

# 940 BOYLSTON STREET

Land Use Committee  
Public Hearing -  
November 1, 2022

# 940 Boylston Street

## General Site Information

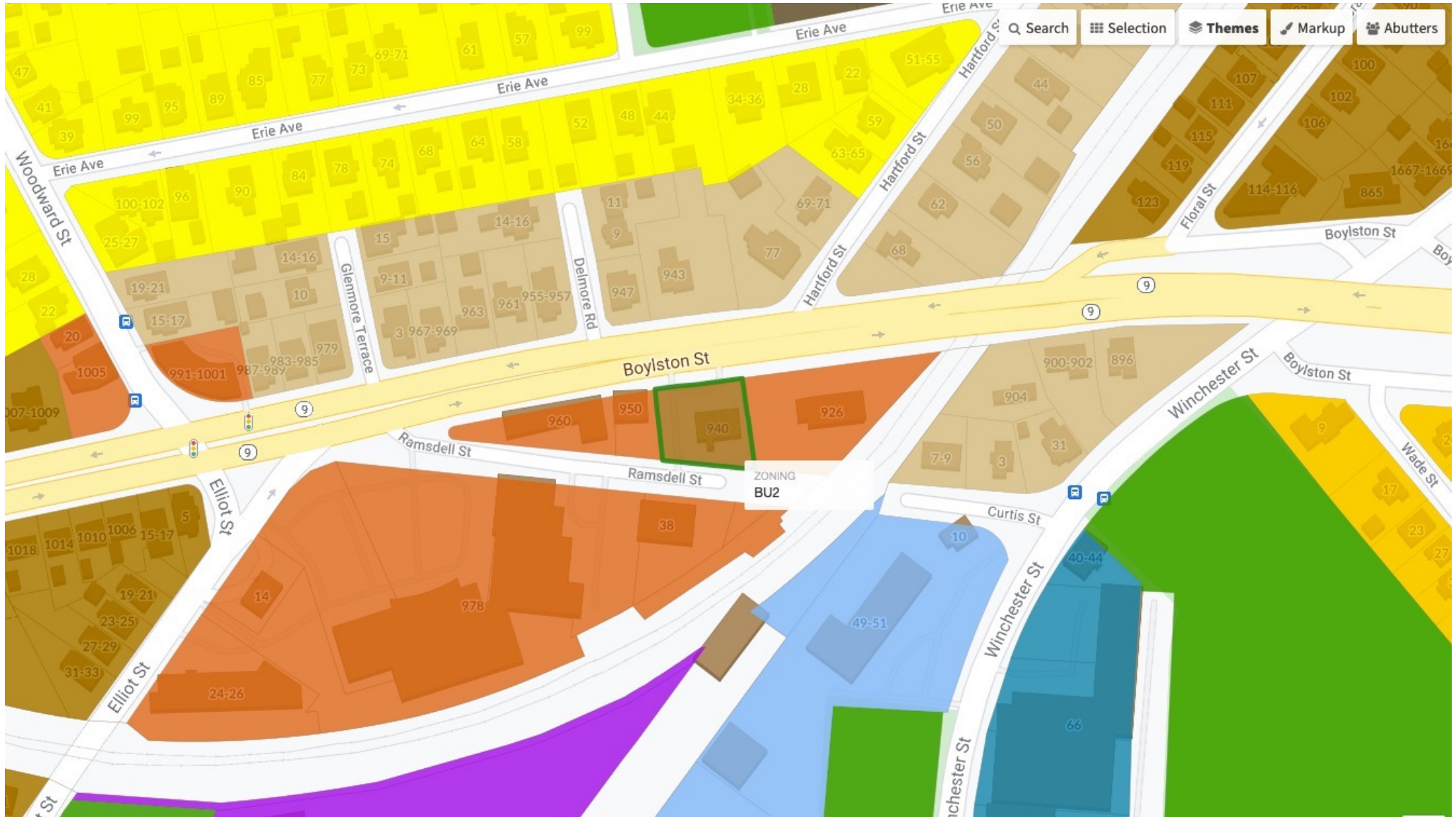
BU-2 Zoning District  
with 12,060 SF of  
land

Commercial Uses in  
Immediate  
Neighborhood

Eastbound (southerly)  
side of Route 9 (also  
frontage along  
Ramsdell Street –  
dead end)

