

August 13, 2020

Mr. Michael Gleba
Senior Planner
City of Newton, Massachusetts
1000 Commonwealth Avenue
Newton, Massachusetts 02459

RE: 1158 Beacon Street
Traffic Study Review

Dear Mr. Gleba:

BSC Group, Inc. (BSC) is providing this letter to address responses provided by Fuss & O'Neill in their response to comment letter dated June 10, 2020 and comments provided during the City of Newton's Land Use Committee meeting held on June 16, 2020 related to the proposed cannabis dispensary to be located at 1158 Beacon Street.

The Applicant provided responses to our original comment letter, dated March 2, 2020 and included clarification on most of our comments. However, we still have concerns related to parking and vehicular circulation on the site.

In our March 2 letter, we requested that the Applicant provide a plan for potential parking overflow in the event that the parking lot becomes full during normal operations. There is currently no on-street parking allowed along Beacon Street or in the vicinity of the site. The Applicant proposes to include 18 parking spaces on the site, which will serve both the dispensary and the existing restaurant uses that are located in the building.

The Applicant proposed to operate by appointment-only upon opening and to provide an on-site parking lot attendant. The appointment-only operations will allow the dispensary operator to manage parking through scheduling. However, should the dispensary choose to operate on a first-come/first-serve basis, the parking characteristics of the facility will change and a plan for overflow parking will be necessary. We request that the Applicant address the following:

- Provide a description of anticipated operations of the facility related to appointment times, duration, and points of sale.
- Provide the anticipated parking demand of employees and patrons for the appointment-only operations of the facility.
- Work with the City of Newton to develop specific conditions related to a parking management plan prior to changing to a first-come/first-serve style of operation.

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BSC also has concerns related to vehicular circulation on the site. The site will locate four parking spaces in the front of the building and the remaining 14 spaces in the rear of the building that will be accessed via a 20-foot wide driveway adjacent to the side of the building. Based on a review of the site plan, there may be potential conflicts between vehicles exiting the rear parking lot and the angle parking space located in the front of the building, closest to the driveway. We recommend that the Applicant install traffic calming devices along the driveway to promote low speeds for exiting vehicles. We also recommend that the Applicant install appropriate signage for exiting vehicles and that any vegetation between the driveway and the angled parking spaces be maintained to provide adequate sight distance.

There are also concerns that the entrance-only driveway may operate as a full-access driveway due to the proposed curb cut width of 22-feet and the alignment of the driveway that serves the parking stalls in the rear of the site. The City of Newton Zoning Ordinance requires a one-way driveway to be a minimum of 12-feet in width. We recommend that the Applicant reduce the width of the curb cut to 14-feet in width, consistent with the curb cut that serves the exit driveway.

BSC acknowledges that the site is constrained and understand that there is limited opportunity for parking on the site and that vehicular circulation will require low speeds and adequate measures to ensure safety. To address these issues, we recommend that the Applicant address the above comments prior to the next Land Use Committee hearing for the project.

Please do not hesitate to contact our office with any inquiries you may have.

Very truly yours,

BSC Group, Inc.

Michael A. Santos, PE, PTOE
Project Manager