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**TOWN OF NEEDHAM
MASSACHUSETTS**

2023 APR 13 PM 4:49

PLANNING BOARD

500 Dedham Avenue
Needham, MA 02492
781-455-7526

APPLICATION FOR AMENDMENTS TO SPECIAL PERMIT

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority.

Location of Property: 29 and 37 Franklin Street, together with a parking and access easement over part of 55 Franklin Street, Needham, MA 02494

Name of Applicant: Sira Naturals, Inc. d/b/a Ayr, formerly known as Sage Naturals, Inc.

Address: 300 Trade Center, Suite 7750, Woburn, MA 01801

Applicant is: Owner _____ Tenant x

Property Owners:

As to 29 Franklin Street: Mad Dog Realty Trust, 29 Franklin St., Needham, MA 02494
As to 37 Franklin Street: 37 Franklin LLC, 280 Cocasset St., Foxborough, MA 02035
As to 55 Franklin Street: 55 Franklin LLC, 280 Cocasset St., Foxborough, MA 02035

Characteristics of Property: Lot Area: 13,365 sq. ft. Present Use: Medical Marijuana Treatment Center

Map #: 75 Parcels #: 6 and 8 Zoning District: Mixed Use – 128

Description of Proposed Amendment: See attached Exhibit A

Signature of Applicant:
(or his representative)
Address if not Applicant:

Tel #:


Robert T. Smart, Jr., Esq.
399 Chestnut Street
Needham, MA 02492
781-444-9344

Owner's permission if other than applicant:

As to 29 Franklin Street:


Daniel A. Roma, Trustee of
Mad Dog Realty Trust

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EXHIBIT A

**TOWN OF NEEDHAM
MASSACHUSETTS**

PLANNING BOARD

500 Dedham Avenue
Needham, MA 02492
781-455-7526

APPLICATION FOR AMENDMENTS TO SPECIAL PERMIT

Name of Applicant: Sira Naturals, Inc. d/b/a Ayr, formerly Sage Naturals, Inc.

Description of Proposed Amendments:

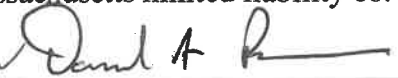
The Applicant proposes to amend the Planning Board's DECISION, Granting of Special Permits, dated June 13, 2017, as amended by the Planning Board's AMENDMENT TO DECISION, dated October 18, 2022, in the following respects:

FIRST: by making permanent the elimination of the "appointment-only" operational requirement for the facility.

SECOND: by making such additional amendments to the DECISION as are needed to comport with the preceding proposed amendment.

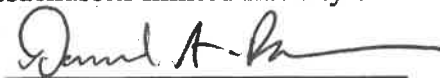
As to 37 Franklin Street:

37 Franklin, LLC, a
Massachusetts limited liability co.

By: 
Daniel A. Roma, Manager

As to 55 Franklin Street:

55 Franklin, LLC, a
Massachusetts limited liability co.

By: 
Daniel A. Roma, Manager

ROBERT T. SMART, JR., ESQ.

ATTORNEY AT LAW

399 CHESTNUT STREET

NEEDHAM, MASSACHUSETTS 02492

TEL (781) 444-9344 FAX (781) 449-0242

E-MAIL bob@robertsmart.net WEBSITE www.robertsmart.net

April 13, 2023

BY HAND DELIVERY, AND ELECTRONIC MAIL

Needham Planning Board
500 Dedham Avenue
Needham, MA 02492
Attn: Lee Newman, Planning Director

Re: Sira Naturals, Inc. d/b/a Ayr, formerly Sage Naturals, Inc.
Application for Amendments to Special Permit

Dear Members of the Board:

I represent Sira Naturals, Inc., d/b/a Ayr (hereinafter "Sira"), of 300 Trade Center, Suite 7750, Woburn, MA 01801, formerly known as Sage Naturals, Inc. (hereinafter "Sage"). Sira is proposing amendments to the Planning Board's DECISION, Granting of Special Permits, dated June 13, 2017, as amended by the Planning Board's AMENDMENT TO DECISION, dated October 18, 2022 (hereinafter "October 18, 2022 Decision"), regarding the operation of its medical marijuana facility at 29-37 Franklin Street, Needham (hereinafter, the "facility").

This application seeks amendments which would make permanent certain relief which was granted on a temporary basis in the October 18, 2022 Decision, as will be detailed below.

In support of this application, Sira is submitting an original and two copies of this letter, and of the documents referred to in the letter:

1. Application for Amendments to Special Permit.
2. Operations Narrative for the 29-37 Franklin Street, Needham Facility, by Richard Parsons, Manager of the Sira Naturals, Inc. d/b/a Ayr facility at 29-37 Franklin Street, Needham, dated April 13, 2023.
3. Letter from Vanasse & Associates, Inc. to the Needham Planning Board, dated April 11, 2023.

4. Filing fee check of \$1,000.00.

Background

On June 13, 2017, the Planning Board granted special permits to Sage for operation of a medical marijuana treatment center at the facility, to alter a non-conforming building, and to waive certain parking plan and design requirements.

On October 18, 2022, after hearing on Sira's July 28, 2022 application, the Planning Board granted six amendments to the 2017 special permit.

Four amendments (conduct of business by Sira Naturals, Inc. d/b/a Ayr; compliance with CCC as well as DPH requirements; sales of products other than Sira's own; allowing delivery vans to be housed at the Needham facility) were granted permanently.

