

September 4, 2020

Littleton Planning Board
37 Shattuck Street
Littleton, MA 01460

RE: Special Permit Application – Adult Use Marijuana Establishment
Traffic Impact Assessment
160 Ayer Road, Littleton, MA

Dear Board members,

The proposed special permit application will convert the existing condo building at 160 Ayer Road for the purpose of providing a marijuana testing laboratory. The existing condo building consists of six sections and it can be summarized as such: Section 1 & 2 is an office building, section 3 & 4 are currently vacant, and section 5 & 6 is a furniture warehouse/retail space. As required by the Littleton's Zoning Bylaws, the proposed development will require a total of 51 parking spaces which will include three handicap accessible spaces. The proposed re-development will provide 66 parking spaces, which will include three handicap accessible spaces all within the existing paved parking area.

In order to assess the potential traffic impact by the proposed marijuana testing laboratory, an estimate of the daily average trip generated by the existing and proposed use was determined by the Institute of Transportation Engineers (ITE) Trip Generation Manual (7th Edition).

The existing office building has three employees and the existing use falls under the Land Use Code (LUC) 710: General Office Building under the ITE Trip Generation Manual. The existing office building is estimated to generate approximately 24 Average Daily Trips (ADT) according to the ITE. The existing furniture warehouse/retail space has six employees and the existing use falls under the Land Use Code (LUC) 150: Warehouse under the ITE and estimate to generate approximately 68 trips daily.

The proposed use of the marijuana testing laboratory would fall under the Land Use Code (LUC) 760: Research and Development Center under the ITE. The proposed marijuana testing laboratory is expected to have three employees on site and is estimated to generate approximately 28 trips daily. The proposed marijuana testing laboratory will also have couriers making scheduled deliveries and is expected to generate 6 additional trips daily.

Goldsmith, Prest & Ringwall, Inc.

The existing Average Daily Trips (ADT) on 160 Ayer Road are estimated to be **92 trips**. The total average daily trips generated by the proposed marijuana testing laboratory is estimated to be approximately **34 trips**.

To provide additional information regarding the traffic impact on Ayer Road due to the proposed application, available MassDOT online database shows that the Annual Average Daily Trips (AADT) for Ayer Road in Littleton, MA (Location ID: S18-051-158-03) is approximately 13,566 trips in 2019. The increase in 34 trips represents an increase of approximately 0.25% of the Annual Average Daily Trips. Under a typical Traffic Impact Study, an annual increase of approximately 1% of Annual Average Daily Trips should be considered for the background growth. The average daily trips generated from the proposed development should not affect the existing traffic on Ayer Road.



Limhuot Tiv, Project Engineer

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Athena Assets, LLC.