

Ref: 7490

September 6, 2017

Ms. Noreen Stockman  
Zoning Board of Appeals  
11 Town House Road  
Weston, MA 02493

Dear Ms. Stockman:

On behalf of our client, Stony Brook LLC, Vanasse & Associates, Inc. (VAI) is pleased to submit a Sibley Road Parking accumulation survey in response to comments submitted by MDM on August 3, 2017. This information is presented below.

Currently on-street parking occurs along the west edge of Sibley Road and is depicted in Figure 1. There are no current parking restrictions along Sibley Road and existing employees chose to park on-street. In order to determine the parking duration/turnover and space utilization along Sibley Road a parking demand survey was conducted on Tuesday, August 29, 2017; under favorable (sunny) weather conditions between the hours of 8:00 AM and 5:00 PM. The observation was completed in 1 Hour intervals during the mentioned period and included both number of vehicles parked and their location. Table 1 summarizes the observed parking demand.

**Table 1**  
**SIBLEY ROAD – PARKING DURATION/TURNOVER ANALYSIS**

Total Vehicles observed	31
Average Parking duration (Hour)	6.45
Vehicles parking 1 hour or less	7
Vehicles parking over 4 hours	22

As presented in table 1, a total of 31 vehicles were observed parking along west edge of Sibley Road with a 6.45-hour average length of stay. Table 1 also shows that 7 of 31 vehicles parked for one hour or less and 22 vehicles park over 4 hours.

Table 2 presents in detail the parking analysis worksheet indicating the parking position, the total number of occupied parking spaces observed during a day in each 1-hour interval and peak hour demand within the Sibley Road.