Two amendments (elimination of appointment-only requirement; increase in maximum number of sales stations from 5 to 7) were granted for a limited time of 8 months (until June 18, 2023). The October 18, 2022 Decision authorized Sira to request an extension of the temporarily-granted relief. The application submitted herewith requests that the elimination of the appointment-only requirement be made permanent. Additional sales stations are not needed.

Proposed Amendments to the Special Permit

Sira seeks to amend its Special Permit, as amended on October 18, 2022, in the following respects:

FIRST: by making permanent the elimination of the "appointment-only" operational requirement for the facility.

SECOND: by making such additional amendments to the DECISION as are needed to comport with the preceding proposed amendment.

No changes to the building footprint of the facility, parking space layout, or operations as currently allowed by the October 18, 2022 Decision, are contemplated as part of this application.

In support of the requested amendments, Sira submits the following:

I. Make permanent the elimination of the "appointment only" requirement for operations.

Since the October 18, 2022 Decision became final, Sira has operated the facility without an appointment-only requirement.

Sales have increased. Although the high monthly demand (5,335 patients in December, 2020) has not been reached, there has been a modest uptick in patient visits, from its low of 1,918 monthly visits in October, 2022, to 2,582 in November, 2,964 in December, 3,044 in January, 3,056 in February, and 2,543 in March.

As hoped, operation of the facility without the requirement of patient appointments has functioned smoothly. Lines outside have not been observed. On-site parking has proved to be adequate for employees and patients. At no time have the facility's parking spaces been fully utilized, and to Sira's knowledge there has been no offsite parking by staff or patient vehicles. Sira is not aware of any complaints to the Needham police or other officials. The administrative burden on the Sira staff has been reduced.

The issues raised by business neighbors at the public hearing in the fall of 2022 have been addressed. There have been several meetings and telephone conversations with those neighbors, as outlined in the Operations Narrative provided by manager Richard Parsons. Patients and staff are informed that parking for the facility is to be on-site only. The area outside the facility has been monitored, to make sure there is no use of marijuana products by staff, patients or others, and patients and staff have been instructed that such usage is illegal and will not be tolerated. The site is cleaned daily of trash. Sira has not received any complaints since the hearing in the fall of 2022, other than the comments made by Dan Socci, owner of Socci Auto Service, when Sira employees reached out to him, as described in the Operations Narrative.

II. Other amendments.

Approve such other Special Permit amendments as may be required in connection with the above-listed amendments.

Request for Hearing

I understand that you will be filing copies of the Application and related materials with the Town Clerk. Please confirm that this matter will be heard at the Planning Board's May 16, 2023, hearing.

Very truly yours,



Robert T. Smart, Jr.

Cc: Sira Naturals, Inc.



Operations Narrative for the 29-37 Franklin Street, Needham Facility

I have served as operations manager for Sira Naturals, Inc., d/b/a Ayr, at its facility at 29-37 Franklin Street, Needham, since 2018.

After the Needham Planning Board's October 18, 2022 amendment decision became final, Sira switched from an appointment-only model to an open, walk-in model for patients. The change has reduced the administrative burden on Sira employees, by eliminating time-consuming scheduling demands and impacts to business productivity due to missed appointments.

The elimination of the appointment-only operation requirement has helped Sira's business at the facility. While previous high monthly patient volumes (5,335 in December, 2020), have not been approached, the number of monthly visits has increased from a low of 1,918 in October, 2022. The monthly visits since then have been 2,582 in November 2022, 2,964 in December 2022, 3,044 in January 2023, 3,056 in February, 2023, and 2,543 in March, 2023.

The elimination of the appointment-only requirement has not caused any undue bunching of patient visits. There have been no lines out the door, and patients have not had to wait to see a sales representative. The facility's on-site and leased parking spaces have been more than adequate for employee and patient parking. To my knowledge there has been no off-site parking associated with Sira's operations at the facility. Sira's on-site parking spaces have been more than adequate for employee and patient parking.

Since October of 2022, Sira has instructed its staff and patients to park only in Sira's on-site and leased spaces, and to avoid parking in public spaces commonly used by patrons of neighboring businesses. Trash and other rubbish are picked up during routine security sweeps, which occur daily, on the properties leased by Sira.

At the public hearing in September of 2022, several business neighbors voiced complaints about Sira's operations, which had not been raised to Sira prior to the public hearing. Sira reached out to these neighbors, as follows.

Dan Socci, of Socci Auto Service, 76 Wexford Street: I spoke with him personally on two separate occasions in September and October of 2022, provided him my personal contact information, and told him that we instruct employees and patients not to park anywhere but in Sira's leased parking spaces, and that we hang signage on the wall inside the facility showing where the approved parking spaces are. I showed him a site plan of Sira's parking spaces. In February of 2023, Sira employees Dwan Packnett and Alycia DeAngelis met with Mr. Socci. He complained about neighborhood driving speeds, and said that his son had witnessed one individual leaving the Sira store and giving marijuana or marijuana products to a third party, that he had once spelled burning marijuana, and that he had once seen someone parking on the street next to his property who was smoking a cigarette inside his car. Dates for the son's observations were not provided. Dwan and Alycia explained that usage or transfers of marijuana outside the



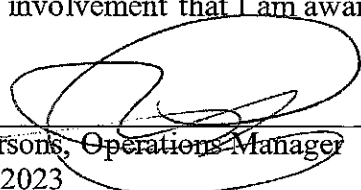
facility are prohibited by law, that patients and employees are routinely made aware of this. Mr. Socci said he does not agree with adult or medical use marijuana laws in Massachusetts.

