

September 20, 2014

To: Zoning Board of Appeals

From: Newtonville Area Council

The Newtonville Area Council has thoroughly reviewed the Court St. parking and traffic study, conducted by MDM Transportation Consultants, revised May 28, 2014, and the Garden Remedies traffic assessment done by VHB, May 13, 2014. We have identified some omissions and weaknesses in those studies.

- The Garden Remedies study was remiss in not collecting parking data for weekdays after 5:45 pm, since Garden Remedies is proposing to stay open until 8 pm. We are concerned that clients of Garden Remedies combined with evening restaurant activity may put more constraints on parking.
- The Court Street parking and traffic study did not fully address the current difficulty with parking and traffic issues on Court St. prior to the proposed development at 75-83 Court Street, especially during winter when snow accumulation narrows the street.
- There must be clarification as to what will happen to the 25-40 BayState Jeep employee cars currently parking at 75-83 Court St. on weekdays.
- These studies do not address the cumulative impact of these two developments, which are within two blocks of each other. The number of customers of Garden Remedies is projected to grow from 881 in year 1 to 6669 in year 5 (<http://www.mass.gov/eohhs/docs/dph/quality/drugcontrol/medical-marijuana/applications/garden-remedies-app> page 43). Combined with the 36-unit Court Street development and the uncertainty about BayState Jeep employee parking, serious parking and traffic issues could develop.

We strongly urge the Zoning Board of appeals to address these issues:

- Require additional data from VHB on parking for Washington St. between 6:00 pm and 8:00 pm weekdays;
- Develop a plan for current parking issues on Court St. and improved snow removal;
- Clarify where BayState Jeep employees will park
- Combine the data already collected with projections about growth in customer base at Garden Remedies to determine the total impact of these two developments for the next three to five years.

Newtonville Area Council

Joy Huber, President

Marc Kaufman, Vice President

Steve Bart

Jacqueline Freeman

Wayne Koch

Tom Kraus

Barbara Perlo

Helene Sroat

Tim Stone

Emily Norton, ex officio