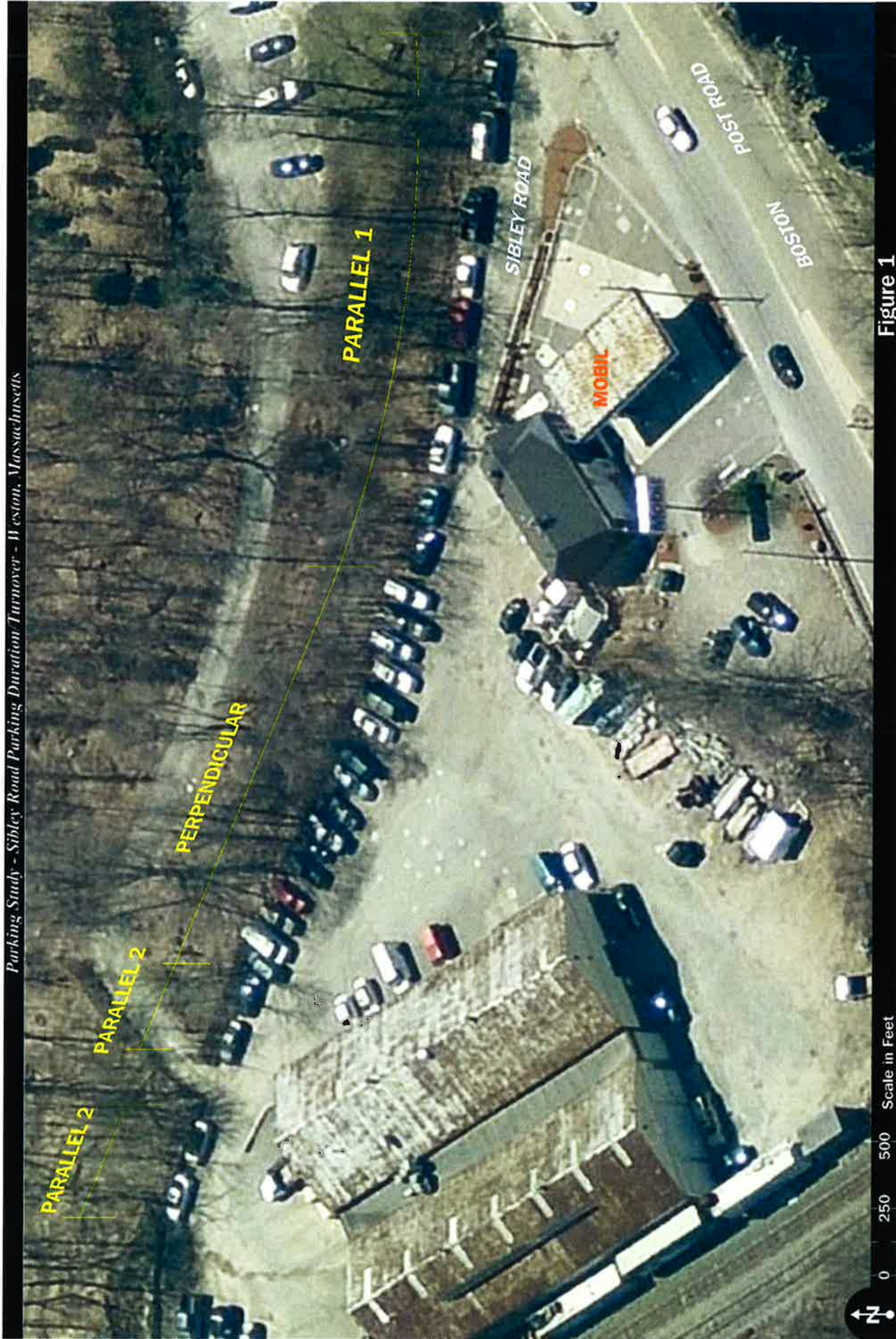


Figure 1

Site Location Map

**VAI** Vanasse & Associates, Inc.  
Transportation Engineers & Planners

**Table 2**  
**SIBLEY ROAD – PARKING DURATION/TURNOVER DETAILED WORKSHEET**

N.	Plate	Parking Hours	Time										Parking Position	
			8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00		
1	659	1 h											x	Parallel 1
2	942	10 h	x	x	x	x	x	x	x	x	x	x	x	Parallel 1
3	2HY	8 h	x	x	x	x	x	x	x	x				Parallel 1
4	2SJ	8 h	x	x	x	x	x	x	x	x				Parallel 1
5	2VB	9 h	x	x	x	x	x	x	x	x	x			Parallel 1
6	5SA	8 h	x	x	x	x	x	x	x	x				Parallel 1
7	6CF	4 h	x		x	x	x							Parallel 1
8	72T	1 h		x										Parallel 1
9	P57	1 h				x								Parallel 1
10	R24	1 h		x										Parallel 1
11	R49	2 h	x	x										Parallel 1
12	252	1 h		x										Perpendicular
13	261	10 h	x	x	x	x	x	x	x	x	x	x	x	Perpendicular
14	444	8 h	x	x	x	x	x	x	x	x				Perpendicular
15	850	10 h	x	x	x	x	x	x	x	x	x	x	x	Perpendicular
16	2L8	1 h											x	Perpendicular
17	2LG	9 h	x	x	x	x	x	x	x	x	x	x		Perpendicular
18	3KN	10 h	x	x	x	x	x	x	x	x	x	x	x	Perpendicular
19	3NM	10 h	x	x	x	x	x	x	x	x	x	x	x	Perpendicular
20	48N	9 h	x	x	x	x	x	x	x	x	x	x		Perpendicular
21	5DR	10 h	x	x	x	x	x	x	x	x	x	x	x	Perpendicular
22	5LJ	10 h	x	x	x	x	x	x	x	x	x	x	x	Perpendicular
23	5TB	8 h	x	x	x	x	x	x	x	x				Perpendicular
24	5WM	9 h	x	x	x	x	x	x	x	x	x			Perpendicular
25	6ZD	8 h	x	x	x	x	x	x	x	x				Perpendicular
26	7XA	8 h	x	x	x	x	x	x	x	x				Perpendicular
27	8NA	9 h	x	x	x	x	x	x	x	x	x			Perpendicular
28	T34	2 h										x	x	Perpendicular
29	T42	6 h			x	x	x	x	x	x				Perpendicular
30	898	8 h	x		x	x	x	x	x	x	x			Parallel 2
21	LR5	1 h		x										Parallel 2
<b>TOTAL</b>			<b>22</b>	<b>24</b>	<b>22</b>	<b>23</b>	<b>22</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>14</b>	<b>10</b>		

As can be seen in Table 2 and graphically represented in Figure 2 the peak on-street parking demand observed occurred at 9:00 AM, with a peak demand of 24 vehicles.