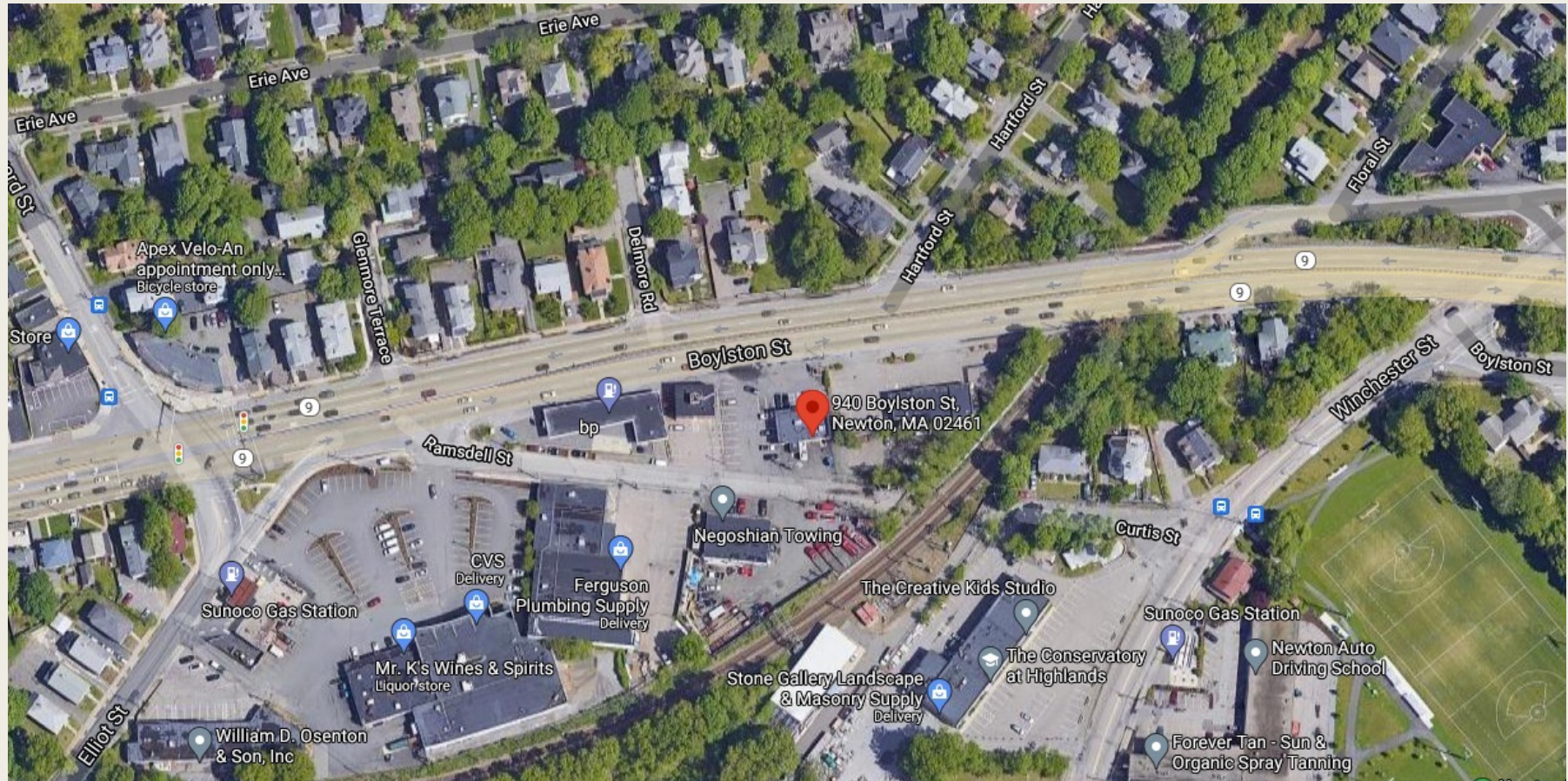
Existing Dunkin  
Donuts store – for  
over 40 years

No landscaping;  
Parking Lot with 23  
Spaces



# Proposal

- Install a Drive-Through to Existing Store
- Add lighting, landscaping and fencing
- Reduce Parking Spaces (from 23 to 9 spaces)
- Improve Existing Conditions (store façade and parking lot)
- Eliminate seats inside restaurant
- Improve Convenience and Improve parking lot traffic safety