James Ahigian, You Do It Electronics, 40 Franklin Street: both Dwan Packnett and I have called him, leaving messages to call back, but did not receive responses. On March 24, 2023, I walked across the street and met with James' brother John Ahigian, who works at You Do It Electronics. In response to my question about ongoing parking concerns related to Sira's business, John said that there are no problems.

Brian Mushnick, 43 Fremont Street: I spoke with him at his business in early April of this year, and told him that I am the manager of Sira's Needham facility, and that I wanted to check in. He did not express any concerns about Sira's operation.

John Negosian, 56 Wexford Street: In early April, I visited his business on Wexford Street. There was no access to the facility. I called his business number but only received a fax machine tone. I called another phone number and asked the person who answered to have Mr. Negosian call me back. To date, he has not done so.

I believe all the issues raised by the neighbors have been addressed. There has been no off-site parking by Sira patients or employees. The seven leased spaces at 55 Franklin Street have been available for use by Sira patients and employees, as per the terms of the lease. I have trained the staff to park only in Sira's designated on-site spaces. I regularly sweep the parking area to clear any litter or debris, and check to see that there is no off-site parking. We have posted instructions inside the building and on Sira's website regarding appropriate places to park, not to leave trash in the vicinity, and that use or transfer of marijuana or marijuana products outside the store is prohibited by law. To my knowledge, there has not been use of medical marijuana by patients or others outside the facility. Neither I nor any Sira employees have observed any exchanges of money outside Sira's store. We have not received any complaints from neighbors since the public hearing last September, other than the comments from Mr. Socci described above, and there have been no incidents or police involvement that I am aware of.



Richard Parsons, Operations Manager
April 13, 2023

Ref: 9320.1

April 11, 2023

Needham Planning Board
500 Dedham Avenue
Needham, MA 02492

Re: Traffic Monitoring Study – Sira Naturals
Needham, Massachusetts

Dear Members of the Board:

As requested by Sira Naturals, Vanasse & Associates, Inc. (VAI) has prepared this traffic monitoring study update for the Sira Naturals facility located at 29-37 Franklin Street in Needham, Massachusetts. VAI conducted parking counts and a review of transaction data from the facility. This data was used to determine daily and peak-hour vehicle trips for the site as well as the site's parking demand characteristics. This data was then compared to the estimated trip-generation and parking demand presented in a June 7, 2022 letter¹ to the Needham Planning Board that was prepared in support of the then-proposed removal of appointment-based transactions requirement which was requested (and approved) in 2022.

The traffic monitoring study indicates that the site continues to generate less vehicle traffic than expected during the peak periods and that there are available parking spaces on-site. Based on this review, the site continues to generate fewer trips, fewer transactions, and less demand for parking spaces than anticipated. In our opinion, no further analysis or monitoring is required.

TRIP CALCULATIONS

Trip estimates were calculated based on the number of transactions. Each transaction equates to two trips (one entering and one exiting). The transactional data was provided by Sira for a representative weekday (Thursday, March 30, 2023). The weekday midday peak period is between 11:00 AM and 2:00 PM and the weekday evening peak period is between 5:00 PM and 8:00 PM. The number of daily transactions for each day in the month of March was also provided by Sira Naturals to determine the average number of transactions per day. This data indicated the average number of transactions per day in March was 82. The number of transactions on Thursday, March 30, 2023 was 81, which is representative of the average number of transactions per day. Therefore, the transaction data did not require adjustment to average conditions. The resulting trips are shown in Table 1.

¹Proposed Operation Changes to Sira Naturals Needham Massachusetts; Vanasse & Associates Inc; June 7, 2022.

Table 1
TRIP-GENERATION SUMMARY

Time Period/Direction	Vehicle Trips ^a March 30, 2023	Estimated Trips ^b June 7, 2022	Delta	Percent Decrease
<i>Weekday Midday Peak Hour:</i>				
Entering	10	18	-8	
<u>Exiting</u>	<u>10</u>	<u>18</u>	<u>-8</u>	
Total	20	36	-16	44
<i>Weekday Evening Peak Hour:</i>				
Entering	9	26	-17	
<u>Exiting</u>	<u>9</u>	<u>26</u>	<u>-17</u>	
Total	18	52	-34	65
<i>Daily:</i>				
Entering	81	--	--	--
<u>Exiting</u>	<u>81</u>	--	--	--
Total	162	--	--	--

^aBased on transaction data for Needham on Thursday, March 30, 2023.

^bFrom VAI's June 7, 2022 letter to the Needham Planning Board.

