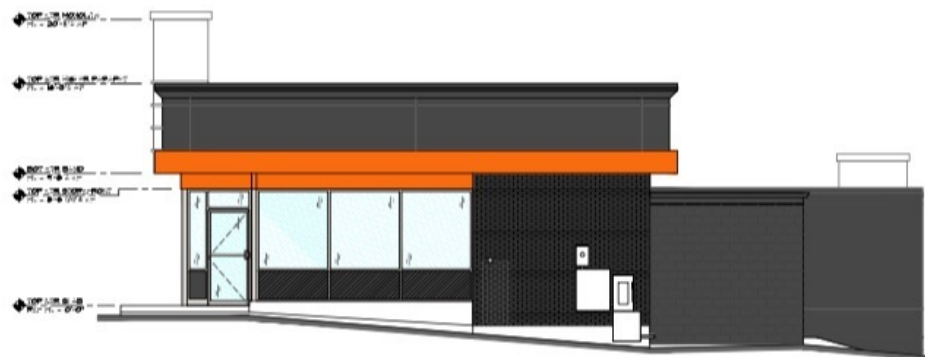
ADDITIONAL VIEWS OF ROUTE 9 (EASTERLY)



PHOTOS OF REAR (RAMSDELL ST)



ADDITIONAL VIEWS OF RAMSDELL ST.



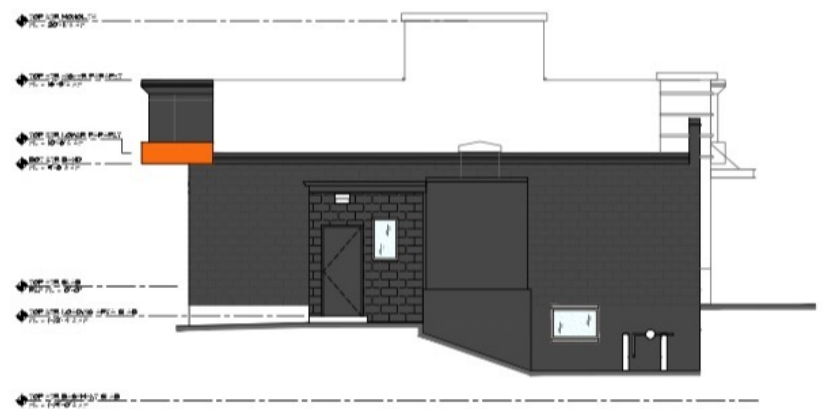
2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