# PHOTOS OF FRONT FAÇADE



# ADDITIONAL VIEWS OF ROUTE 9 (EASTERLY)



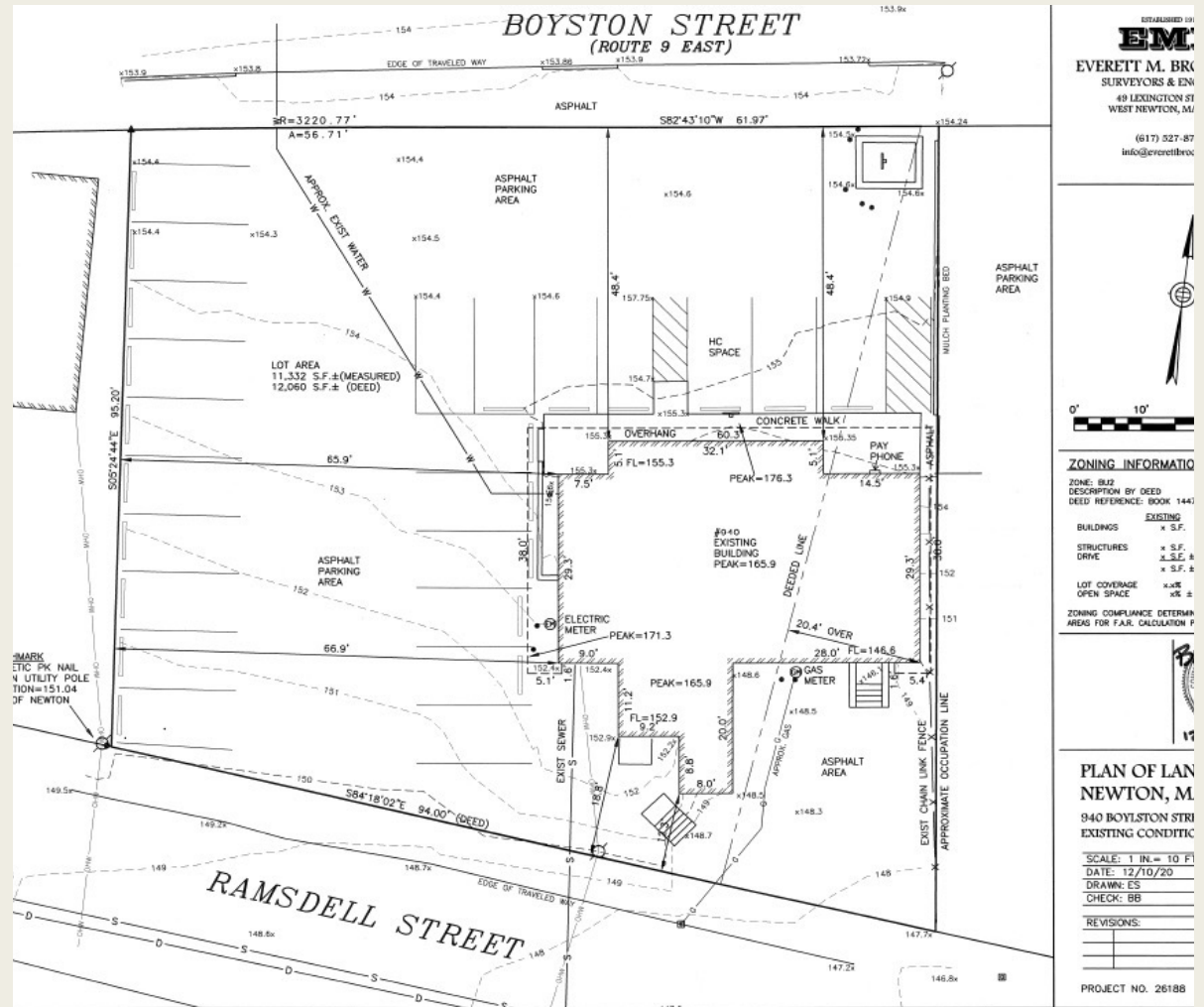
# PHOTOS OF REAR (RAMSDELL ST)





# ADDITIONAL VIEWS OF RAMSDELL ST.

# Existing Conditions Site Plan



ESTABLISHED 1911  
**EM**  
EVERETT M. BROOK  
SURVEYORS & ENGINEERS  
49 LEXINGTON STREET  
WEST NEWTON, MASSACHUSETTS  
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**ZONING INFORMATION**

ZONE: B2D  
DESCRIPTION BY DEED  
DEED REFERENCE: BOOK 1441

BUILDINGS	EXISTING
STRUCTURES	x S.F.
DRIVE	x S.F.
OPEN SPACE	x S.F.