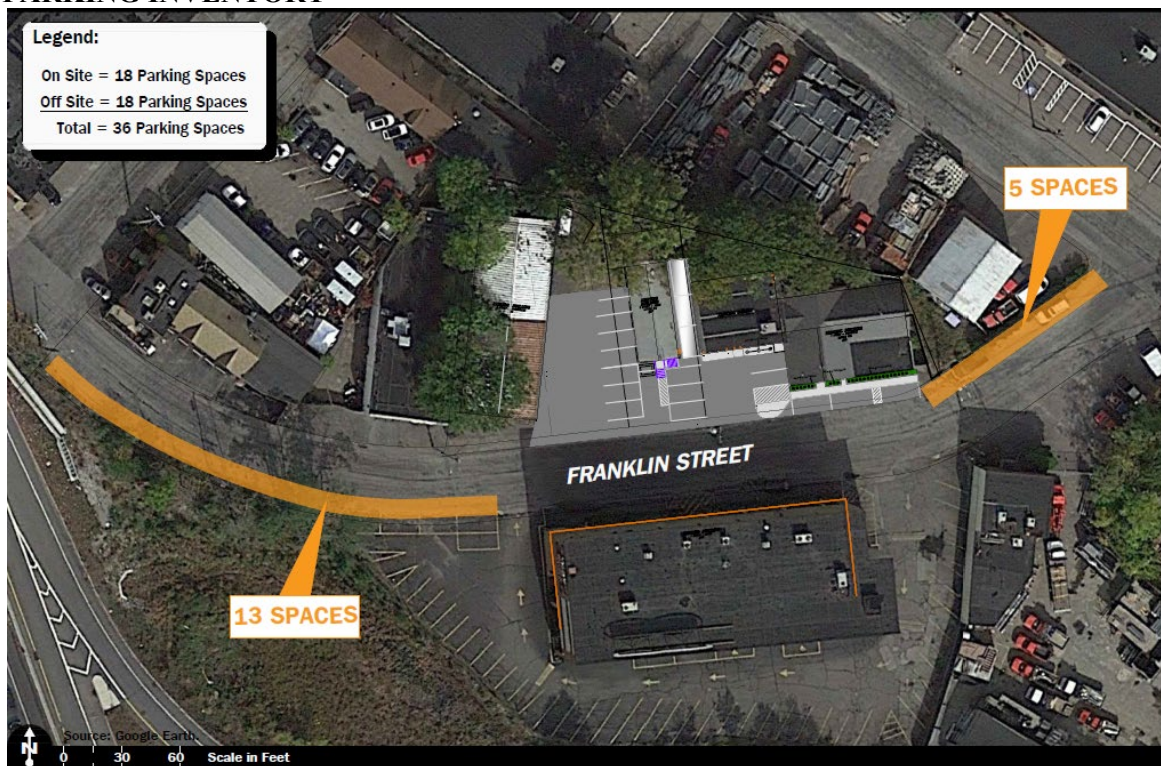
Table 1 indicates that the Needham facility generated 20 weekday midday peak-hour trips and 18 weekday evening peak-hour trips on Thursday, March 30, 2023. Compared to the estimated number of trips presented in the June 7, 2022 letter, the site is generating 44 percent fewer trips than projected during the weekday midday peak hour and 65 percent fewer trips than projected during the weekday evening peak hour.

PARKING ANALYSIS

Parking counts were also conducted at the Needham facility on Thursday, March 30, 2023 during the same weekday midday peak period (11:00 AM to 2:00 PM) and weekday evening peak period (5:00 to 8:00 PM) noted above and accounted for parking on-site and off-site. A total of 18 parking spaces are on-site and accommodate eight (8) staff spaces and ten (10) patient spaces, while Franklin Street accommodates 24 off-site parking spaces. As was the case in 2022, 6 of the Franklin Street spaces are assigned for U-Do-It Electronics customer use only; therefore, these spaces were not included in observations. The observed spaces are shown on Figure 1.

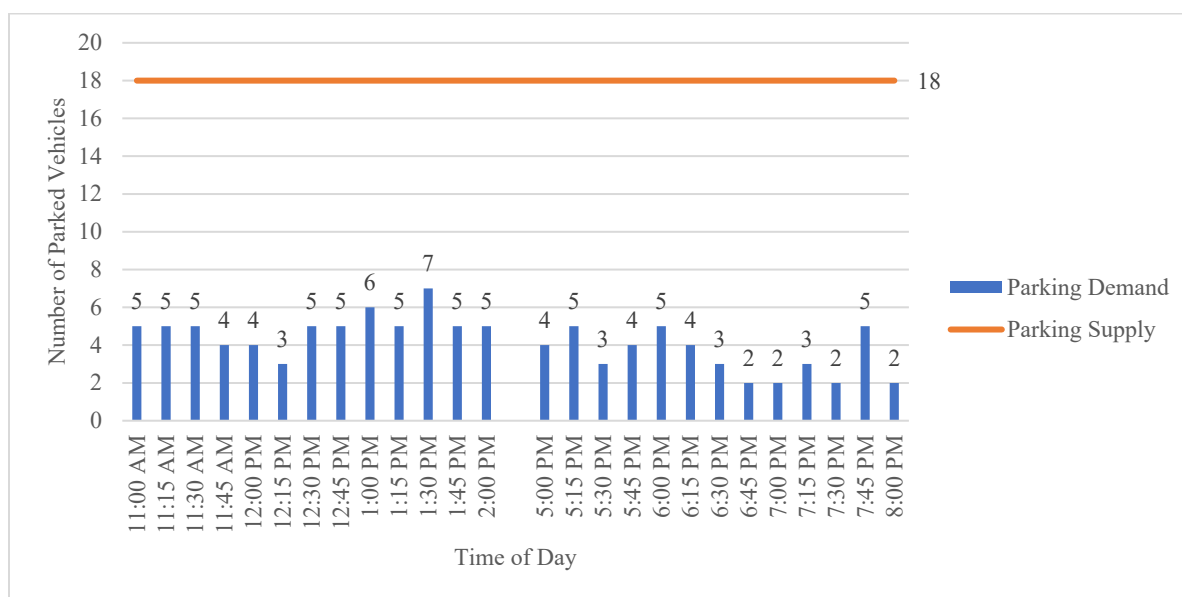


Figure 1
PARKING INVENTORY



The results of the parking accumulation survey are shown in Figure 2 for on-site spaces and Figure 3 for off-site spaces.

