



ATTORNEYS AT LAW

1200 WALNUT STREET

NEWTON, MASSACHUSETTS 02461-1267

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A. MIRIAM JAFFE
SHERMAN H. STARR, JR.
JUDITH L. MELIDEO-PREBLE
BARBARA D. DALLIS
PAUL N. BELL
KATHERINE BRAUCHER ADAMS
FRANKLIN J. SCHWARZER
RACHAEL C. CARVER
ADAM M. SCHECTER

TELEPHONE (617) 965-3500
FACSIMILE (617) 965-6824

OF COUNSEL
ROBIN GORENBERG

Email: sjbuchbinder@sab-law.com

November 8, 2017

BY HAND and BY EMAIL

Mr. Neil Cronin
Senior Planner
Department of Planning and Development
Newton City Hall
1000 Commonwealth Avenue
Newton, Massachusetts 02459-1449

Re: Petition #284-17 and Petition #285-17/Langley Montrose LLC
Request for Change of Zone and Special Permit
392-396, 400, and 402-404 Langley Road

Dear Neil,

I wanted to respond to the memorandum prepared by the Transportation Division of the Department of Public Works dated October 26, 2017, a copy of which is enclosed herewith, relative to the above matter.

I begin by noting that the Transportation Division concurs with the transportation study prepared by VHB which concluded that the proposed development will not adversely impact current traffic conditions in the area. The second sentence of the memorandum reads as follows: "Staff does not disagree with any of the methodology, assumptions or calculations used in the VHB analysis and agree with the determination that the project as proposed will have minimal impact upon intersection operations at the existing study area intersections". I am also enclosing herewith for your further information and review a supplemental statement prepared by Randall Hart of VHB which makes clear that the existing level of service at the intersection of Langley Road and Jackson Road currently operates at a Level of Service B, and that it would continue to operate at a Level of Service B with the proposed redevelopment project in place.

The Transportation Division's memorandum asks for support relative to the sufficiency of on-site parking with the proposed redevelopment project in place. In that regard, I am enclosing two documents. The first, entitled "Parking Availability", is a compilation of information which I have prepared based upon information received from the petitioner. It breaks down the number of parking stalls servicing 392-396 Langley Road, the number of units at that property, and the amount of vehicles registered to residents. As you will note, there are 30 units (4 of which are currently vacant), 27 vehicles registered to residents, and 51 available parking stalls (of which 6 are visitor parking stalls), leaving a total of 45 parking stalls available for

SCHLESINGER AND BUCHBINDER, LLP

Mr. Neil Cronin
November 8, 2017

Page 2

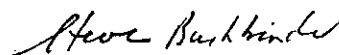
residents. There is thus a surplus of 18 parking stalls available to residents. Even allowing for the 4 vacant units, there is clearly a surplus of available parking.

With respect to 402-404 Langley Road, there are 16 units, 16 vehicles registered to unit owners, and 23 available parking stalls in an existing underground garage, resulting in a surplus of 7 parking stalls. Even allowing for 1 vacant unit, there is still a surplus of parking. This would be the case even when 3 of the 23 underground parking stalls would be lost as a result of the connection to the proposed new underground garage at 400 Langley Road.

In addition to the foregoing internal analysis, I am enclosing herewith a memorandum dated November 7, 2017 from Randy Hart of VHB which summarizes parking counts which were conducted on the petitioner's behalf this past Thursday, Friday, and Saturday. The counts were conducted at noon (all three days) and 10:00 p.m. (Thursday and Friday). As you will note from the summary, on Thursday at noon there were 39 available parking stalls. On Thursday at 10:00 p.m. there were 27 available parking stalls. On Friday at noon, there were 39 available parking stalls. On Friday at 10:00 p.m. there were 25 available parking stalls. On Saturday at noon, there were 40 available parking stalls.

I believe that the parking study prepared by VHB, as well as the parking availability summary, establish that there is ample parking available at the site at present. If the proposed redevelopment with 20 new units is approved, there will be 16 additional underground stalls. There would still be ample surface parking to serve the remaining additional need, as shown above. There are 43 vehicles registered to current owners, less than one car per unit. The petitioner has requested a parking waiver to reduce the required parking to 1.25 parking stalls per unit, resulting in a requirement of 83 stalls, with 87 stalls provided. This would appear to be a reasonable request in light of the data which has been provided herewith.

Sincerely,



Stephen J. Buchbinder

SJB/mer
enclosures

cc: (By Hand, w/enclosures)
Councilor Marc C. Laredo
Councilor Gregory R. Schwartz
Councilor Scott F. Lennon
Councilor ~~Jacob D. Auchincloss~~
Councilor James R. Cote
Councilor John W. Harney
Councilor Deborah J. Crossley
Councilor Richard A. Lipof
Councilor Victoria L. Danberg
Councilor Richard B. Blazar
Ms. Jennifer Caira
Mr. David Koses
Ms. Nicole Freedman
(By Hand and by Email, w/enclosures)
Ms. Nadia Khan