

July 16, 2013

Docket item #272-12(2)

Hotel Indigo Special Permit Public Hearing comments.

Bill Renke, 142 Cornell Street, Newton Lower Falls.

Change of Zone comments

I am opposed to the Board granting the requested change of zone to Mixed-Use 3/TOD for a portion of land located at 399 Grove Street, until the petitioner resolves the lack of sufficient parking on the hotel site. If the land is rezoned and transferred to the Riverside parcel, at least 20 parking stalls will be lost, and the hotel parking stall shortfall will total at least 75. I believe the petitioner's proposed parking management plans are insufficient to handle this shortfall. If a successful project is built at Riverside, one can expect the additional economic activity will increase business at the hotel and restaurant, thereby increasing onsite parking shortfall beyond the 75 stalls reported in the petitioner's study.

I recommend the petitioner seek a better solution, including the possibility of extending the length of the upper parking deck. An extension could add at least 30 additional stalls to the upper lot. It won't satisfy the full parking requirement, but it would significantly reduce the shortfall.

Thank you for your time.