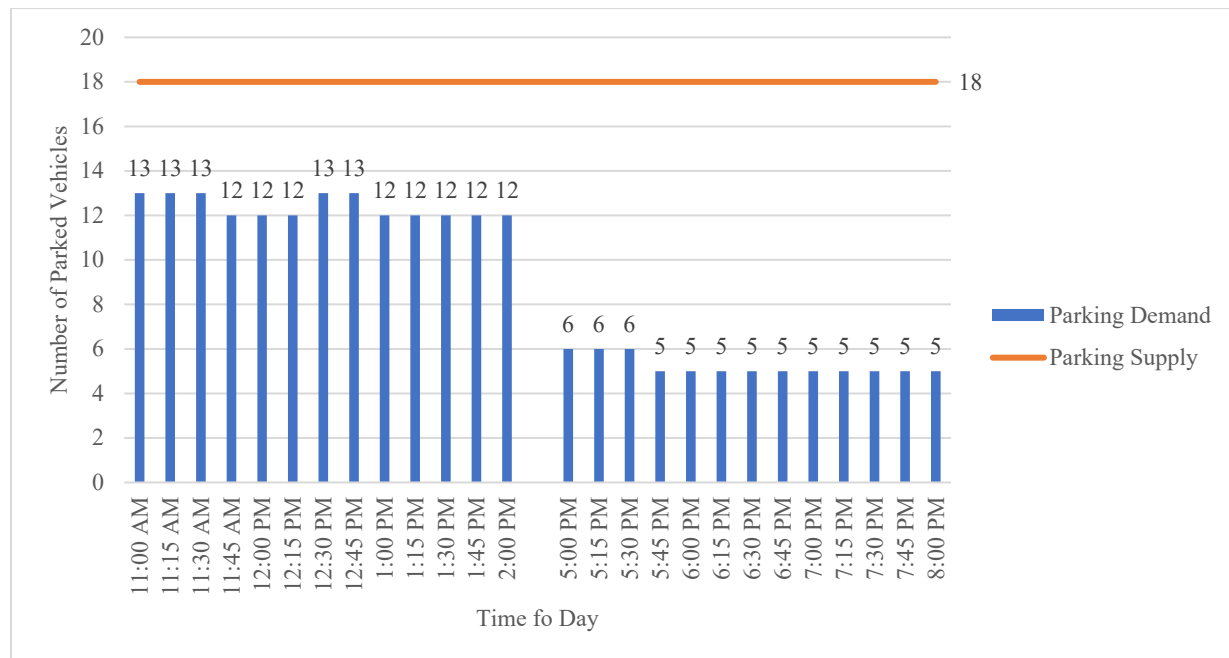
Figure 2
PARKING DEMAND ON-SITE SPACES^a



^aBased on counts conducted by VAI on March 30, 2023.

Figure 2 indicates the maximum parking demand on-site during the midday peak period was 7 spaces, or 39 percent utilization, while the maximum parking demand on-site during the evening peak period was 5 spaces, or 28 percent utilization. This included staff vehicles.

Figure 3
PARKING DEMAND OFF-SITE SPACES^a



^aBased on counts conducted by VAI on March 30, 2023.

Figure 3 indicates the maximum parking demand on Franklin Street was 13 spaces during the midday peak period, or 72 percent utilization, while the maximum parking demand during the evening peak period was 6 spaces, or 33 percent utilization, excluding the 6 U-Do-It spaces.

The transaction data from March 30, 2023 indicated the average time between transactions is approximately 2.3 minutes. A 5-minute transaction time would allow each of the 10 spaces reserved for patients to turn over 12 times, for an average capacity of 120 vehicles to be parked. Since a maximum of 10 transactions are expected during the midday peak-hour time period, this would leave sufficient capacity for the patients to park their vehicles on-site. In addition, during the evening there would be between 12 and 13 spaces on Franklin Street available for use. It should be noted that due to reduced demand, Sira has not increased staffing levels and does not typically have 8 staff on-site at any one time, which provides additional parking spaces for customers should they be required.

CONCLUSION

VAI has completed this traffic monitoring study for the Sira Naturals facility located at 29-37 Franklin Street in Needham. Based on the monitoring study, the facility is generating 44 percent less trips than projected during the weekday midday peak hour and 65 percent less trips than projected during the weekday evening peak hour. In addition, the maximum parking demand on-site during the weekday midday peak



Needham Planning Board

April 11, 2023

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hour was 7 vehicles and during the weekday evening peak hour was 5 vehicles, indicating 11 available spaces during the weekday midday peak hour and 13 available spaces during the weekday evening peak hour.

Based on the above, VAI concludes the site is generating less vehicle traffic than expected during the peak periods and there are available parking spaces on-site to meet current demands. Based on this review, the site continues to generate fewer trips, fewer transactions, and less demand for parking spaces than anticipated. In our opinion, no further analysis or monitoring is required.

Sincerely,

VANASSE & ASSOCIATES, INC.