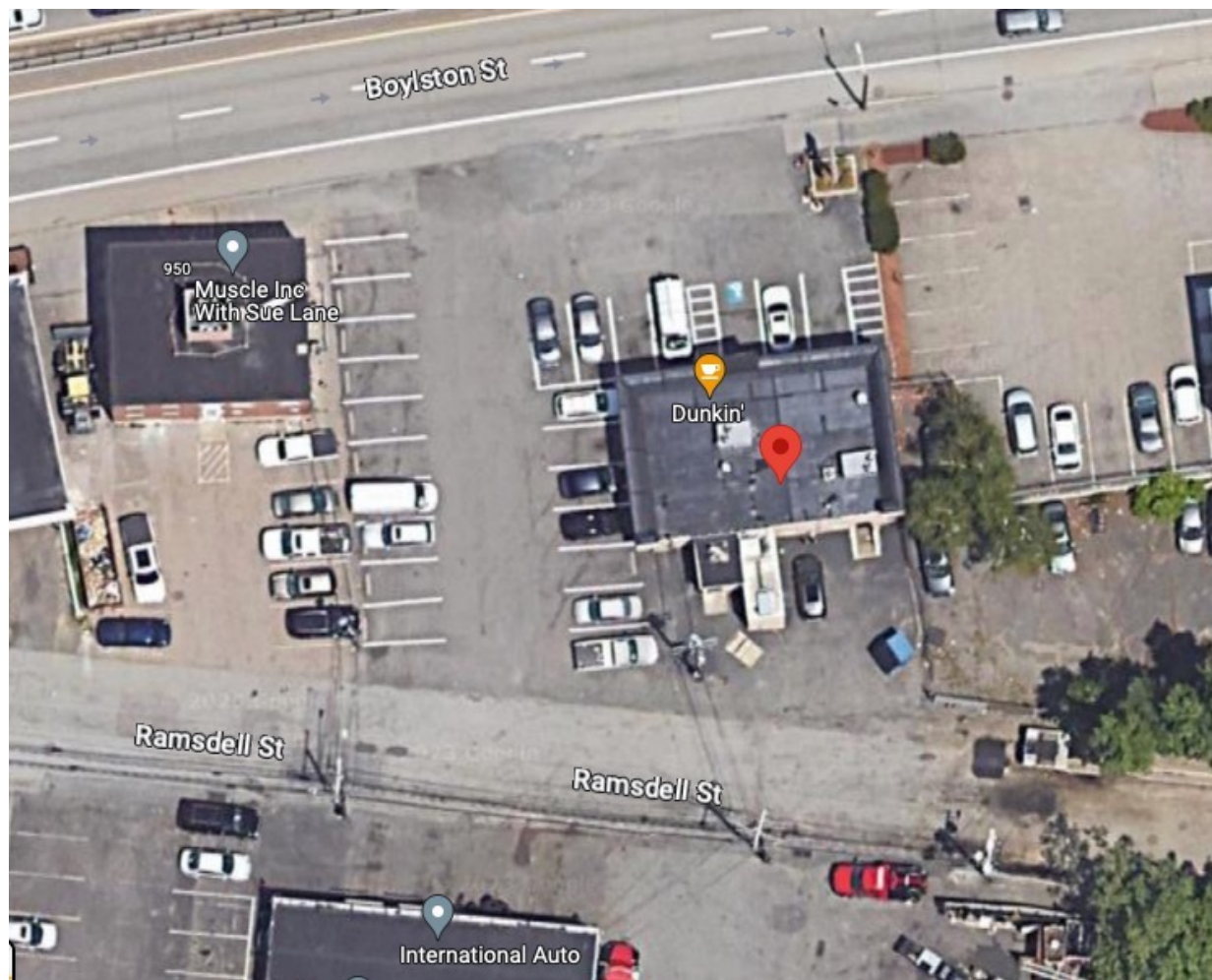
1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
86'-11 1/2" x 1'-0"



