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**Linda M. Finucane**

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**From:** Murray's Liquors in Newton <murraysliquors@gmail.com> on behalf of Murray's Newton <info@MurraysLiquors.com>  
**Sent:** Tuesday, February 17, 2015 1:04 PM  
**To:** Linda M. Finucane  
**Subject:** Land Use Petition #1-15  
**Attachments:** Land Use petition.doc; info.vcf

February 17, 2015

Mark Greenberg, proprietor  
Murray's Liquors  
747 Beacon St  
Newton, MA 02159

Land Use Board  
Newton Board of Aldermen

Re: Land Use waiver petition #1-15, 714 Beacon St.

May I present to the Board my thoughts regarding the request to waive 6 parking stalls and bicycle parking in the above petition.

I spoke at the Land Use Board meeting on February 3, 2015, along with many nearby residents, on the likely impact of such waiver. The property has already been issued a waiver on parking to accommodate retail use, such as the prior tenant, Staples. The proposal to use the space as medical offices necessitates a petition to waive an additional six parking spaces. At the meeting, petitioner estimated an on-site staff of twelve or thirteen people, plus visits by patients.

I question where those twelve or thirteen daytime staff members will park in this already congested neighborhood, especially if they plan to leave current parking on the property open for the convenience of visiting patients. Experience shows that it is unlikely that they will use long-term parking in the lots or streets that are more than a block or two away, especially in foul weather. I see local employees who work less than two blocks away from the Beacon Street Lot prefer to park at short-term parking on Beacon Street in front of my store and/or their own and feed the meter, rather than walk from the lot. Consequently, there is less convenient parking for our mutual customers.

More likely, unmetered parking along Beacon Street and the side streets will be used. The residents at the hearing addressed their concerns about this.

Parking is a challenge in the Centre. While I applaud the success of neighborhood businesses and restaurants, the Board's long history of parking waivers for restaurant openings and expansions has exacerbated the problem of short term parking. Patrons of businesses such as fine-dining restaurants or salons will make an extra effort to find parking—they have a reservation or appointment to keep. Patrons of retail stores or restaurants featuring take-out food will keep driving if they cannot find easy parking and take their business elsewhere. I have had lots of customers tell me "I'm here today because I found a parking spot. I'd shop here more often if it were easier to park." I look out my window and see cars drive past on Beacon Street while the

short-term parking in front of the store is clogged with long-term meter-feeders and wonder how much potential business is lost.

I hope that the petitioner finds a tenant that is similar to Staples—few long-term parking staff, many short-term customers or clients—to successfully utilize the space. As the Board noted, the parking requirements for a medical office are higher than retail or other uses, and rightly so.

The petitioner says he will encourage staff to commute without cars. Patients too? Recent weather shows the compounded difficulties when the T does not run on schedule, walking or biking is dangerous, and parking is further limited by snow in the streets. Not to mention, he also seeks a waiver on a bike rake.

Thank you for your kind attention.

Mark Greenberg

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