Scott W. Thornton, P.E.
Principal



Derek Roach, P.E.
Senior Transportation Engineer

cc: D. Packnett, Sira Naturals, Inc. d/b/a "Ayr"
R. Smart, Esq.
File

Enclosures: Technical Appendix



APPENDIX

TRANSACTION DATA
PARKING COUNTS



TRANSACTION DATA

From Date: 3/30/23

To Date: 3/30/23

Location: Sira Naturals Needham

Location	PatientStateId	ReceiptId	Register	Transaction	CheckInDate	AssignedtoRegister	TransactionCompleted	TransactionTime
Sira Naturals Needham	P11072014	14130047	POS 3	Kyle P	3/30/2023 8:59	3/30/2023 10:03	3/30/2023 10:03	0.67
Sira Naturals Needham	P11124130	14130999	POS 3	Kyle P	3/30/2023 10:11	3/30/2023 10:11	3/30/2023 10:13	1.67
Sira Naturals Needham	P11149009	14131417	POS 1	Kyle P	3/30/2023 10:34	3/30/2023 10:41	3/30/2023 10:42	1.72
Sira Naturals Needham	P11132599	14131766	POS 3	Kyle P	3/30/2023 10:54	3/30/2023 10:55	3/30/2023 10:58	3.73
Sira Naturals Needham	P11130699	14131712	POS 1	Kyle P	3/30/2023 10:51	3/30/2023 10:55	3/30/2023 10:57	2.55
Sira Naturals Needham	P11133351	14131908	POS 3	Kyle P	3/30/2023 11:02	3/30/2023 11:02	3/30/2023 11:05	2.75
Sira Naturals Needham	P11266520	14131863	POS 1	Kyle P	3/30/2023 11:00	3/30/2023 11:06	3/30/2023 11:08	1.50
Sira Naturals Needham	P11043731	14132190	POS 3	Kyle P	3/30/2023 11:12	3/30/2023 11:12	3/30/2023 11:13	0.87
Sira Naturals Needham	P11262055	14132251	POS 1	Kyle P	3/30/2023 11:14	3/30/2023 11:20	3/30/2023 11:21	1.42
Sira Naturals Needham	P11266276	14132416	POS 3	Kyle P	3/30/2023 11:20	3/30/2023 11:21	3/30/2023 11:25	4.38
Sira Naturals Needham	P11093934	14131039	POS 1	Kyle P	3/30/2023 10:12	3/30/2023 11:23	3/30/2023 11:24	0.87
Sira Naturals Needham	P11018861	14132619	POS 3	Kyle P	3/30/2023 11:28	3/30/2023 11:30	3/30/2023 11:33	3.27
Sira Naturals Needham	P11249028	14132737	POS 1	Kyle P	3/30/2023 11:32	3/30/2023 11:37	3/30/2023 11:41	3.30
Sira Naturals Needham	P11094880	14133042	POS 3	Kyle P	3/30/2023 11:44	3/30/2023 11:44	3/30/2023 11:50	6.23
Sira Naturals Needham	P11271224	14133221	POS 1	Kyle P	3/30/2023 11:50	3/30/2023 11:52	3/30/2023 11:59	7.03
Sira Naturals Needham	P11234424	14134083	POS 1	Kyle P	3/30/2023 12:21	3/30/2023 12:22	3/30/2023 12:25	3.18
Sira Naturals Needham	P11123651	14133319	POS 3	Kyle P	3/30/2023 11:54	3/30/2023 12:22	3/30/2023 12:23	0.70
Sira Naturals Needham	P11258903	14132980	POS 1	Kyle P	3/30/2023 11:41	3/30/2023 12:30	3/30/2023 12:34	3.92
Sira Naturals Needham	P11240965	14133709	POS 3	Kyle P	3/30/2023 12:07	3/30/2023 12:33	3/30/2023 12:34	0.95
Sira Naturals Needham	P11175983	14128944	POS 3	Samuel B	3/30/2023 0:30	3/30/2023 13:10	3/30/2023 13:11	1.08
Sira Naturals Needham	P11177752	14134960	POS 1	Kyle P	3/30/2023 12:54	3/30/2023 13:12	3/30/2023 13:13	1.28
Sira Naturals Needham	P11151493	14135881	POS 3	Samuel B	3/30/2023 13:26	3/30/2023 13:26	3/30/2023 13:33	7.27
Sira Naturals Needham	P11254822	14136030	POS 1	Kyle P	3/30/2023 13:31	3/30/2023 13:35	3/30/2023 13:37	2.55
Sira Naturals Needham	P11058334	14132547	POS 3	Samuel B	3/30/2023 11:25	3/30/2023 13:37	3/30/2023 13:38	0.63
Sira Naturals Needham	P11264579	14137298	POS 3	Samuel B	3/30/2023 14:17	3/30/2023 14:17	3/30/2023 14:18	1.25
Sira Naturals Needham	P11199705	14137530	POS 1	Kyle P	3/30/2023 14:25	3/30/2023 14:27	3/30/2023 14:32	4.70
Sira Naturals Needham	P11095324	14135726	POS 3	Samuel B	3/30/2023 13:22	3/30/2023 14:27	3/30/2023 14:28	1.13
Sira Naturals Needham	P11122594	14137597	POS 3	Samuel B	3/30/2023 14:27	3/30/2023 14:29	3/30/2023 14:33	3.52
Sira Naturals Needham	P11167146	14132511	POS 3	Samuel B	3/30/2023 11:24	3/30/2023 14:35	3/30/2023 14:36	1.18
Sira Naturals Needham	P11003369	14137650	POS 1	Kyle P	3/30/2023 14:30	3/30/2023 14:35	3/30/2023 14:37	1.30
Sira Naturals Needham	P11115576	14137816	POS 3	Samuel B	3/30/2023 14:35	3/30/2023 14:37	3/30/2023 14:39	1.95
Sira Naturals Needham	P11203665	14137535	POS 1	Kyle P	3/30/2023 14:25	3/30/2023 14:39	3/30/2023 14:42	2.98
Sira Naturals Needham	P11113025	14126773	POS 1	Kyle P	3/29/2023 20:34	3/30/2023 14:54	3/30/2023 14:57	3.00
