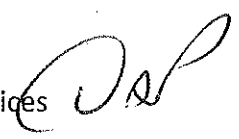


April 30, 2021

MEMORANDUM

To: Rebecca L. Augur, Director of Planning and Land Use Services

From: Daniel A. Pennington, Town Engineer/Manager of Physical Services 

Re: 107 Eastern Boulevard – Distribution Center Expansion
Section 12 Special Permit with Design Review
Section 20 Groundwater Protection Permit

The Applicant's April 28, 2021 response to comments articulated in my memorandum dated April 15, 2021 has been received. Following review of said response, I am able to offer the following statements for Commission consideration:

1. The Applicant has estimated a daily peak parking demand of approximately 320 vehicles during the Holiday Season. This figure roughly coincides with the proposal for construction of 325 parking spaces on the site. Peak daily parking demand outside of the Holiday season is estimated at just under 180 vehicles.

While it is sometimes imprudent to design and construct based upon relatively short duration seasonal variations, it is recommended that a variation of this magnitude be considered. Accordingly, given the data provided by the Applicant, the proposed parking scheme is seen as reasonable in order to prevent large scale on street parking within the Gateway Corporate Park.

2. The Applicant's responses to all other items noted in the April 15th memorandum are satisfactory.

DAP/dl