LOT COVERAGE: x%  
OPEN SPACE: x% ±

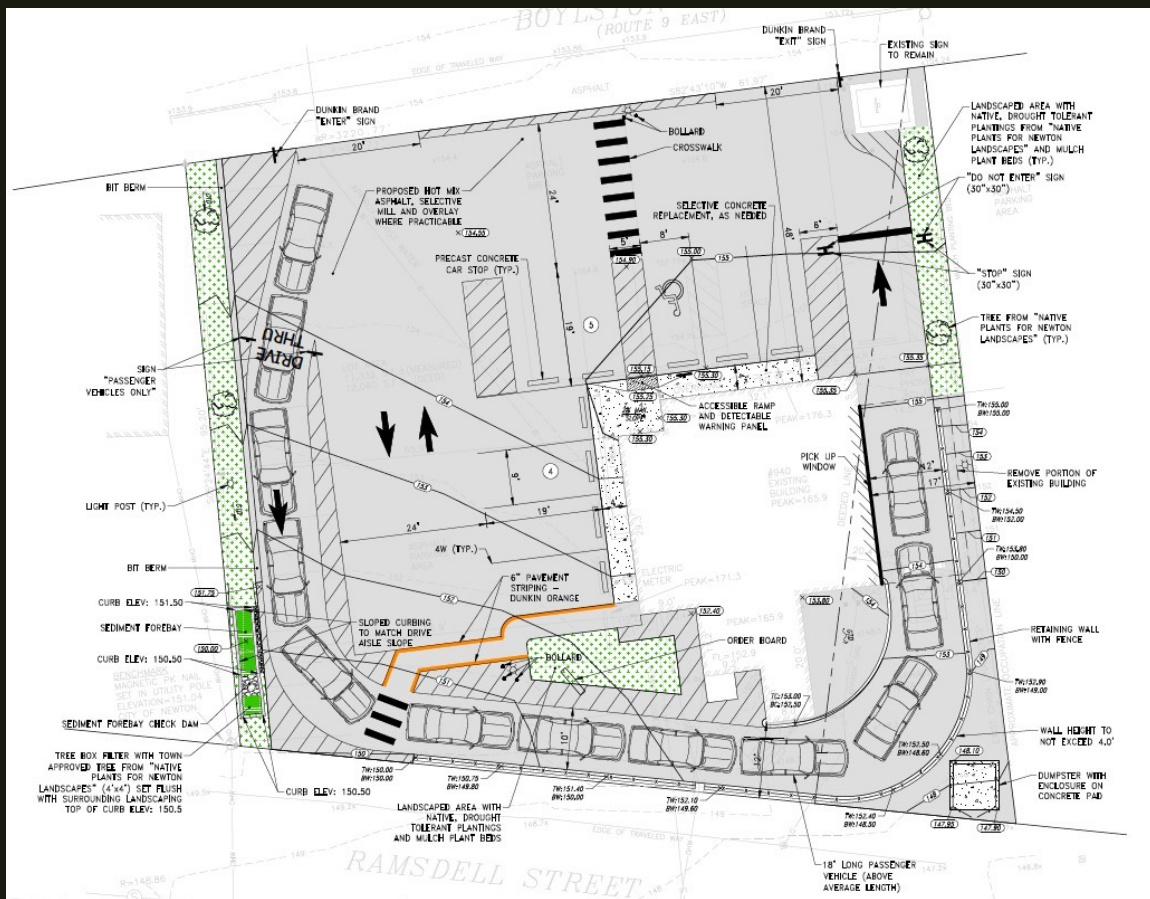
ZONING COMPLIANCE DETERMINED BY CALCULATION

**PLAN OF LAND  
NEWTON, MA  
940 BOYSTON STREET  
EXISTING CONDITION**

SCALE: 1 IN. = 10 FT.  
DATE: 12/10/20  
DRAWN: ES  
CHECK: BB

REVISIONS:

PROJECT NO. 26188



## PROPOSED CONDITIONS SITE PLAN

- New Pedestrian Walkways
- New Lighting
- New Signs
- Reduced Parking spaces to 9 spaces
- Better Controlled Traffic
- New Landscaping with Drought resistant plantings
- Reduce Building size

# Traffic Study Completed by Pare Corporation

- Sight Distances meet minimum stopping and intersection sight distances required for a design speed of 45 miles per hour
- Site can accommodate up to 12-car queue
- Minimal impact on traffic on proposed use
- Analysis of expected queues are conservative and worst-case scenarios
- Comparable to Existing Uses with Two Dunkin Donuts Drive-Throughs in Wellesley on Route 9 (951 and 978 Worcester St)
- Peer Reviewed by BETA on behalf of the City

# Improvements to Site and MassDOT Approval Required

- Improved Pedestrian Safety
- Improved Traffic Safety
- Improved Lighting
- Additional Landscaping and Reduce Impervious Surfaces
- Improved Store Facade and Reduce Lot Coverage
- No Air Quality Concern
- Appropriate Location for Drive-Through and Actual Traffic Data Used from Existing Wellesley Dunkin' Stores
- Support by the City of Newton Commission on Disability
- MassDOT Access Permit Required (will review queuing)



Q&A