

March 30, 2016

Via Email

From:

Robert Shriberg  
6603 Milani St  
Lakeworth, FL 33467

To:

Needham Town Manager  
Kate Fitzpatrick  
Needham Town Hall  
1471 Highland Avenue  
Needham, MA 02492

RE: Support for Massachusetts Patient Foundation's Siting of a RMD at 33 Highland Avenue

Dear Ms. Fitzpatrick,

I am the landlord for 33 Highland Avenue and I am writing in support for Massachusetts Patient Foundation, Inc. ("MPF") locating a Registered Marijuana Dispensary ("RMD") at my property. I believe it is important to memorialize my support in this correspondence to your office and the Board of Selectmen as it has come to my attention that a select few business owners in the Highland Circle area have vocalized opposition to siting an RMD at 33 Highland Avenue.

My understanding is that the vast majority of the opposition stems from misinformed statements regarding an increase in parking demand and traffic at the property. I have reviewed a traffic study that shows total vehicle trips will decline with the RMD use taking up two retail locations. The objections are factually incorrect and self-serving, especially as they relate to adjoining business owners who benefit from increased parking while the locations remain vacant. Simply put, they do not want me to have any successful tenant, because their customers can continue to park in my vacant parking spaces.

Ultimately, my intention is for this letter to convey my sincere belief that allowing a professional organization such as MPF to operate an RMD at 33 Highland Avenue would serve to alleviate—not aggravate—the parking and traffic issues that have existed in this area for many years.

Background on 33 Highland Ave.

My Highland Avenue building contains four retail units and is located in the Highland Commercial-128 District, where the RMD use is allowed by Special Permit under the Needham Zoning By-Law. There are two units on the first floor and two units on the second floor. The available parking includes 8 spots in the front, 3 spots on the side, and 13 spots in the rear. There

has always been an adequate amount of parking available to meet the demands of the businesses leasing units at 33 Highland Avenue, including the period of time when all of the units were occupied.

It should be noted that my neighbors have never approached me about parking concerns at the property. I only recently learned of these concerns, second-hand, during the course of the RMD public hearing process. It should be further noted that none of my neighbors have reached out to me in an effort to start a constructive dialogue regarding these concerns and how to adequately address them. I fail to understand how prohibiting a RMD would somehow solve the parking problem. As I understand it, the parking and traffic needs of MPF's RMD use are not greater than any other retail use that may site at the location as a matter of right (such as a convenience store).

### Current Tenancy at 33 Highland Ave.

The first floor units are currently occupied by a nail salon and a packing/shipping store. The second floor units have been unoccupied for over a year, but were previously leased by YoSoGood Frozen Yogurt and New England Pack and Ship. Since that time, businesses routinely express interest in leasing the property due to the prime retail nature of the location from a convenience standpoint. For example, recently a dentist office and a restaurant have requested letters of intent for the individual vacant suites should the RMD not be permitted to site there. The prospective dentist has submitted a Letter of Intent for one of the two retail spaces that will be executed if the space becomes available.

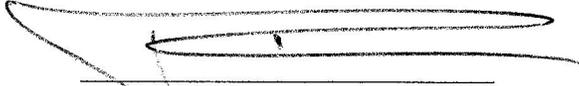
### The Benefits of MPF at 33 Highland Avenue vs. Other Uses

In my opinion, MPF's RMD is the ideal use for the front two suites at 33 Highland Avenue for the following reasons: First, as a landlord, it is a positive to have a business that wants to occupy the two retail locations in the front of the building for one designated use. Second, the parking situation would be exacerbated with two businesses in that location, and MPF is in fact easing that difficulty by taking up the two locations for one use. Two distinct businesses would have double the parking demand. Third, in response to these parking demands, MPF has committed to hiring a full-time parking attendant to professionally manage the parking lot *and* MPF will have a valet service to provide patients and employees with parking at an off-site lot. They will also be hiring a police detail as necessary. If not for MPF it is likely that two by right retail tenants will occupy the locations with little incentive to placate the concerns of the neighbors, and far less amenability to incorporate the recommendations of the Town into their operating plans, particularly those related to parking and traffic.

I have been very impressed with the professionalism of MPF in the four months since I began working with them. MPF has shown a sincere commitment to its mission of serving patients in the Commonwealth and seems to be a very proactive organization that will take a comprehensive approach to the neighborhood's concerns, particularly as they relate to parking and traffic. This

is what I find so appealing about them as prospective tenants in my property. MPF's tenancy is a solution to the ongoing problems that have plagued the 33 Highland Avenue location. I strongly encourage the Board of Selectman to support them in their plans to help those in need by siting a RMD at 33 Highland Avenue. Please do not hesitate to contact me with any questions, comments or concerns.

Sincerely,



Robert Shriberg  
*Trustee*