

For Planning Office Use:
File #: _____

Leicester Planning Board
Site Plan Review & Special Permit Application Form

PERMIT TYPE: ☐ Special Permit ☒ Site Plan Review

CONTACT INFORMATION

Owner Information			
Name:	Robert T. Laprade, Trustee	Company Name:	Dick Realty Trust
Signature:			
Address:	PO Box 156 Leicester, MA 01524		
Phone:	(508) 859-8130	Email:	ldtrob@aol.com
Applicant Information			
Name:	Robert Lally	Company Name:	Cultivate Holdings LLC
Signature:			
Address:	1764 Main Street PO BOX 245 Leicester, MA 01524		
Phone:	(617) 699-3719	Email:	lallyrob@gmail.com
Primary Contact Person <i>(The person that will be contacted by Planning Board staff during the application process.)</i>			
Name:	Robert Lally	Company Name:	Cultivate Holdings LLC
Address:	1764 Main St Leicester, MA 01524		
Phone:	(617) 699-3719	Email:	lallyrob@gmail.com

PROJECT INFORMATION

Project Address:	1764 Main Street	Zoning District:	HB1
Assessors Map & Parcel #	Map 17, Lot B1.1	Deed Reference (Book & Page):	5402-363
Applicable Zoning Bylaw Section(s):	5.15 MEDICAL MARIJUANA TREATMENT CENTERS AND MARIJUANA ESTABLISHMENTS		
Proposed Land Use:	Medical Marijuana Treatment Center and Marijuana Establishment		
Existing Land Use:	Medical Marijuana Treatment Center		

For Planning Office Use:
File #: _____

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		Existing Structure 22,400 SF, No Additional Building	
Total Lot Area:	5.45 acres		
Water Source: (Select One)	<input type="radio"/> Private Well	<input type="radio"/> Cherry Valley & Rochdale Water District	
	<input type="radio"/> Hillcrest Water District	<input checked="" type="radio"/> Leicester Water Supply District	
Sewer Source: (Select One)	<input type="radio"/> Private Septic System	<input type="radio"/> Cherry Valley Sewer District	
	<input type="radio"/> Hillcrest Water District	<input checked="" type="radio"/> Leicester Water Supply District	
	<input type="radio"/> Oxford Rochdale Sewer District		
Brief Project Description: Please include a brief description on this form (i.e. do not write "see attached"). [Examples: New construction of a 20,000s.f. retail building and associated parking; Use of a 1,000s.f. portion of an existing structure for a proposed pet grooming clinic.] Existing medical marijuana treatment center plans to incorporate marijuana establishment into current facility.			

Application Checklist

Use this checklist to ensure you have provided all required information. See Planning Board Site Plan Review & Special Permit Regulations for details. 13 copies are required except where noted.

<input checked="" type="checkbox"/> Plans (2-full-size & 11-11"x17")	<input checked="" type="checkbox"/> Detailed Project Narrative including any waiver requests ¹	<input type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies)
<input type="checkbox"/> Documentation of Availability of Water & Sewer	<input checked="" type="checkbox"/> Certified Abutters List (1 copy) ²	<input checked="" type="checkbox"/> Traffic Study (3 copies)
<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> n/a	<input type="checkbox"/> n/a
<input checked="" type="checkbox"/> Fees ³	<input checked="" type="checkbox"/> .pdf copy of all required submittals (CD or USB Drive)	

¹ See Planning Board Site Plan Regulations for details on what should be included in a Project Narrative. For special permits that don't require conformance with Site Plan Review submittal requirements, submit a narrative explaining conformance with special permit approval criteria (see Special Permit Regulations for details).

² certified abutters lists are required for all Special Permits applications and for Major Site Plan Review Applications (new construction over 30,000 s.f. and ground-mounted solar over 250,000 s.f. or 2 acres or more of tree clearing)

³ Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester

For Planning Board Use:			
Date of Submittal:			
Public Hearing/Meeting Date(s):			
Date of Planning Board Vote:			
Date Decision Filed with Town Clerk:			

TOWN OF LEICESTER

ASSESSORS HAVE TEN DAYS TO PROCESS YOUR REQUEST, PLEASE PLAN AHEAD!

\$10.00 PREPAID AT TIME OF REQUEST FOR FIRST THREE PAGES, \$5.00 PER PAGE AT TIME OF PICKUP FOR EACH ADDITIONAL PAGE.

Subject Information

Parcel	Assessors Map: 17	Parcel: B1.10	Deed Ref#: 5402-363
Owner(s)	Dick Realty Trust, Robert F and Barbara S Laprade Trustees		
Street Address	1764 Main Street		