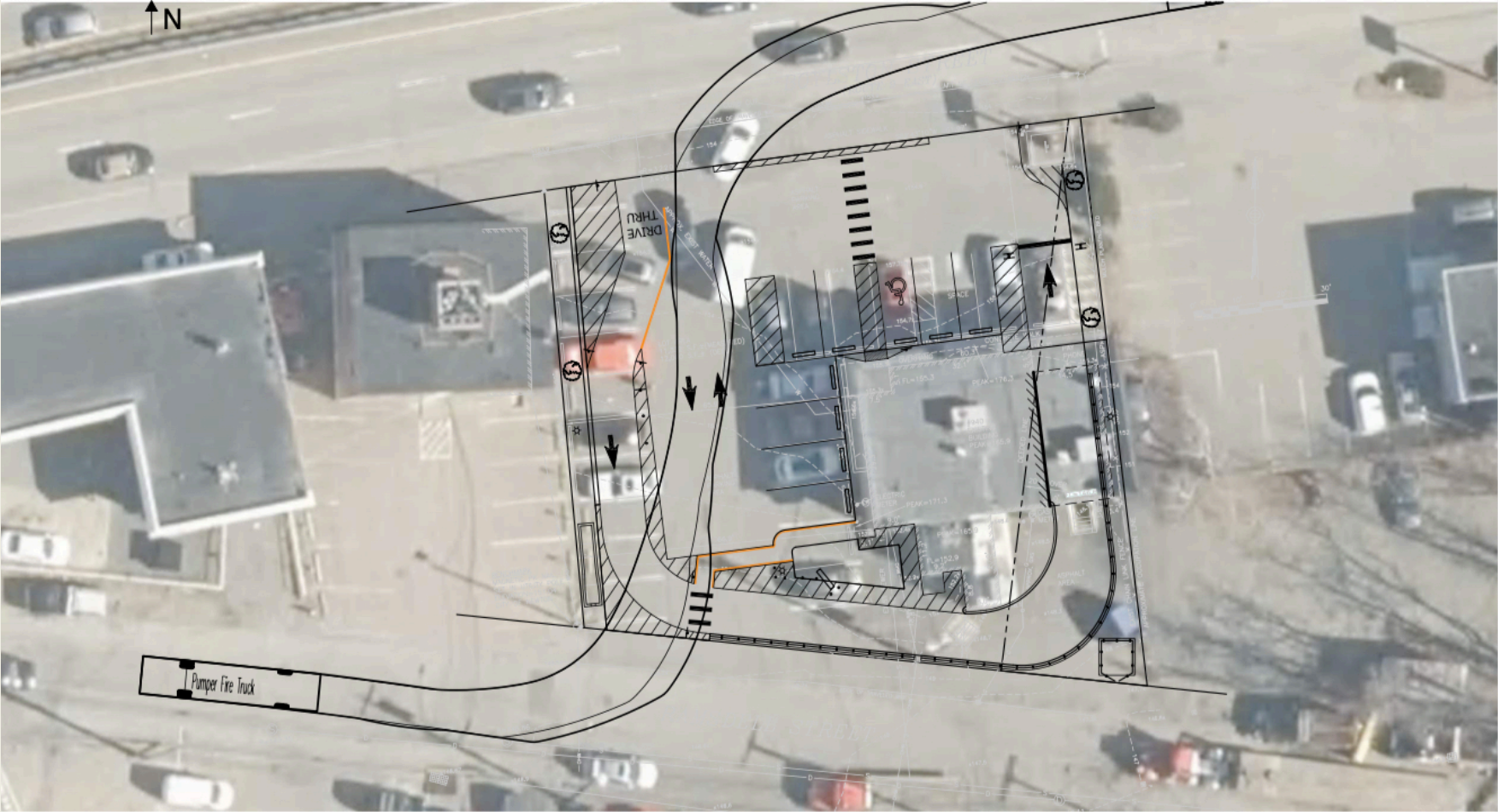
1 PROPOSED SOUTH ELEVATION
86'-11 1/2" x 1'-0"



Current Aerial Photo (Google Maps)

