

SCHLESINGER AND BUCHBINDER, LLP
ATTORNEYS AT LAW

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A MIRIAM JAFFE
SHERMAN H. STARR, JR.
JUDITH L. MELIDEO-PREBLE
BARBARA D. DALLIS
KATHRYN K. WINTERS
JULIE B. ROSS
KATHERINE BRAUCHER ADAMS
FRANKLIN J. SCHWARZER
ADAM M. SCHECTER

1200 Walnut Street
Newton, Massachusetts 02461-1267
Telephone (617) 965-3500

www.sab-law.com

Email: kadams@sab-law.com

December 3, 2021

BY ELECTRONIC MAIL

Richard Lipof, Chairman
Land Use Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: #125-21/Petition of The Green Lady Dispensary, II, Inc./740 Beacon Street

Dear Chairman Lipof,

As we prepare to return to the Land Use Committee on December 9th, 2021, I wanted to provide you and the other members of the Land Use Committee with the attached revised site plan (by Verne T. Porter, Jr., PLS dated December 21, 2020, most recently revised November 11, 2021) as well as the petitioner's desired parking allocation for the site. In accordance with feedback from yourself and other Committee members at the last Land Use public hearing, we are proposing to allocate the 13 onsite parking spaces as follows:

1. 7 stalls (1-4 and 11-13) shall be reserved for employees of the petitioner.
2. 2 stalls (5-6) shall be reserved for handicapped customers.
3. 2 stalls (7-8) shall be reserved for customers of the petitioner who require parking in close proximity to the entrance.
4. 2 stalls (9-10) shall be reserved for customer pick up for Jake's Falafel Corner.

At such time as Jake's Falafel Corner is no longer operating at 740A Beacon Street, stalls 9 and 10 would no longer be available to any successor tenants at 740A Beacon Street. Stalls 9 and 10 at that point would be available for the petitioner's employees, or the petitioner may seek to amend this Council Order to reallocate some of its onsite parking to its customers.

This parking allocation shall be implemented by signage. Customers will be advised of the parking restrictions when they book an appointment online. In addition, for the first six months of operations, a parking attendant will be stationed at the Union Street curb cut during all hours of operation. The parking attendant will inform all visitors to the site of the parking restrictions set forth above. Unless the visitor states that he/she meets the criteria for onsite parking, the visitor shall be instructed to park offsite. After the first six months of operation, the petitioner shall meet with the Director of Planning and Development to determine whether there is an ongoing need for the presence of the parking attendant.

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Chairman Richard Lipof
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Finally, please note that we understand that the Transportation Division prefers signage which states “right turn only” as opposed to “no left turn” for drivers who are exiting the site. This directive would be consistent with the “right turn only” sign which regulates drivers on Union Street as it merges with Beacon Street. In addition, the Transportation Division has suggested a sign on Union Street which reads “Right Turn Only on Beacon Street” at the intersection with Beacon Street. Therefore, we are enclosing a revised Conceptual Intersection Improvements Plan (by MDM Transportation Consultants dated December 3, 2021) which includes both of these signs. We would note that offsite traffic signage is under the City’s jurisdiction, and will review same with the Transportation Division and Traffic Council if appropriate.

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)

Councilor Andrea Kelley
Councilor Maria Scibelli Greenberg
Councilor Tarik J. Lucas
Councilor Christopher J. Markiewicz
Councilor Andreae Downs
Councilor Alicia Bowman
Councilor Marc C. Laredo

Mr. Neil Cronin, Chief Planner
Ms. Katie Whewell, Senior Planner
Jonah Temple, Assistant City Solicitor

Ms. Nicole Campbell, The Green Lady