



Re: Transportation Impact Study Request @ 201B Highland Ave

From Planning1 <planning1@somervillema.gov>

Date Tue 10/28/2025 10:50 AM

To Danger Wizard <dm@dangerwizard.com>

Hello,

If you have already submitted an application in Citizenserve, please send this message through the messaging function in Citizenserve. All correspondence must occur inside the system once an application has been submitted.

If you have not submitted an application in Citizenserve yet, please send this message to your Case Planner. They will be able to guide you through the correct process.

Let me know if you have any questions at all - always happy to help!

Sincerely,

Planning, Preservation & Zoning (PPZ) Division Staff

Please note that while PPZ staff are working remotely, email is the best way to get in touch.

From: Danger Wizard <dm@dangerwizard.com>

Sent: Tuesday, October 28, 2025 10:32 AM

To: Planning1 <planning1@somervillema.gov>

Subject: Fw: Transportation Impact Study Request @ 201B Highland Ave

Hello,

I am writing to request a waiver to the Transportation Impact Study. My business, Danger Wizard, is looking to rent a storefront on Highland Ave.

Our business primarily caters to the local community and has many attendees that walk, bike or take the bus to our location.

We also plan to cap our events at 30 people at the most, so we are not expecting a huge influx of people in the area on days when we host events. There will not be any concerts or shows that bring in a high volume of traffic.

We have submitted our permit application and have a neighborhood meeting scheduled for tomorrow night. Please let me know if the TIS can be waived for this proposal.

Thank you.

Best,

Allan Knowles

Danger Wizard
Somerville, MA

Cell- 203-947-6928
Dangerwizard.com
[Instagram](#)
[YouTube](#)

From: Danger Wizard <dm@dangerwizard.com>
Sent: Tuesday, October 28, 2025 10:28 AM
To: Greg Hanafin <ghanafin@somervillema.gov>
Cc: Alvaro Esparza <aesparza@somervillema.gov>; Transportation <transportation@somervillema.gov>
Subject: Re: Transportation Impact Study Request @ 201B Highland Ave

Hi Greg,

Thank you for letting me know! I will reach out to PPZ now.

Best,

Allan Knowles

Danger Wizard
Somerville, MA

Cell- 203-947-6928
Dangerwizard.com
[Instagram](#)
[YouTube](#)

From: Greg Hanafin <ghanafin@somervillema.gov>
Sent: Tuesday, October 28, 2025 10:27 AM
To: Danger Wizard <dm@dangerwizard.com>
Cc: Alvaro Esparza <aesparza@somervillema.gov>; Transportation <transportation@somervillema.gov>
Subject: RE: Transportation Impact Study Request @ 201B Highland Ave

Hi Allan,

Based on the information you've shared, the Mobility Division expects to be supportive of your TIS waiver request. Please coordinate with the Planning, Preservation, and Zoning (PPZ) Division on any next steps for requesting the waiver.

Best,
Greg

Greg Hanafin (he/him/his)
Transportation Planner, Mobility Division
City of Somerville, OSPCD
93 Highland Ave.

From: Danger Wizard <dm@dangerwizard.com>
Sent: Tuesday, October 28, 2025 10:02 AM
To: Greg Hanafin <ghanafin@somervillema.gov>
Cc: Alvaro Esparza <aesparza@somervillema.gov>; Transportation <transportation@somervillema.gov>
Subject: Re: Transportation Impact Study Request @ 201B Highland Ave

Hi Greg,

Yes, I am requesting that the TIS be waived. Would that be possible?

Our business primarily caters to the local community and has many attendees that walk, bike or take the bus to our location.

We also plan to cap our events at 30 people at the most, so we are not expecting a huge influx of people in the area on days when we host events. There will not be any concerts or shows that bring in a high volume of traffic.

Best,

Allan Knowles

Danger Wizard
Somerville, MA

Cell- 203-947-6928

Dangerwizard.com

[Instagram](#)

[YouTube](#)

From: Greg Hanafin <ghanafin@somervillema.gov>
Sent: Tuesday, October 28, 2025 9:55 AM
To: Danger Wizard <dm@dangerwizard.com>
Cc: Alvaro Esparza <aesparza@somervillema.gov>; Transportation <transportation@somervillema.gov>
Subject: RE: Transportation Impact Study Request @ 201B Highland Ave

Hi Allan,

Thank you for reaching out. I understand that you are in the process of requesting to waive the TIS requirement for your application.

Please let me know if you have any other questions.

Best,
Greg

Greg Hanafin (he/him/his)
Transportation Planner, Mobility Division
City of Somerville, OSPCD
93 Highland Ave.

From: Danger Wizard <dm@dangerwizard.com>
Sent: Tuesday, October 21, 2025 12:45 PM
To: Transportation <transportation@somervillema.gov>
Subject: Transportation Impact Study Request @ 201B Highland Ave

Hello,

My name is Allan Knowles, owner of Danger Wizard LLC, an RPG services company. I am applying for a TIS as part of my application open a brick-and-mortar location at 201B Highland Ave Somerville. We are applying as a Recreation Service and are required to submit a TIS.

Our company hosts games of Dungeons & Dragons and other RPG games, as well as workshops, meetups and other in-person events. We have been operating in the schools of Somerville and the Armory for the last few years and want to expand to a permanent physical location.

The space is located in a brick one-story building, with 4 other businesses already present. It is a midrise 3 Zone and next door to a residence.

There are two entrances, one in the front that opens up to the sidewalk on Highland, and one in the back that opens up to a patio area. It is 900 square feet and on the first floor, with an 864 square foot basement below. The basement will be restricted to customers.

We have no plans to make any modifications or do construction at the site.

There is street parking available on both sides of Highland, and the 88 bus goes by our location. There is plenty of sidewalk space for pedestrians as well, which we expect will be most of our customer traffic.

Our hours of operation are expected to be 2-10 PM Mon-Fri, and 10AM -10 PM on Sat and Sun.

Attached are floorplans and a map of the area.

Please let me know if you need additional information and what the turnaround time for this report may be.

Thank you.

Sincerely,

Allan Knowles

Danger Wizard
Somerville, MA

Cell- 203-947-6928

Dangerwizard.com

[Instagram](#)

[YouTube](#)

City of Somerville Public Records Notice

Please be advised that the Massachusetts Attorney General has determined that email is a public record unless the content of the email falls within one of the stated exemptions under the Massachusetts Public

Records Laws.