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## Martha's Vineyard Commission

### DRI 696 PCMV Recreational Dispensary

### MVC Transportation Staff Report – 2020-06-27

#### 1. EXISTING CONDITIONS

- 1.1 Sight Distances:** Sight lines at the existing proposed study area/driveway were analyzed. The posted speed limit along this portion of State Road in West Tisbury is 30mph. The corresponding required sight distance for a 30mph roadway is 200 feet. The sight distances at the proposed site driveway looking in both directions are more than adequate and far exceed the minimum requirement of 200-feet.
- 1.2 Safety:** Traffic accident data was inventoried from the Massachusetts Department of Transportation (MassDOT) records for the latest available three-year period (2015-2017). The accident history of the study area was evaluated to identify any safety deficiencies and to determine if the location experiences a higher than average crash rate. The MassDOT Crash Rate Worksheet was used to calculate accident rates in accidents per million entering vehicles. The calculated rates are compared to the Statewide and MassDOT District 5 average rates. During the three-year period (2015-2017) evaluated, there were zero (0) accidents recorded in the vicinity of the proposed driveway, nor that stretch of the corridor.
- 1.3 Traffic Volumes:** On May 11<sup>th</sup>, 2020, MassDOT issued a directive on estimating existing traffic counts for use in projects. It provides guidance on how to estimate existing and future traffic counts in lieu of taking new traffic counts after March 13, 2020, when the COVID-19 restrictions were implemented in Massachusetts. Daily traffic volumes were measured from the historical Automated Traffic Recorder (ATR) tube counts and then a MassDOT yearly Growth Factor Rate for data from 2014 to 2018 (0.041) was applied. The volumes were collected over a seven-day period on State Road south of Indian Hill Road from August 14 – August 22, 2017. The 5-day (Monday-Friday) average daily traffic with the applied yearly growth rate is roughly **10,353** vehicles per day, while the 7-day (Monday-Sunday) average daily traffic with the applied yearly growth rate is roughly **10,205** vehicles per day as shown in the table below.

#### Average Daily Traffic – August 14-22, 2017

Count Location	5-Day Average Daily Traffic (M-F)	7-Day Average Daily Traffic (M-S)
State Road South of Indian Hill Road	*10,353	*10,205

\*MassDOT Yearly Growth Rate factor of 0.041 was applied

On Thursday June 25, 2020, staff conducted a turning movement count (TMC) of just the vehicles who entered the three existing driveways/land uses at USPS/Cronig's, Cournoyer Road, and Conroy Apothecary from 10:00 am – 4:00 pm. It should be noted that Cronig's Market is closed for renovations at this time and that these numbers do not include exiting vehicles, through movements or vehicles who entered the USPS/Cronig's driveway from Indian Hill Road, due to the lack of visibility.

The turning movement counts indicate that between the 6-hour period from 10:00am-4:00pm, a total of **474** vehicles entered the USPS/Cronig’s entrance, **50** vehicles entered Cournoyer Road, and **150** vehicles entered the Conroy Apothecary entrance. The peak hour from 10:00am – 11:00 am had a total of **122** entering vehicles as shown in the table below.

**Turning Movement Count – Entering Vehicles Only**

Time on 6/25/20	10:00-11:00	11:00-12:00	12:00-1:00	1:00-2:00	2:00-3:00	3:00-4:00	TOTAL 10:00-4:00
<b>Entrances</b>							
<b>*USPS/Cronig's</b>	<b>79</b>	<b>82</b>	<b>89</b>	<b>70</b>	<b>78</b>	<b>76</b>	<b>474</b>
<b>Cournoyer Road</b>	<b>10</b>	<b>8</b>	<b>9</b>	<b>6</b>	<b>10</b>	<b>7</b>	<b>50</b>
<b>Conroy Apothecary</b>	<b>33</b>	<b>29</b>	<b>23</b>	<b>20</b>	<b>22</b>	<b>23</b>	<b>150</b>
<b>Total Per Hour</b>	<b>122</b>	<b>119</b>	<b>121</b>	<b>96</b>	<b>110</b>	<b>106</b>	<b>674</b>

\*Cronig’s Market was closed for renovations at the time of this count 6/25/20. Does not include vehicles who entered from Indian Hill Road.

