

# City of Newton Planning and Development

Petition # : 29-22

Special Permit/Site Plan Approval

To allow a drive-through, reconfigure the existing parking, and to allow a free-standing sign at 940 Boylston Street.

**November 1, 2022**



**940 Boylston Street**

# Petition History

Petitioner is seeking to allow a drive through and two free standing, principal signs (menu board). They are eliminating 14 parking stalls to allow for the drive through.

Planning engaged an on-call consultant, BETA, to review traffic and site design.

February 8, 2022 - last Land Use hearing

September 2022 - petitioner obtained support from Commission on Disability

October 2022 - Revised site plan with crosswalk across the drive through queue access from Ramsdell



# Planning Analysis

- The Planning Department acknowledges the level of service a drive through provides to people with disabilities, those who prefer less contact transactions, and additional populations.
- Staff have concerns with the expected queue spillover onto Route 9 with the lack of on-site queue mitigation offered. There are concerns with vehicle waiting times between ordering and proceeding to the pickup window and factors which contribute to queue spillover. Planning and BETA have continually requested on site queue mitigation to prevent spillover onto Route 9. The petitioner has not provided on site mitigation measures that the City and BETA can evaluate.
- MassDOT will not review until after local approvals.
- BETA has no concerns with the proposed crosswalk across the drive-through queue. Beta stated the crosswalk should be a minimum of 8 feet wide to provide a larger buffer between pedestrians and queued vehicles. The petitioner should also make sure that the grades work for both the crosswalk and walkway to meet ADA requirements.