



Janis Moriarty, D.M.D.

• General Dentistry •

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TO: SELECT BOARD - WINCHESTER, MA
FROM: WENDY LOMBARDO, OFFICE MANAGER / JANIS MORIARTY, DMD
GENERAL FAMILY DENTISTRY - 607 MAIN ST. WINCHESTER, MA
781-729-7767
RE: TEMPORARY PARKING SPACE

Thank you for taking the time to read my request. Dr. Moriarty has a private general family dental practice located at 607 Main Street in Winchester. The practice has been here for over 20 years. We proudly serve over 3,200 patients from Winchester and surrounding cities and towns in the age range of 3 to 103 and we employ 17 people.

One very large issue with our location is parking. We do not have a parking lot for our patients and staff leaving on street parking only. Before the town updated the cross walk in front of our building (607 Main St.) there was two additional parking spaces but as you can see in the pictures I attached the two spaces are now marked NO PARKING with yellow lines. I was told the spaces are too close to the cross walk and that is why they were removed. I honestly feel someone should re-measure because that is a large space on each side of the cross walk.

We used to have many 2 and 3 hour parking spaces until the town changed it to permit parking, 15 minute and 1 hour parking. We have dealt with the lack of parking for years along with numerous complaints from our patients and staff as do many other businesses in the town.

In March 2020 our world changed with the arrival of COVID-19 and our practice was closed for over three months. When we re-opened it was a very slow process with 50% less patient capacity which means less production, less revenue and the same if not more overhead due to the hefty cost of necessary PPE, reconfiguration and construction of the office to properly comply with COVID-19 guidelines. We have invested a lot of time and money in order to comply with all COVID-19 state regulations, ADA and CDC guidelines.

Part of our new protocol is to have patients remain in their car and call our office to let us know they arrived as we keep our office door locked to control the number of patients in the office at one time.

Patients are finding it harder than ever to find a place to park now that local restaurants have taken up many parking spaces with outdoor seating and have reserved spaces for "pick-up only". Lucia's, Eleni's Mediterranean Grill - (see attached picture), First House Pub, Comella's, etc. all have taken up much needed parking spaces. Our patients have to park far away from the office and for some of our older patients the walk to the office from their car is difficult. Especially for our patients with walkers and canes. (There isn't a handicapped parking space near our office.) Patients are frustrated and upset.

We are working on a tight schedule so patients are not waiting and to control the number of patients in the office at the same time. This is an important step to help keep our patients and staff safe. When patients are parked far from the office it can take awhile for them to walk to the office. We do not want patients to wait out front for their safety. There is no place to sit and we do not intend to encourage it because social distancing cannot be accomplished and the cobblestone in front of our building is raised and not safe to walk on. We have witnessed too many patients, employees and people walking by our office trip and fall because of the cobblestone. (The cobblestone really needs to be fixed!) Standing outside in front of the building waiting is not an option. We no longer have a reception area/waiting room in order to control the number of patients in the office at one time.

Patients complained about the parking pre-covid-19 and some have actually left the practice because it is such an inconvenience. Now it is much worse and our patients are not happy with the lack of parking spaces and having to drive around

trying to find a spot and parking far from the office. The result is angry patients that continually ask me “Why isn’t the town helping you? The parking situation is terrible.” Some are now telling us they cannot continue as a patient of the practice because it is too much of an inconvenience with parking. Especially for our elderly patients. We cannot suffer more loss. We are struggling to stay afloat and need your help. We love the town of Winchester and we do not want to let our patients down.

I am asking the Town of Winchester to please consider giving our business, Janis Moriarty, DMD, PC, one or two dedicated parking spaces with no time restriction or no less than 3 hours out in front of our office in order to help us help our patients. This would help our business and our patients immensely. (I have attached some pictures showing you what the spaces out in front of our office look like.)

We are a small business and we fully understand the struggle that all businesses are faced with during this unprecedented time. We have always supported the businesses in the town and are committed to urge others to “Shop Winchester!”

Please consider this request as we are one of the small businesses in Winchester trying our hardest to get through this difficult time. I respect that your time is valuable and you are extremely busy but your consideration on this matter is greatly appreciated and I look forward to hearing from you.

You can reach me by email at wendy.lombardo1@verizon.net or call me at 781-729-7767 option #3 and ask for Wendy.

Thank you and stay safe,


Wendy Lombardo,
Office Manager

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