**2. FUTURE CONDITIONS**

- 2.1 Parking:** The proposed facility is served by 23 off street parking spaces. There will be five spaces dedicated to employee parking with the remaining 18 spaces for customers. Four of the 18 spaces will be reserved for medical customers only. The West Tisbury zoning regulations require one space per 150 sqf. of floor space. The parking is adequate per the West Tisbury zoning requirement. The applicant has stated that in order to mitigate any traffic concerns, customers will have to make an appointment prior to arriving. Parking attendants will be on site to help facilitate any overlaps.
- 2.2 Trip Generation:** Trip generation for the proposed project was determined by applying trips rates obtained from the Institute of Transportation Engineers (ITE) Land Use Code 882 – Medical Dispensary as well as observed trip generations from a dispensary in Lynn, MA. It should be noted that there is a lack of empirical data due to how new this Land Use is nationwide, and that the ITE numbers were derived from a small sample size of just four dispensaries in Colorado and Oregon. The table below is from the Traffic Impact Analyses and estimates that a 1,410 sqf. Marijuana Dispensary will generate roughly **356** weekday daily trips, **29** weekday AM Peak Hour trips, **42** weekday PM Peak Hour trips, **366** Saturday Trips, and **51** Saturday peak hour trips. A trip is defined as a one-way movement to and from the site.

Trip Generation, 882 – Marijuana Dispensary

**LUC 882 – Marijuana Dispensary**  
**Average Trip Ends per 1,000 sf.**

<b><u>Time Period</u></b>	<b><u>GFA<sup>(2)</sup></u></b>	<b><u>LUC 882 – Marijuana Dispensary</u></b> <b><u>Vehicle Trip Ends<sup>(1)</sup></u></b>
Weekday Daily	252.70	356
Weekday AM Peak Hour	20.88	29
Weekday PM Peak Hour	29.93	42
Saturday Daily	259.31	366
Saturday Peak Hour	36.43	51

<sup>(1)</sup> Based on 1,410± -sf.of floor area

Trip generation data was also obtained by monitoring existing and operational dispensaries in the Commonwealth. One of the most recent dispensaries to open in Lynn, Massachusetts processed **282** individual transactions on its opening day of Saturday, October 26, 2019. The facility is **4,631-sf.** with a corresponding Saturday (daily) trip generation rate of 121.79 trip ends per 1,000-sf. of floor area. This observed rate is less than half the ITE projected rate. This same dispensary processed **270** individual transactions on Monday, October 28, 2019 with a corresponding weekday (daily) trip generation rate of 116.61 trip ends per 1,000-sf. of floor area. This observed rate is again less than half of the ITE projected rate. Table 2, below, estimates projected trip ends for the proposed PCMV facility using these observed rates:

Trip Generation: *Observed Data, Lynn, MA*

<b><u>Time Period</u></b>	<b><u>Observed Trip Ends per 1,000 sf.</u></b> <b><u>GFA</u></b>	<b><u>Project</u></b> <b><u>Vehicle Trip Ends<sup>(1)</sup></u></b>
Weekday Daily	116.61	164
Saturday Daily	121.79	172

<sup>(1)</sup> Based on 1,410± -sf.of floor area

### 3.0 POTENTIAL MITIGATION FOR CONSIDERATION:

- Potential to have a delivery service in order to cut down the amount of appointments/walk-ins.
- Advertising, announcements, stressing appointment only on all platforms.
- Enter an agreement with the Town, Police Department, and MVC to reassess any transportation issues regarding parking and circulation.