Sira Naturals Needham	P11252523	14138298	POS 3	Samuel B	3/30/2023 14:53	3/30/2023 14:59	3/30/2023 15:04	4.70
Sira Naturals Needham	P11155722	14138493	POS 1	Kyle P	3/30/2023 15:00	3/30/2023 15:00	3/30/2023 15:03	3.17
Sira Naturals Needham	P11106932	14138546	POS 1	Kyle P	3/30/2023 15:02	3/30/2023 15:04	3/30/2023 15:05	0.62
Sira Naturals Needham	P11061227	14138558	POS 3	Samuel B	3/30/2023 15:03	3/30/2023 15:05	3/30/2023 15:07	2.57
Sira Naturals Needham	P11176927	14138243	POS 1	Kyle P	3/30/2023 14:51	3/30/2023 15:07	3/30/2023 15:08	1.38
Sira Naturals Needham	P11045755	14138979	POS 1	Kyle P	3/30/2023 15:17	3/30/2023 15:17	3/30/2023 15:18	1.23
Sira Naturals Needham	P11107454	14139197	POS 3	Samuel B	3/30/2023 15:24	3/30/2023 15:25	3/30/2023 15:25	0.43
Sira Naturals Needham	P11046189	14139264	POS 1	Kyle P	3/30/2023 15:26	3/30/2023 15:27	3/30/2023 15:28	1.42
Sira Naturals Needham	P11148159	14138329	POS 3	Samuel B	3/30/2023 14:54	3/30/2023 15:27	3/30/2023 15:28	0.78
Sira Naturals Needham	P11220231	14138070	POS 3	Samuel B	3/30/2023 14:45	3/30/2023 15:29	3/30/2023 15:34	4.18
Sira Naturals Needham	P11221246	14139500	POS 1	Kyle P	3/30/2023 15:33	3/30/2023 15:34	3/30/2023 15:39	4.42
Sira Naturals Needham	P11214633	14138994	POS 3	Samuel B	3/30/2023 15:17	3/30/2023 15:41	3/30/2023 15:41	0.40
Sira Naturals Needham	P11052414	14137512	POS 1	Kyle P	3/30/2023 14:24	3/30/2023 15:43	3/30/2023 15:47	3.97
Sira Naturals Needham	P11166601	14132986	POS 1	Kyle P	3/30/2023 11:41	3/30/2023 15:48	3/30/2023 15:49	0.58
Sira Naturals Needham	P11221246	14139954	POS 3	Samuel B	3/30/2023 15:48	3/30/2023 15:49	3/30/2023 15:51	2.22
Sira Naturals Needham	P11204045	14128009	POS 1	Kyle P	3/29/2023 22:28	3/30/2023 15:52	3/30/2023 15:54	1.62
Sira Naturals Needham	P11232612	14139436	POS 1	Kyle P	3/30/2023 15:31	3/30/2023 16:07	3/30/2023 16:07	0.75
Sira Naturals Needham	P11181868	14140598	POS 3	Samuel B	3/30/2023 16:09	3/30/2023 16:11	3/30/2023 16:13	2.80
Sira Naturals Needham	P11175470	14138841	POS 3	Samuel B	3/30/2023 15:12	3/30/2023 16:21	3/30/2023 16:21	0.77
Sira Naturals Needham	P11263993	14137803	POS 3	Samuel B	3/30/2023 14:35	3/30/2023 16:23	3/30/2023 16:24	0.95
Sira Naturals Needham	P11228028	14141356	POS 3	Samuel B	3/30/2023 16:32	3/30/2023 16:32	3/30/2023 16:34	1.92
Sira Naturals Needham	P11272613	14140914	POS 1	Kyle P	3/30/2023 16:19	3/30/2023 16:36	3/30/2023 16:38	2.12
Sira Naturals Needham	P11039097	14140497	POS 3	Samuel B	3/30/2023 16:06	3/30/2023 16:36	3/30/2023 16:37	1.58
Sira Naturals Needham	P11234035	14134212	POS 3	Samuel B	3/30/2023 12:25	3/30/2023 16:43	3/30/2023 16:44	0.60
Sira Naturals Needham	P11117459	14141744	POS 1	Kyle P	3/30/2023 16:44	3/30/2023 16:55	3/30/2023 16:58	2.42
Sira Naturals Needham	P11208125	14140192	POS 1	Kyle P	3/30/2023 15:56	3/30/2023 17:06	3/30/2023 17:07	0.80
Sira Naturals Needham	P11036766	14142625	POS 1	Kyle P	3/30/2023 17:11	3/30/2023 17:13	3/30/2023 17:14	1.20
Sira Naturals Needham	P11245270	14141501	POS 1	Samuel B	3/30/2023 16:36	3/30/2023 17:19	3/30/2023 17:19	0.82
Sira Naturals Needham	P11253944	14140473	POS 3	Samuel B	3/30/2023 16:05	3/30/2023 17:33	3/30/2023 17:34	1.07
Sira Naturals Needham	P11115676	14143346	POS 3	Samuel B	3/30/2023 17:36	3/30/2023 17:36	3/30/2023 17:37	1.38
Sira Naturals Needham	P11158968	14134476	POS 3	Samuel B	3/30/2023 12:35	3/30/2023 17:42	3/30/2023 17:56	14.08
Sira Naturals Needham	P11089059	14144172	POS 3	Samuel B	3/30/2023 18:01	3/30/2023 18:02	3/30/2023 18:07	5.15
Sira Naturals Needham	P11131461	14144320	POS 3	Samuel B	3/30/2023 18:06	3/30/2023 18:07	3/30/2023 18:10	3.18
Sira Naturals Needham	P11083487	14144416	POS 3	Samuel B	3/30/2023 18:09	3/30/2023 18:11	3/30/2023 18:15	4.60
Sira Naturals Needham	P11181500	14143183	POS 3	Samuel B	3/30/2023 17:29	3/30/2023 18:16	3/30/2023 18:16	0.62
Sira Naturals Needham	P11012158	14145223	POS 3	Samuel B	3/30/2023 18:33	3/30/2023 18:35	3/30/2023 18:41	6.57
Sira Naturals Needham	P11245783	14144263	POS 3	Samuel B	3/30/2023 18:04	3/30/2023 18:43	3/30/2023 18:43	0.65

