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February 12, 2021

BY ELECTRONIC MAIL

Ms. Nadia Khan
Committee Clerk
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Petition of MME Newton Retail, LLC (“MedMen”)/232 Boylston Street (#443-20)

Dear Ms. Khan,

Enclosed for distribution to the Land Use Committee prior to the hearing on February 23, 2021 please find the following documents:

- *Revised site plan entitled “232 Boylston Street, Proposed Conditions Site Plan” prepared by VTP Associates, dated December 2, 2019 and revised February 9, 2021 (“the site plan”).*
- *Correspondence from DLA Architecture to MedMen, dated January 27, 2021(the “DLA letter”).*

The site plan has been revised to remove the breakaway gate at the rear entrance to the site which is closest to Route 9 in accordance with feedback from the Newton Fire Department (as memorialized in the DLA letter). A painted sawhorse or cones will deter customers from entering the parking lot at that location, and will be easy to move aside in the event that emergency vehicles need immediate access to the site.

- *Signage plan set consisting of eight sheets entitled “MedMen, 232 Boylston Street” prepared by North American Signs, dated September 1, 2020 and revised February 5, 2021.*

The signage plan has been revised in accordance with feedback from the Committee and members of the public. The letters are smaller than the original proposal, and the colors on the freestanding sign have been reversed (i.e., red on white as opposed to white on red).

- *Managed Parking Plan prepared for Newton Planning Department by Randy Hart of VHB, dated January 25, 2021.*
- *Empirical Data Memorandum prepared for BETA Group by Randy Hart of VHB, dated February 4, 2021.*
- *Correspondence from Tom Lynch, CEO of MedMen to Neil Cronin dated January 21, 2021, memorializing MedMen’s commitment to take an administrative lead on collaborating with other area employers to create a shuttle route and provide financial support for the same.*

MedMen has committed to requiring its employees to park offsite. A component of this commitment will be subsidizing its employees’ parking costs, as well as the cost of transportation to and from the site. As outlined in the letter from Mr. Lynch, if its special permit is approved, MedMen intends to collaborate with other local employers on a shuttle which would benefit area employees as well as the public.

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In terms of offsite mitigation, MedMen has worked with its civil engineer Verne Porter, as well as Randy Hart of VHB, to design potential pedestrian access points into the site. Unfortunately, all of these access points are located on property owned by New England Development (“NED”), and would require participation by the latter. NED is still reviewing this matter.

MedMen is prepared to commit funds to installing a raised crosswalk at the corner of Florence Street and Louise Road, a location which the Transportation Division has requested. (A photo of this location is attached hereto as Exhibit A.) We would hope to discuss this further at the hearing on February 23, 2021.

Please feel free to contact me if you have any questions or require further information.

Sincerely,

Katherine Braucher Adams

Katherine Braucher Adams

cc: (By Electronic Mail)
Ms. Jennifer Caira, Deputy Director of Planning
Mr. Neil Cronin, Chief Planner
Mr. Michael Gleba, Senior Planner
Jonah Temple, Assistant City Solicitor
(By First Class Mail, w/enclosures)
Mr. Geoffrey Whitehouse, MedMen

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Exhibit A

Location of Raised Crosswalk

(To be installed at intersection of Florence Street and Louise Road)