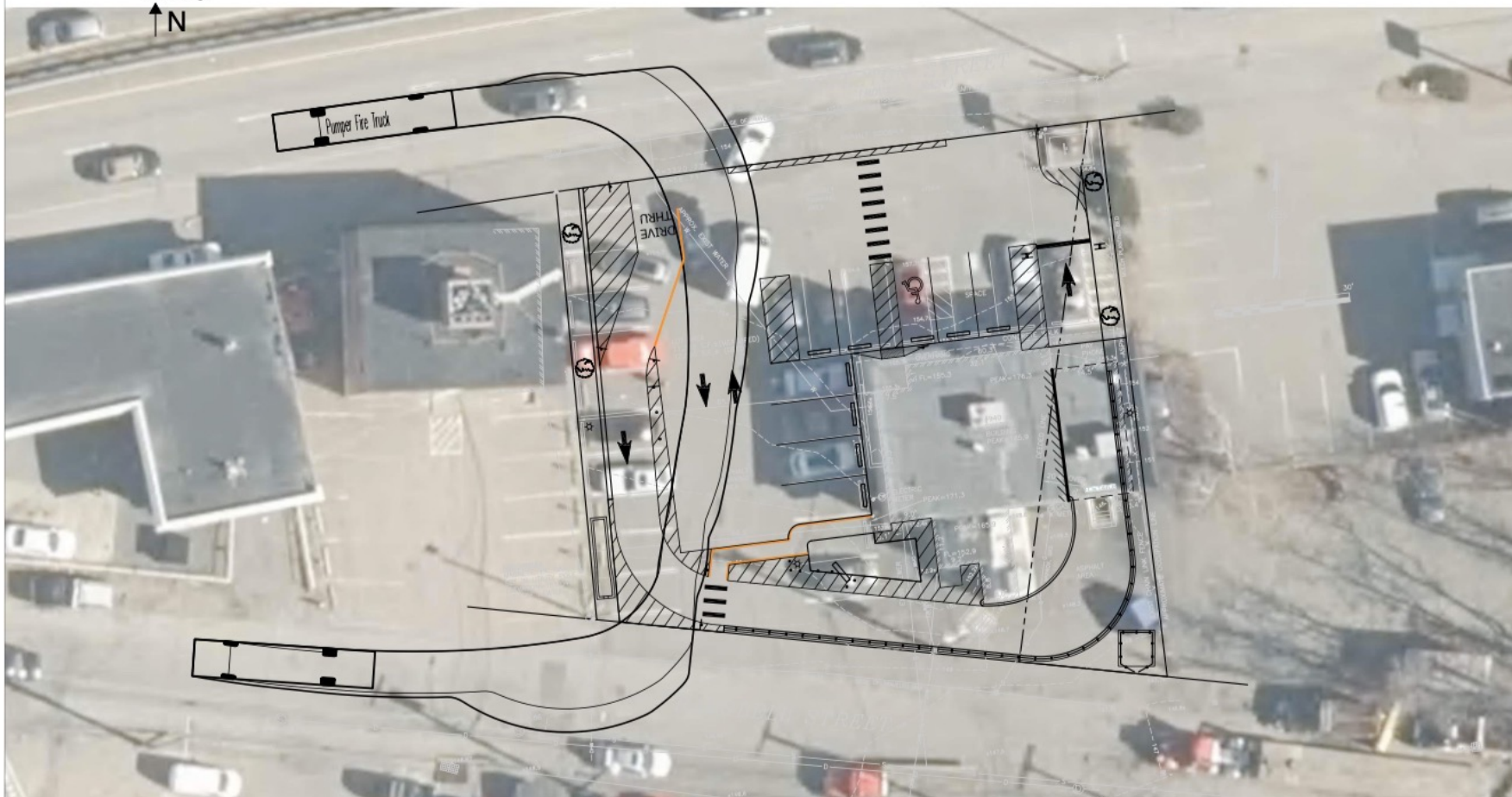
TURNING MOVEMENTS
FOR FIRE TRUCK(40 FT)

1'=20'
↑ N



FOR FIRE TRUCK(40 FT)

1'=20'
↑ N



TURNING MOVEMENTS
FOR FIRE TRUCK(40 FT)