Sira Naturals Needham	P11204021	14136218	POS 3	Samuel B	3/30/2023 13:38	3/30/2023 18:48	3/30/2023 18:48	0.70
Sira Naturals Needham	P11050190	14142157	POS 3	Samuel B	3/30/2023 16:57	3/30/2023 18:51	3/30/2023 18:52	1.17
Sira Naturals Needham	P11116865	14146227	POS 3	Samuel B	3/30/2023 19:07	3/30/2023 19:07	3/30/2023 19:09	1.35
Sira Naturals Needham	P11169704	14146251	POS 3	Samuel B	3/30/2023 19:08	3/30/2023 19:09	3/30/2023 19:14	4.95
Sira Naturals Needham	P11150975	14145821	POS 3	Samuel B	3/30/2023 18:53	3/30/2023 19:15	3/30/2023 19:16	0.82
Sira Naturals Needham	P11211525	14140313	POS 3	Samuel B	3/30/2023 16:00	3/30/2023 19:17	3/30/2023 19:18	0.80
Sira Naturals Needham	P11100686	14134701	POS 3	Samuel B	3/30/2023 12:43	3/30/2023 19:35	3/30/2023 19:36	0.50
Sira Naturals Needham	P11052856	14142877	POS 3	Samuel B	3/30/2023 17:19	3/30/2023 19:37	3/30/2023 19:38	0.65
Sira Naturals Needham	P11230712	14146601	POS 3	Samuel B	3/30/2023 19:22	3/30/2023 19:42	3/30/2023 19:43	1.18
Sira Naturals Needham	P11170969	14145996	POS 3	Samuel B	3/30/2023 18:59	3/30/2023 19:44	3/30/2023 19:45	0.72
Sira Naturals Needham	P11136364	14147257	POS 3	Samuel B	3/30/2023 19:44	3/30/2023 19:46	3/30/2023 19:47	1.05
AV Transaction time								2.30

Grey Highlight =

Check-in time is when Order Ahead was placed not when they entered the building

Transactions March 2023		Transactions per Month		Like Months Appointment Only		No Appointment	
March 1	91	22-Jan	3,761	21-Nov	3,603	22-Nov	2,582
March 2	92	22-Feb	3,310	21-Dec	3,874	22-Dec	2,964
March 3	101	22-Mar	3,383	22-Jan	3,761	23-Jan	3,044
March 4	71	22-Apr	2,874	22-Feb	3,310	23-Feb	3,056
March 5	82	22-May	2,689	22-Mar	3,383	23-Mar	2,543
March 6	68	22-Jun	2,563	22-Apr	2,874		
March 7	87	22-Jul	2,307	22-May	2,689		
March 8	83	22-Aug	2,063	22-Jun	2,563		
March 9	62	22-Sep	1,971	22-Jul	2,307		
March 10	97	22-Oct	1,918	22-Aug	2,063		
March 11	86	22-Nov	2,582	22-Sep	1,971		
March 12	73	22-Dec	2,964	22-Oct	1,918		
March 13	79	23-Jan	3,044				
March 14	58	23-Feb	3,056				
March 15	77	23-Mar	2,543				
March 16	82						
March 17	145						
March 18	98						
March 19	96						
March 20	73						
March 21	71						
March 22	75						
March 23	75						
March 24	98						
March 25	72						
March 26	70						
March 27	70						
March 28	67						
March 29	59						
March 30	81						
March 31	104						
TOTAL	2543						
AVG	82						

PARKING COUNTS



VAI Calculations

Job: Needham 9320.1
 Location: #29 Franklin Street 3/30/23
 Title: Parking Study 1 of 1
 Calculated by: SRF

	Number of Cars Parked		
	Off-Site		On-Site
	Franklin Street, west of U-Do-It	Franklin Street, east of U-Do-It	On-Site Spaces
Total Available	13 spaces	5 spaces	18 spaces
Start Time			
11:00 AM	10	3	5
11:15	10	3	5
11:30	10	3	5
23:45	9	3	4
12:00	9	3	4
12:15	9	3	3
12:30	9	4 **	5
12:45	9	4 **	5
1:00	8	4 **	6
1:15	8	4 **	5
1:30	8	4 **	7
1:45	8	4 **	5
2:00	8	4 **	5
5:00 PM	5	1	4
5:15	5	1	5
5:30	5	1	3
5:45	4	1	4
6:00	4	1	5
6:15	4	1	4
6:30	4	1	3
6:45	4	1	2
7:00	4	1	2
7:15	4	1	3
7:30	4	1	2
7:45	4	1	5
8:00	4	1	2

** Zone full due to 3 trucks parked on Franklin Street