Requestor Information

Name	Daniel S. Glissman		
Telephone	617-456-8181	Email	dglissman@princelobel.com

Board/Department	Description of Required Abutters List
Conservation Commission RDA	Direct abutters, including abutters across any street
Conservation Commission NOI	Abutters and abutters to abutters within <u>300 feet</u> , including across any street or body of water ¹
Planning Board Special Permit, <u>Major</u> Site Plan Review, or Definitive Subdivision	Abutters and abutters to abutters within <u>300 feet</u> , including across any street
Zoning Board of Appeals Special Permit OR Variance	Abutters and abutters to abutters within <u>300 feet</u> , including across any street
Board of Health.	Specify Distance (consult with Board of Health Staff to determine the required distance) _____
Board of Selectmen Class II License	Direct abutters, including abutters across any street
Board of Selectmen Liquor License	Direct abutters, including abutters across any street AND schools, churches, or hospitals within 500 feet
Other. Please specify Board/Department <input checked="" type="radio"/> Community Meeting _____	Please specify: <input checked="" type="checkbox"/> Direct Abutters <u>300</u> feet Other: _____

¹ An applicant who proposes work solely within Land under Water Bodies or Waterways, or solely within a Lot with an area greater than 50 acres, is required to provide notification only to Abutters whose Lot is within three hundred feet from the Project Site. An applicant proposing a Linear- shaped Project greater than 1,000 feet in length is required to provide notification only to Abutters whose Lot is within 1,000 feet from the Project Site.

ABUTTERS LIST REQUEST



10:15:12AM

Town of Leicester

Abutters List

Filter Used: DataProperty.ParcelID = '17 b1 0' OR DataProperty.ParcelID = '17 b2 0' OR DataProperty.ParcelID = '17 b4 0' OR DataProperty.ParcelID = '17 a7 0' OR DataProperty.ParcelID = '17 a8.2 0' OR Dat..

Direct abutters for 17 b1.1, 1764 Main Street

03/19/2018

Page 1 of 1

Town of Leicester

Abutters List

10-15-12AM

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
10 C2 0	1832 MAIN ST	MELAS INC		RT 9	WEST BROOKFIELD	MA	01585
17 A7 0	1771 MAIN ST	PIERCE STEVEN M JR	WARD MICHELLE A	1771 MAIN ST	LEICESTER	MA	01524
17 A8.2 0	MAIN ST	TOWN OF LEICESTER	TOWN HALL	3 WASHBURN SQUARE	LEICESTER	MA	01524
17 B1 0	1762 MAIN ST	TOPNOTCH REALTY CORP		208 PINE STREET	LEICESTER	MA	01524
17 B2 0	1740 MAIN ST	BURDETT MARK K	LINNON PATRICIA C	1740 MAIN ST	LEICESTER	MA	01524
17 B4 0	1666 MAIN ST	SOOJIAN MARGUERITE I		1666 MAIN ST	LEICESTER	MA	01524

End of Report

C. CULTIVATE HOLDINGS LLC / LEICESTER APPLICATION FEES

1015

CULTIVATE HOLDINGS LLC
OPERATING ACCOUNT

DATE _____ 53-139/113

PAY TO THE
ORDER OF

Town of Leicester

Two Thousand & One Hundred

\$ 2100.00

DOLLARS

FOR Site **Century Bank**
Medford, Massachusetts

Samuel Snyder ^{MP}

1014

CULTIVATE HOLDINGS LLC
OPERATING ACCOUNT

DATE 5/7/18 53-139/113

PAY TO THE
ORDER OF

Town of Leicester

Five Hundred & Twenty Five Dollars

\$ 525.00

DOLLARS

FOR Site **Century Bank**
Massachusetts Application

Samuel Snyder ^{MP}



1764 Main Street Leicester, MA 01524

Town of Leicester
Planning Board
3 Washburn Square
Leicester, MA 01524

Cultivate Holdings LLC

May 8, 2018

PROJECT NARRATIVE

Cultivate Holdings LLC ("Cultivate") currently operates a Medical Marijuana Treatment Center at 1764 Main Street off of Route 9. Cultivate was awarded as a Registered Marijuana Dispensary (RMD) under Massachusetts General Law which allows Cultivate to dispense, cultivate, and prepare marijuana for medical use. Cultivate received their Final Certificate from the State September 20, 2017 and they were approved to sell to medical patients on November 24, 2017.

In April of 2018, Massachusetts approved the final regulations related to adult use marijuana and in May of 2018 the voters of Leicester passed an Amendment to the Zoning bylaw regarding Medicinal and Adult Use/Recreational Marijuana. Cultivate proposes to apply for Adult Use/Recreational Marijuana Establishment at its current facility with both the state and the Town of Leicester.

Currently Cultivate operates the RMD in the former Leicester Die and Tool Factory in approximately 22,400 square feet. The operations are divided into three primary operations that align with our state licensing requirement: 1) Dispensary/Retail 2) Production and 3) Processor. The existing facility will be used in its current capacity to accommodate the new use for Adult Use/Recreation Marijuana by utilizing the existing operations to convert from Medical to Adult Use/Recreational uses. The systems in all aspects are very similar. There are small differences in each of the operations that the Cultivate team will have to ensure comply with all state and local regulations. Overall, Cultivate expects to manage the operations and remain in compliance with all state and local regulations with their existing space with only slight internal modifications and no expansion of their current exterior footprint.

1. General Description

- a) Proposed Uses. Cultivate will continue to operate under their RMD. Under the new Adult Use/Recreational Marijuana, Cultivate proposes to operate as a Marijuana Establishment as defined as a licensed Marijuana Cultivator, Marijuana Product Manufacturer, Marijuana Retailer, Marijuana Transportation or Distribution Facility or any other type of licensed marijuana-related business or businesses. Cultivate will be filing with the Cannabis Control Commission for the relevant licenses as these become available. Cultivate is not applying for a Marijuana Social Consumption Facility or Operator, Marijuana Testing Facility.

Hours of Operation. Cultivate will operate compliant to the local and state



1764 Main Street Leicester, MA 01524

regulations. Cultivate will initially plan to operate from 9 AM to 9 PM Monday through Sunday.

Number of Employees. Cultivate currently employs 17 employees. With the expansion into the Adult Use/Recreational Marijuana market, 3 more RMD employees will be hired and 19 additional employees will be hired for Adult Use/Recreation, mostly for the retail business.

	Current	Planned
RMD	17	20
Adult Use/ Recreation	n/a	19
Total	17	32

- b) Project Structure. The Proposed structure will not change significantly the existing structure.
- c) Size of Proposed New Use. The Proposed use will not increase the existing structure.
- d) Parking. Cultivate meets all Leicester parking requirements.

Use	Requirement (1 space per ft ²)	Area (ft ²)	Spaces Required
Retail	200	988	4.9
Warehouse	2,500	12,466	5.0
Manufacturing	1,000	8,946	9.0
Total		22,400	19 Required
			26 Provided

Parking Space Requirements

- Cultivate does not allow any street parking. To ensure that there is no street parking, our team members monitor all traffic around the parking lot and will not admit a person or persons that park on the street and will request that they move the vehicle to an approved parking spot.
- Cultivate meets all minimums in the Section III Table of Parking Space Requirements.
- Cultivate has demonstrated that the minimum parking requirements will be met for the new demand without counting existing parking necessary for preexisting uses.

Parking Facility Design

- **Parking Space Size.** All parking spaces are at least 10 feet x 20 feet.

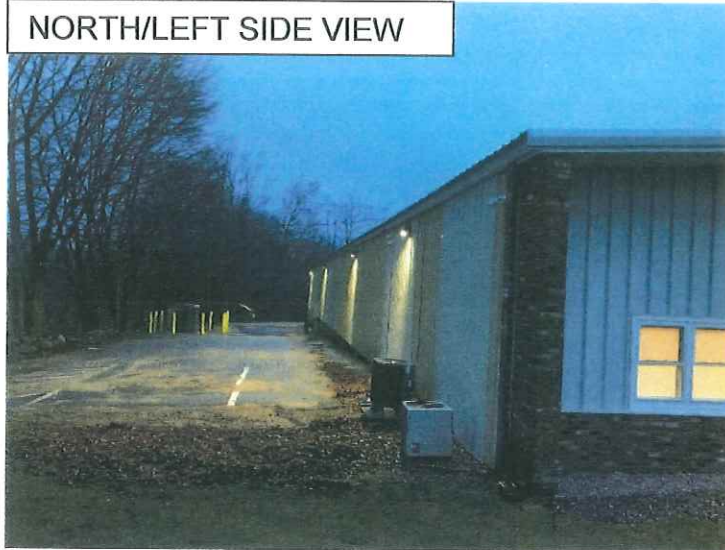
- Width of Drive Aisles. All drive aisles are at least 24 feet.
- Driveway Width. Cultivate has two existing driveway, they are at least twenty-five (25) feet wide where a common access/egress driveway is provided.
- Handicapped Parking Spaces. Adequate/compliant handicapped parking spaces have been provided.
- Layout. Cultivate worked with civil engineering firm Land Planning Inc. to review, layout all parking requirements as well as perform a traffic study for the site. Cultivate meets all Town's requirements for the parking layout.
- Pedestrian Access. There is no new parking contemplated at this point. Any future parking plans will ensure safe and convenient pedestrian access is incorporated into new parking plans.
- Lighting. The parking lot is adequately illuminate by spot lights around the perimeter of the building that provides for the comfort and safety of persons using parking and loading areas. Parking and loading area lighting does not shine beyond the property lines, except for driveway entrances where light may shine onto the immediate area of the street

FRONT VIEW

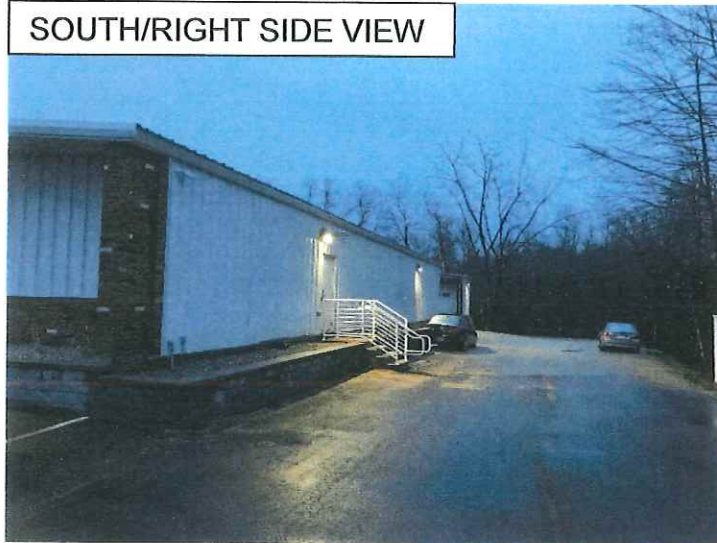


right-of-way.

NORTH/LEFT SIDE VIEW



SOUTH/RIGHT SIDE VIEW



- **Loading Space.** Cultivate loading spaces do not require any trucks need to back onto or off a public way, or be parked on a public way while loading or unloading.
- **Landscaping.** Cultivate has professionally designed, installed and maintained landscaping.
- **Parking Location/Shared Parking.** Cultivate parking is contained completely on the existing lot and there is no shared parking.

Parking Contingency. If Cultivate experiences extremely high volume traffic and as a result, higher than normal parking demand, Cultivate will propose the following contingencies during peak traffic times to mitigate and manage traffic. First, Cultivate will work with their existing infrastructure to try to reduce congestion and traffic and would add additional staff to work to reduce congestions both inside and outside the retail store. Additional Cultivate staff inside the retail will work to facilitate all sales and therefore reduce the amount of time required to be spent inside the facility and allow more customers in the high traffic time period. Also, Cultivate would hire additional staff to manage the outside parking, direct and manage parking flow in the parking area. If necessary, Cultivate would request police assistance for traffic flow on and offsite. If parking continues to become a problem, Cultivate will explore ride share programs and secure offsite parking for employees in order to free up additional space on site of the customers. Also, Cultivate could stagger work shifts to reduce parking during peak time frames.

- e) Water and Sewer. The current facility is currently on Leicester town water and sewer. The project was sized at full capacity and the proposed new use will not have a significant impact.
- f) Structure. The current facility will not be increased with Adult Use/Recreational marijuana.

2. Site Plan Approval.

Cultivate meets all Standards for Site Plan Approval as described in Section 5.2.05 STANDARDS FOR SITE PLAN APPROVAL, specifically,

- A. The use complies with all the provisions of the Leicester Zoning By-Law;
- B. The use will not materially endanger or constitute a hazard to the public health and safety;
- C. The use will not create undue traffic congestion or unduly impair pedestrian safety;
- D. Sufficient off-street parking exists;
- E. The use is adequately served by water, sewer, and all other necessary utilities;
- F. The use will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties and streets, nor will result in pollution or degradation to surface water or groundwater; and
- G. The use will not result in any undue disturbance to adjoining property owners or the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.

Cultivate meets all standards as defined in the Zoning Bylaws Section 5.15.02

STANDARDS. Cultivate Responses to each section are listed below.

- A. General. All aspects of a Medical Marijuana Treatment Center or Marijuana Establishment take place at a fixed location within a fully enclosed building and is not visible from the exterior of the business. There is no outside storage of marijuana, related supplies, or educational materials.
- B. Buffer Requirements. Cultivate meets all buffer requirements, please refer to the survey performed by Theodosius April 1, 2018.
- C. Signage. Cultivate has already been approved for all the existing signage, there is no change to the current signage. The Cultivate name will serve both RMD and Adult Use/Recreational Marijuana uses as exists.





- D. Ventilation/Odor. Cultivate has a very robust and comprehensive ventilation and odor control program that prevents odor and any possible contaminants from escaping the perimeter.
- E. Security. Cultivate currently has passed all local and state security protocols to ensure that there are adequate security measures to ensure that no individual participant will pose a direct threat to the health or safety of other individuals, and that the storage and/or location of cultivation of marijuana is adequately secured in enclosed, locked facilities.
- F. Permitting. Cultivate currently meets and maintains all RMD required permits and is seeking to obtain all Marijuana Establishments required permits from local and state permitting authorities.
- G. Private Clubs. Cultivate will not allow any Clubs, lodges, or other private grounds (non-profit and private) allowing on-site consumption of marijuana or marijuana products.
- H. Conversion. Cultivate is a register RMD and is seeking to maintain that license as well as seeking Site Plan Review specifically for the Adult Use/Recreational Marijuana Facility from Leicester to engage in the cultivation, manufacture and/or sale of marijuana or marijuana products in Leicester. Abutters, and abutters to the abutters within three hundred feet of the property line of the applicant, shall be notified of the date and time of the Site Plan Review discussion.
- I. Limitations Marijuana Retailers, Consumer Sales Only. Cultivate is seeking the limited right for the Retailer, Consumer Sales Only from the Town of Leicester.

3. Permits/Approvals.

Cultivate is seeking licensing with the State for Adult Use, applications were filed with the State May 1, 2018.

4. Proposed Development Schedule



1764 Main Street Leicester, MA 01524

Construction for the proposed business is minimal and will require little to no additional construction. Many of Cultivate's practices encompass both the RMD and Adult Use/Recreational Marijuana. Cultivate will be ready to operate when both the state and the Town submit approvals for the required licenses and permits.

5. Waiver Requests.

There are no waivers being requested.

THEODHOSI + MICHAEL

Architecture Interior Design
Post Office Box 437
Sharon, Massachusetts 02067
781 784 9117
www.theodhosimichael.com

Rob Lally
Natural Healthcare Incorporated
Re: 1764 Main Street
Leicester Massachusetts

April 1, 2018

Dear Rob:

Theodhosi + Michael performed review of 1764 Main Street Leicester for a determination of the appropriate preferred use of the building at that address.

We present the following:

- The Zoning regulations for Leicester were reviewed and excerpts from the proposed 03/15/2018 amended bylaw buffer requirements are attached
- Zoning is HB-1 Highway Business use.
- A Medical Marijuana Treatment Center is allowed with limitations in the Town of Leicester Zoning Regulations and Commonwealth of Massachusetts Regulations and you are applying for an **Adult Use Marijuana License** which will be allowed by the new zoning code at 1764 Main Street.
- A site visit of the structure and surroundings has been performed

No marijuana facility may be located within 500 feet of a residential zoning district, school, church or other religious use, child care facility, family child care home, park, playground, drug or alcohol rehabilitation facility, per proposed Leicester Zoning Regulations.

Per Commonwealth of Massachusetts General Laws, Part 1, Title XV, Chapter 94G, Section 5 note the following:

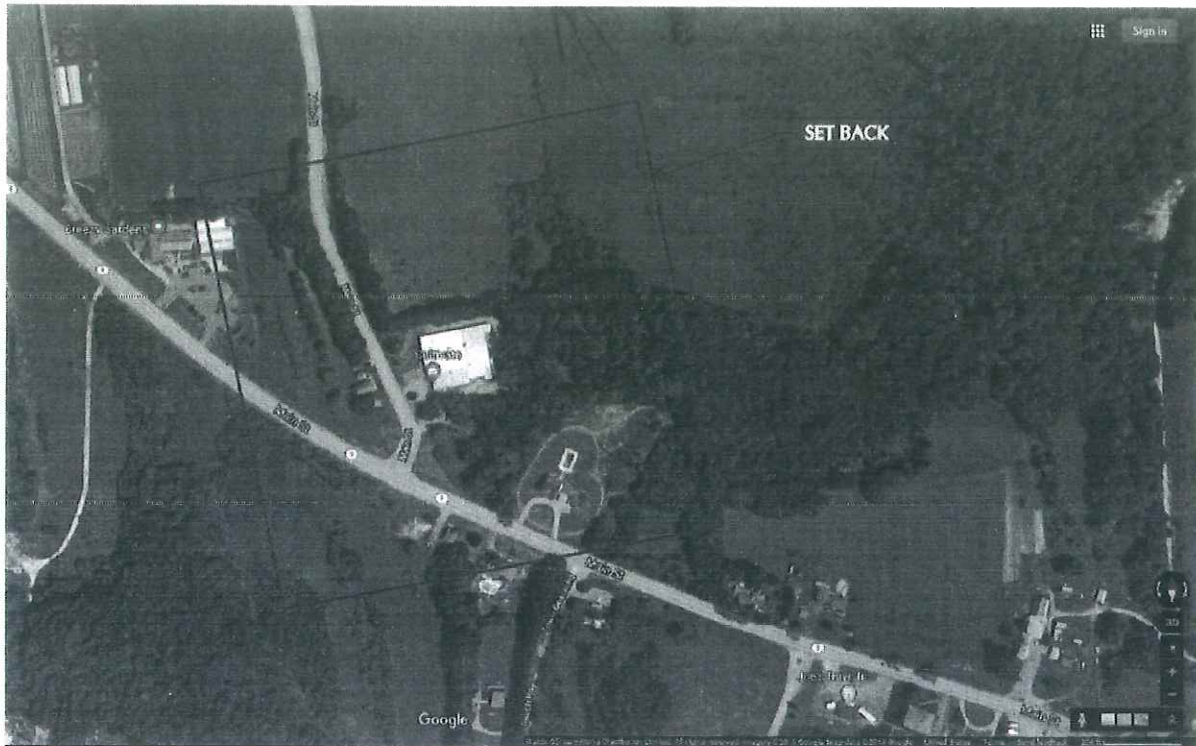
3) the property where the proposed marijuana establishment is to be located, at the time the license application is received by the commission, is not located within 500 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12, unless a city or town adopts an ordinance or by-law that reduces the distance requirement.

In our professional opinion and to the best of our knowledge, there is not a residential zoning district, a school, a church or any other religious use, a child care facility, a family child care home, a park, a playground, a drug or alcohol rehabilitation facility, or another Adult Marijuana Center per Leicester Zoning Regulations within 500 feet of the proposed facility and the proposed facility will comply with Commonwealth of Massachusetts Requirements and Town of Leicester Zoning Regulations.

Respectfully submitted

James B. Michael, Jr., AIA, Architect

Location - Google



Lucas, Mary

GRAPHIC SCALE



DATE: 5-17-16
NORMAN C. HILL, PE #31887

REVIEWS			
No.	Date	Length	Director
1			
2			
3			
4			
5			
6			
7			
Field By:		Edwards	5/17
Description By:			
Checked By:		Edwards	5/17
Approved By:		Edwards	5/17



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
107 Madison Ave.

504-1906-1730

North Crafon
270 Worcester St.

N. GARDIN, MA 01930
508-851-0920

Hanson
1115 Main Street
Hanson, Minn 55030

1911-1962-187
www.magnificent.org

18, 2016	Sheet No.
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XXXXX	101
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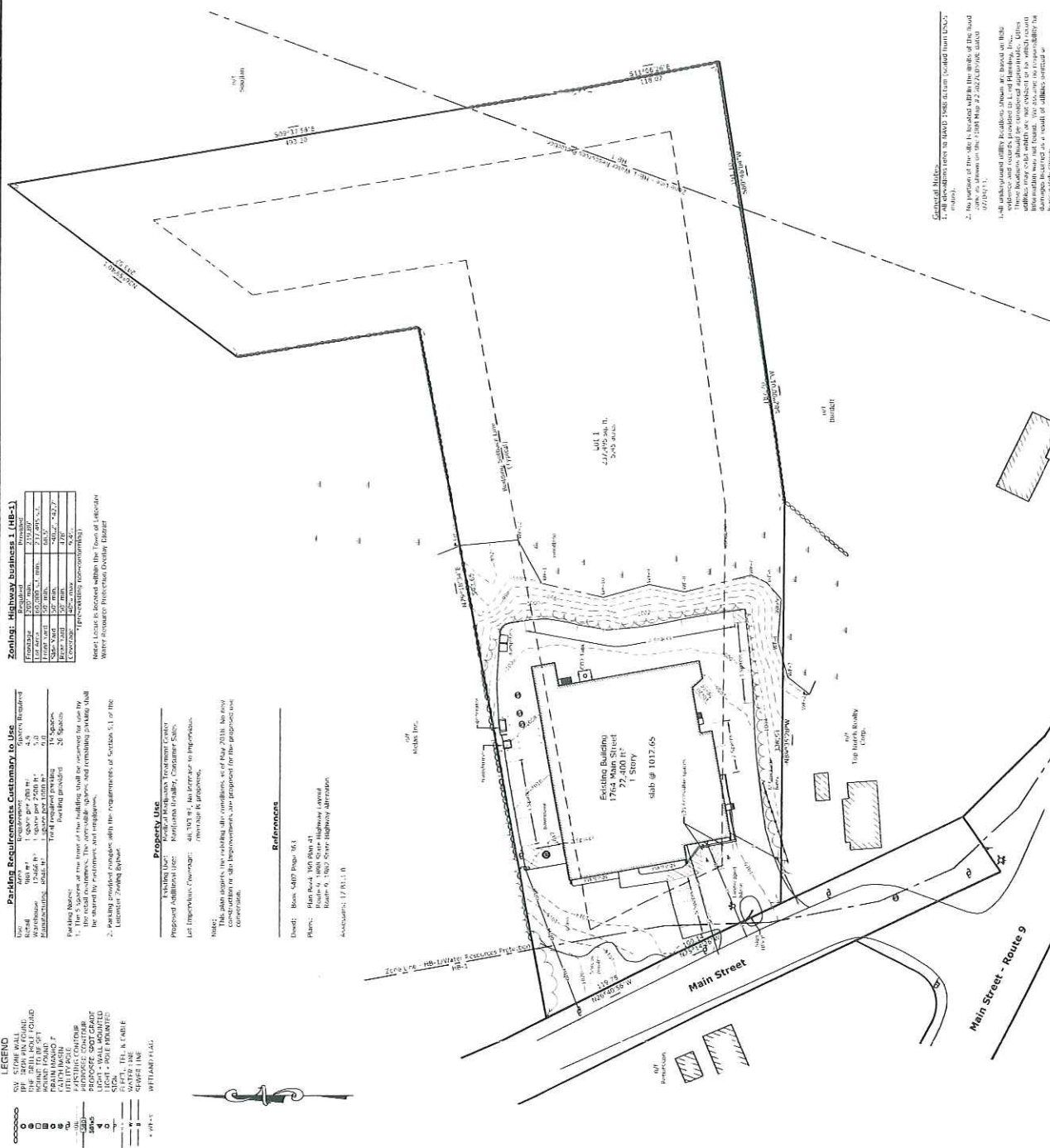
Site Plan
located at
1764 Main Street
Leicester, MA

Prepared For
Cultivate Holdings, LLC
P.O. Box 812006
Wellesley, MA 02482

Owned By
Robert F. Laprade and Barbara S. Laprade
Trustees of Dick Realty Trust

Scale: 1" = 40'

General Notes
All elevations refer to NAVD 1988 datum (collected from USGS studies).



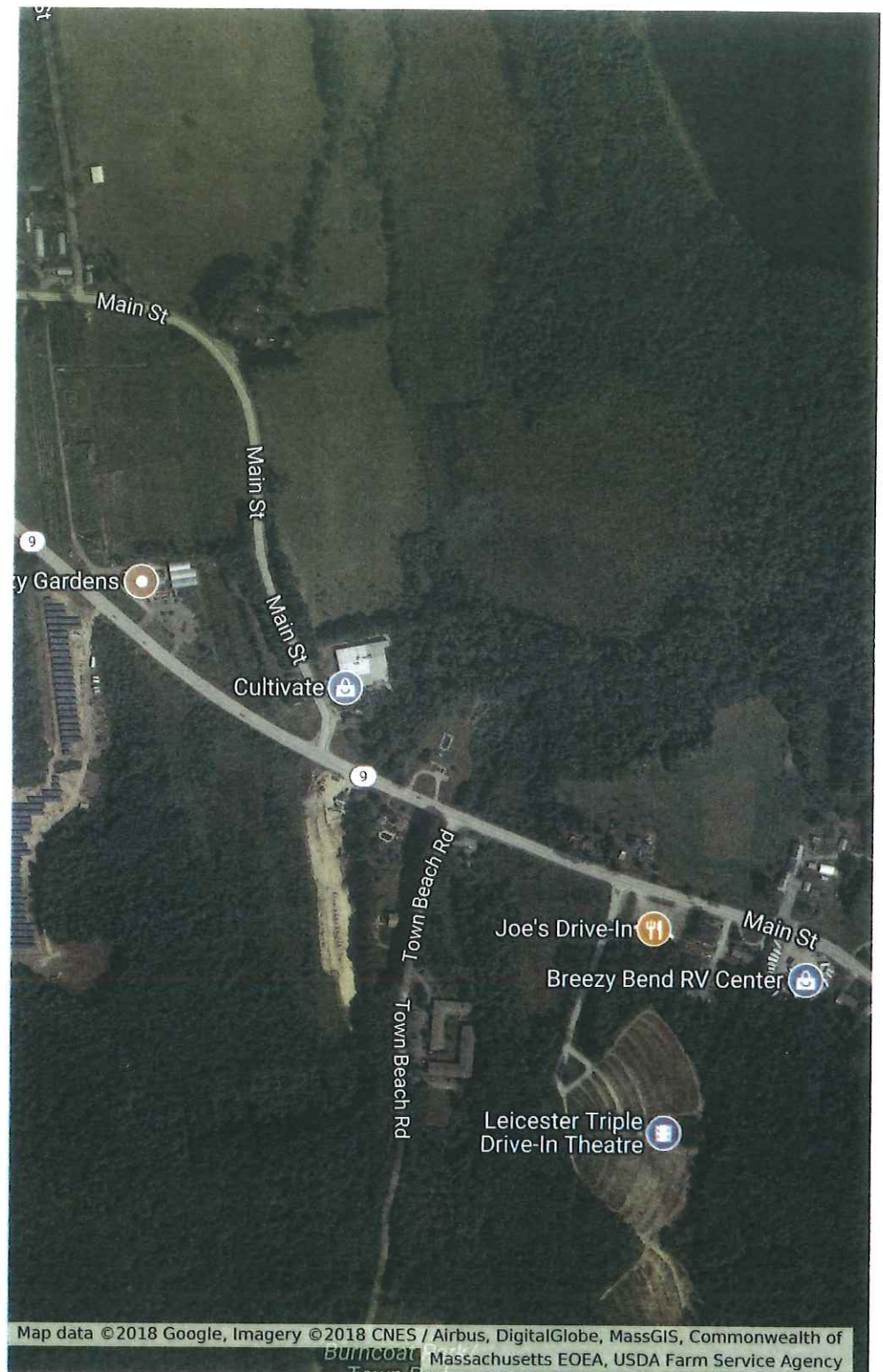
Cultivate 1764 Main Street

Untitled layer



Cultivate 1764 Main Street

Untitled layer





Land
Planning
Inc.

UNFINISHED
PROGRESS
PRINT

Traffic Impact Analysis

Cultivate Holdings LLC
1764 Main Street
Leicester, Massachusetts

RECEIVED
2018 MAY 22 PM 2:25
TOWN ENGINEER'S OFFICE
LEICESTER, MASS.

May 22, 2018

Prepared For

Cultivate Holdings, LLC
P.O.Box 812006
Wellesley, MA 02482
Rob Lally

Norman G. Hill, P.E.

Introduction

This report provides an analysis of the traffic impacts associated with the existing and proposed expanded uses of the commercial space located at 1764 Main Street, Leicester, MA.

Cultivate Holdings, LLC currently operates medical marijuana production and dispensary facilities at this location. Cultivate proposes to add Adult Use sales in July 2018. While the floor space dedicated to the retail dispensary will not be increased, it is anticipated the trips generated by the expanded use will increase beyond that of the existing operation.

The site is located on Main Street, approximately 200 feet north of Route 9. The location of the project with respect to the area's roadway system is shown on the Parking Plan prepared by Land Planning, Inc., dated April 30, 2018. The parking facilities are also included on this plan.

Analysis of Probable Impacts

The focus of this section is to identify the probable impacts the proposed project will have on anticipated traffic conditions. Included in this section is an estimate of the proposed project travel characteristics.

Project Related Volumes

In forecasting site generated traffic volumes, standard procedures of trip generation and distribution are followed. The following sections summarize the results.

Trip Generation

The traffic generated by the Cultivate facility will follow established patterns with respect to magnitude and distribution. The Institute of Transportation Engineers has not published relevant data for the existing and proposed uses.

The trip generation forecasts for this project were based on data collected in the field by Land Planning, Inc. Turning movement counts were performed for both the 7:00 AM – 9:00 PM and 4:00 PM – 6:00 PM peak travel periods. The turning movement counts included the Cultivate driveway/Main Street intersection and the nearby Main Street/Route 9 intersection.

Cultivate's operations include 3 uses:

- Retail – Classified by the ITE as Land Use code 882, Marijuana Dispensary. The total area dedicated to this use is 988 ft².
- Manufacturing – Classified by the ITE as Land Use code 140. This space is used for the processing and packaging product and is 8946 ft² in area.
- Warehousing – Classified by the ITE as Land Use code 150. This space is used for the growing operation and product storage. The warehousing space is 12,466 ft² in area.

Existing trip generation for the 3 uses are based upon turning movement counts performed by Land Planning, Inc. The existing trips are attributed to the individual uses based upon observations of where the vehicles park (retail space has dedicated parking), and by the percentage of the volume predicted by the ITE data.

Proposed trip generation is based upon ITE data. The warehousing trips remain fixed at the existing level as the growing and storage operations are not expected to require additional employees. The trips related to the manufacturing and dispensary operations are expected to increase; the majority being related to the expanded dispensary.

Cultivate's existing and projected employment information has also been factored into the trip generation analysis. Cultivate currently has 17 employees and expects to have 32 employees with the expanded dispensary use. The employees are not all simultaneously on site as they are split into shifts. For the proposed conditions, It is assumed that half of the total of employees will arrive within the AM peak hour, and half of the employees will exit the site within the PM peak hour.

Cultivate's retail hours of operation are 9:00 AM to 9:00 PM. Although the hours of operation fall outside of the AM peak hour, we have assumed retail operations will be provided during the AM peak hour.

The existing and proposed generated trips are summarized by use within the following tables:

Trip Generation – Marijuana Dispensary

		Existing	Proposed	Total
AM	Enter	0	0	0
	Exit	0	0	0
	Total	0	0	0
PM	Enter	3	8	11
	Exit	3	8	11
	Total	6	16	22

Trip Generation – Manufacturing

		Existing	Proposed	Total
AM	Enter	9	3	12
	Exit	1	1	2
	Total	10	4	14
PM	Enter	1	1	2
	Exit	6	6	12
	Total	7	7	14

Trip Generation – Warehousing

		Existing	Proposed	Total
AM	Enter	2	2	4
	Exit	1	1	2
	Total	3	3	6
PM	Enter	1	1	2
	Exit	2	2	4
	Total	3	3	6

Trip Generation Totals – All Uses

		Existing	Proposed	Total
AM	Enter	11	5	16
	Exit	2	2	4
	Total	13	7	20
PM	Enter	5	10	15
	Exit	11	16	27
	Total	16	26	42

Trip Distribution / Assignment

Virtually all site generated trips arrive and exit via Route 9. This analysis assumes that all site traffic will traverse the Main Street/Route 9 intersection as this represents the worst case for impacts to the existing roadways.

We recognize that the existing medical dispensary trips are most likely represent primary trips. We have set the ratio of primary/pass-by at 70%/30% in attributing the direction of travel on Route 9 for traffic exiting the site. For the proposed expanded dispensary use, we assume a primary/pass-by ratio of 40%/60% as it is likely that more trips will be drawn from existing traffic.

Analysis

This section assesses the impact of the proposed development to the existing intersection and roadways.

Traffic Volume Increases

The project will minimally increase traffic volumes on Route 9. This section of Route 9 operates below capacity throughout the day. The free flow of traffic on Route 9 will not be adversely impacted by the expanded use of the site.

Level of Service / Capacity

An analysis of level of service was performed for the Main Street and Route 9 intersection. No analysis is provided beyond this intersection due to the minimal impact of the expanded use on the Route 9 traffic.

Route 9 has very wide, paved shoulders adjacent to the east and west travel lanes. In consideration of the shoulder width, and based upon observations of behavior at the intersection, it is assumed that the right turn onto Main Street from the east, and the left turn onto Main Street from the west, do not share lanes with the through traffic.

Main Street at the Route 9 intersection is wide and has large corner radii. The south bound Main Street traffic has sufficient space to separate the left and right turning traffic, reducing the probability of queueing at the intersection. It is assumed that the Main Street southbound lane at the intersection is not shared.

A summary of the Level of Service for both existing and proposed conditions is provided within the following table:

Table 2
Level of Service at Main Street/Route 9 Intersection

		Movement	LOS Existing	LOS Proposed
AM	V4	Route 9 left turn to Main St.	A	A
	V7	Main Street left turn to Rte. 9	E	E
	V9	Main Street right turn to Rte. 9	A	A
PM	V4	Route 9 left turn to Main St.	B	B
	V7	Main Street left turn to Rte. 9	D	D
	V9	Main Street right turn to Rte. 9	B	B

Conclusions

This analysis resulted in the following conclusions:

- The number of peak hour trips generated by the proposed development is minor and will not have an adverse impact upon the roadways within the study area.
- The proposed project will impact, but not significantly degrade the level of service at the Route 9/Main/ Street intersection.
- The proposed expanded use will not impact Main Street traffic at the site driveway.