1'=20'
↑ N



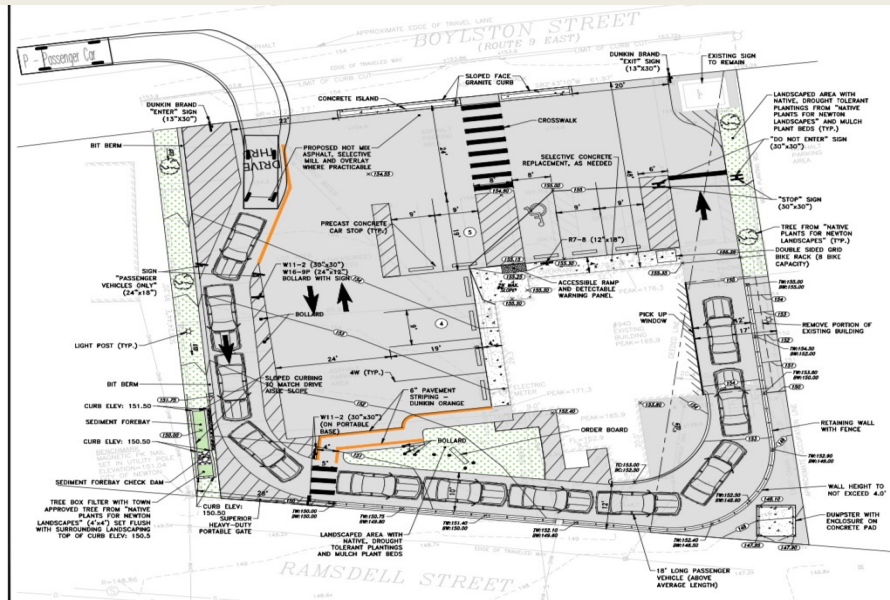
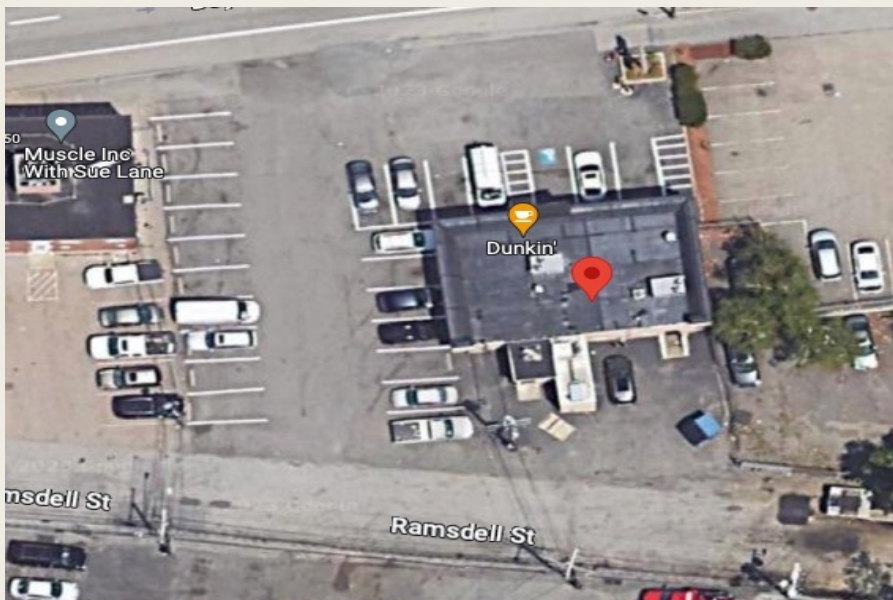




TURNING MOVEMENTS
FOR DELIVERY VEHICLE

(60 FT)
1' = 20'
↑ N





SITE COMPARISON

Traffic Study Completed by Pare Corporation

- Sight Distances meet minimum stopping and intersection sight distances required for a design speed of 45 miles per hour
- Site can accommodate up to 12-car queue
- Minimal impact on traffic on proposed use
- Analysis of expected queues are conservative and worst-case scenarios
- Comparable to Existing Uses with Two Dunkin Donuts Drive-Throughs in Wellesley on Route 9 (951 and 978 Worcester St)
- Peer Reviewed by BETA on behalf of the City

Improvements to Site; Public Benefit; and MassDOT Approval Required

- Improved Pedestrian Safety
- Improved Traffic Safety
- Improved Lighting
- Additional Landscaping and Reduce Impervious Surfaces
- Improved Store Facade and Reduce Lot Coverage
- No Air Quality Concern
- Appropriate Location for Drive-Through and Actual Traffic Data Used from Existing Wellesley Dunkin' Stores
- Support by the City of Newton Commission on Disability (Public Benefit)
- MassDOT Access Permit Required (will review queuing)
- Stormwater Management will be added

Mitigation

- New Signs Will Help Direct Traffic;
- New Bollards to Enhance Safety;
- New Crosswalk Markings For Pedestrian Foot Traffic;
- New Granite Curbing for Pedestrian and Vehicle Traffic Safety between Property and Sidewalk;
- New Heavy-Duty Portable Gate (Ramsdell) to Prevent Cut-Through;
- Employee to Redirect Traffic During Peak Hours (Mon–Fri, 6 AM to 12 PM) To Prevent Queue Back-Up;
- New Lighting to Improve Safety;
- New Landscaping to Improve Aesthetics.



Q&A