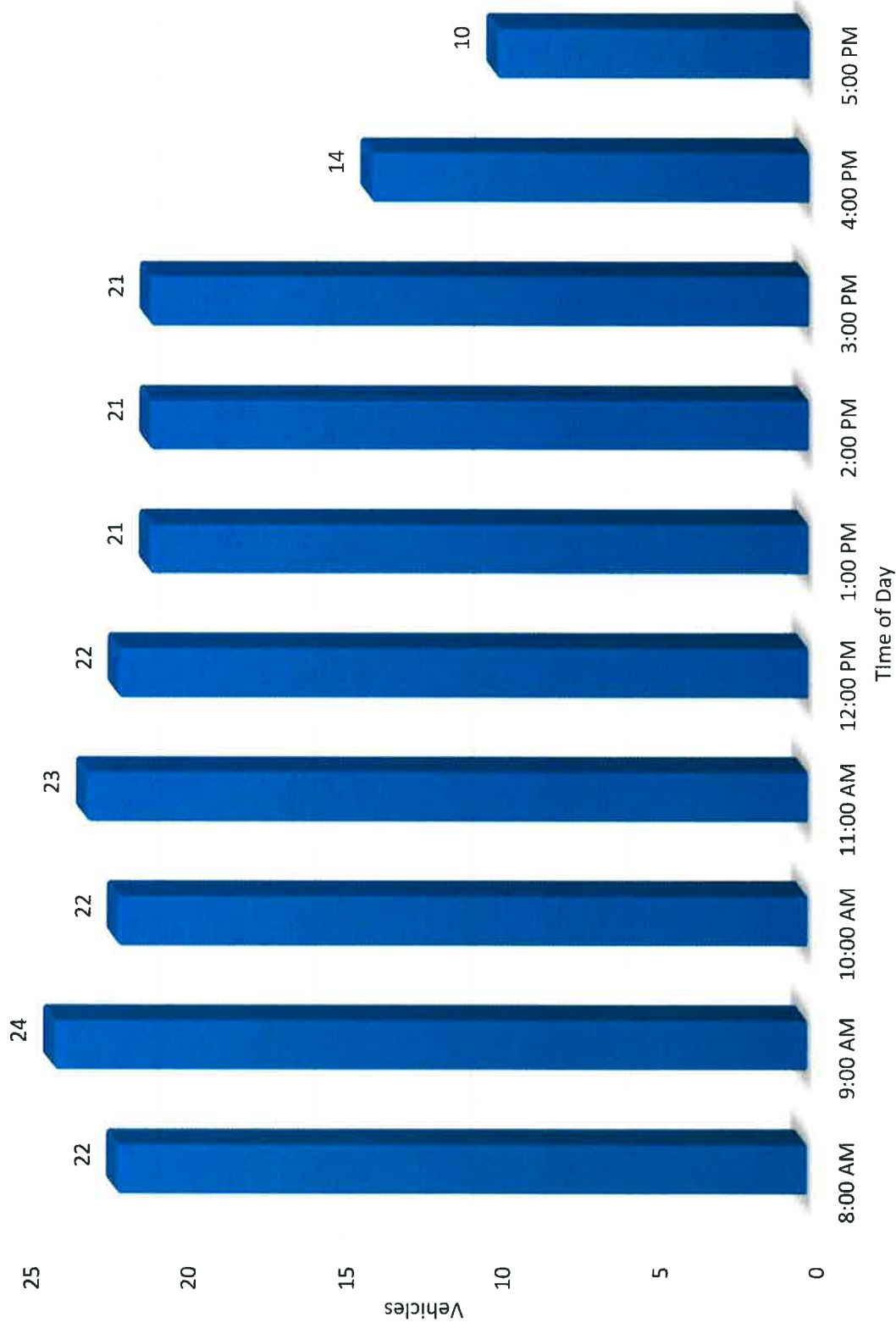


Figure 2

Parking Analysis  
Tuesday, August 29, 2017

Ms. Noreen Stockman  
September 6, 2017  
Page 3 of 3

In summary, most of the parking along Sibley Road is employee parking for the existing businesses. It appears that existing businesses along Sibley Road have sufficient parking on-site and the existing parking along Sibley Road is for convenience and is not due to lack of parking. Ultimately, this is a Town issue to address the parking regulations along Sibley Road.

The above information concludes our responses with respect to the peer comments. As previously stated, once local approvals are obtained the necessary design and permit submission will be made to MassDOT.

Sincerely,

VANASSE & ASSOCIATES, INC.



F. Giles Ham, P.E.  
Managing Principal

FGH/mef

cc: File