



# FUSS & O'NEILL

May 10, 2019

Dean Lessard, Director  
Department of Public Works  
Town of York  
186 York Street  
York, Maine 03909-1314

Re: Kittery Indian – Mic Mac Motel  
Initial Traffic Impact Statement  
Fuss & O'Neill, Inc. Reference No. 17-0308

Dear Mr. