



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

July 5, 2019

Leicester Planning Board
Leicester Town Hall
3 Washburn Street
Leicester, MA 01524

Attention: Michelle Buck
Subject: Project Narrative
Reference: Cultivate Holding LLC - Proposed Parking Lot at 1762 Main Street

Dear Michelle,

Following is our Project Narrative:

Cultivate has an existing dispensary facility with parking located at 1764 Main Street. The existing site has 26 parking spaces, 2 of which are painted handicap spaces. Please note that our client has installed handicap signs on all 7 spaces located in front of their existing building and only allows vehicles with handicap permits to utilize these spaces.

Current Leicester Zoning requires the following parking for the site at 1764 Main Street.

Parking Requirements Customary to Use

Use	Area	Requirement	Spaces Required
Retail	988 s.f.	1 space per 200 s.f.	4.9
Warehouse	12,466 s.f.	1 space per 2500 s.f.	5.0
Manufacturing	8,946 s.f.	1 space per 1000 s.f.	9.0
Total required parking			19 Spaces
Parking Provided			26 Spaces

However, when Cultivate first opened, they needed additional parking for their customers. So they made arrangements with Everlast Nursery at 1896 Main Street for their overflow parking. This remote parking lot is about a mile away from the Cultivate site. Cultivate now provides a shuttle bus service and busses their customers from the remote parking lot at Everlast Nursery to their site at 1764 Main Street.

When Cultivates' Leicester site was the first and only site open in eastern Massachusetts, their business was flourishing. However, now that other dispensaries have opened throughout Massachusetts, Cultivates business has greatly diminished. Many of Cultivates clients have chosen to attend other dispensaries, rather than be bussed a mile to the Cultivate site.

Cultivate has realized that a nearby, convenient parking lot is going to be a critical part of their future success. Therefore, they have decided to design a parking lot on the property at 1762 Main Street. At 1762 Main Street we are proposing a new twenty-four space parking lot with no handicap spaces. This would provide Cultivate with twenty-six existing parking spaces plus twenty-four proposed parking spaces, which would result in a total of fifty parking spaces, 2 of which are currently handicap.

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North Grafton, MA 01536
Tel: 508-839-9526
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167 Hartford Avenue
Bellingham, MA 02019
Tel: 508-966-4130
Fax: 508-966-5054

1115 Main Street
Hanson, MA 02341
Tel: 781-294-4144
Fax: 781-293-4111

Cultivate intends to keep their remote parking area located at Everlast Nursery, at 1896 Main Street. They plan on having their clients use the remote parking lot whenever the parking proposed at this new parking lot is full. Cultivate also intends on continuing their shuttle bus service. Also, please note that Cultivate plans on building this new parking lot all at once.

Please contact me if you have any questions or desire any additional information.

Sincerely,

Land Planning Incorporated


Norman G. Hill, P.E., P.L.S.