Technical Memorandum

date          February 1, 2021

to            Noah Eisendrath

from          Andrew McClurg, AICP, CTP

project name  65 Mechanic Street, Tisbury MA

subject       Traffic impacts assessment: addendum

An Adult Use Marijuana Dispensary is proposed at 65 Mechanic Street in Tisbury. The existing 4,900-square-foot building, which is currently occupied by two auto repair shops, will be expanded by 600 Square feet. The proposed dispensary, including back office and vault, will occupy 1,200 square feet; the remaining 4,300 square feet will be used for cultivation, processing, a commercial kitchen, and office/administration.

The purpose of this memo is to:
1. Provide more detail about the traffic volume data on which my previous memo – dated Sept. 18, 2019 – based a statement about existing conditions: that in 2010, “two-way traffic volumes in the segment between High Point Lane and Pine Tree Road (which includes the Mechanic Street intersection) were approximately 1,100 in the PM peak hour during the late-August high season.”
2. Identify sources of traffic volume data in the vicinity of Mechanic St., including some that were not available when the 2019 memo was prepared.
3. Apply an annual traffic volume growth factor as prescribed by the Martha’s Vineyard Commission.

1. Existing Traffic Volumes on State Rd.

The estimate that two-way traffic volumes in the segment between High Point Lane and Pine Tree Road were approximately 1,100 in the PM peak hour during the late-August high season was based on data from Vehicle Classification counts provided by the Martha’s Vineyard Commission. The count locations include two points on State Rd. in the immediate vicinity of the project: east of Pine Tree Rd., about 500 feet to the east of Mechanic St.; and west of High Point Lane, a similar distance to the west. The counts were taken between August 30 and September 7, 2010.

Table 1 shows the peak-hour traffic counts at both points.
<table>
<thead>
<tr>
<th>Location on State Rd.</th>
<th>Weekday Peak Hour 2-way Volume, Weekly Low</th>
<th>Weekday Peak Hour 2-way Volume, Weekly High</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. of Pine Tree Rd.</td>
<td>1,128 (Monday)</td>
<td>1,184 (Thursday)</td>
</tr>
<tr>
<td>W. of High Point Ln.</td>
<td>1,162 (Tuesday)</td>
<td>1,224 (Wednesday)</td>
</tr>
</tbody>
</table>

Table 1. Traffic Volumes along State Rd., August 2010

2: Data Sources
The following other data were provided by the Martha's Vineyard Commission.
- Vehicle Classification Counts for State Rd. north of Lambert's Cove Rd. (north), July 12-21, 2017
- Turning Movement Counts for the intersection of Edgartown/Vineyard Haven Rd. with Skiff Ave. & Cook St., February 22, 2017
- Turning Movement Counts for the intersection of Old Stage Rd. with State Rd., April 26 and 28, 2017

3: Annual Traffic Volume Growth
The Martha's Vineyard Commission specifies application of a 1.7% annual growth factor to traffic counts. Accordingly, Table 2 shows the estimated weekly low and high peak hour 2-way volumes for a weekday, applying that factor to the 2010 volumes shown in Table 1 to estimate volumes in 2021.

<table>
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<th>Weekday Peak Hour 2-way Volume, Weekly High</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. of Pine Tree Rd.</td>
<td>1,358</td>
<td>1,425</td>
</tr>
<tr>
<td>W. of High Point Ln.</td>
<td>1,399</td>
<td>1,473</td>
</tr>
</tbody>
</table>

Table 2. Estimated State Rd. Traffic Volume, 2021

As noted in the September 2019 memo, the traffic impacts of a proposed new land use are measured against those of the old one, to gauge the project’s net new trip generation. Accordingly, the proposed dispensary was projected to generate 10 net new trips in the weekday peak hour, since the gross of 27 dispensary trips would be offset by 17 that were estimated to be generated by the existing auto repair clinic. It might be that the existing repair shop does not generate as many trips as is estimated using the ITE manual. In any case, even if the dispensary’s projected 27 peak-hour trips are compared against the State Rd. traffic volumes shown in Table 2, ignoring the trips generated by the existing use, they amount to less than 2% of the total.

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1 Per email from Michael Mauro to Andrew McClurg, Feb. 1, 2021.
2 ‘Automobile Care Center’, Land Use Code 942.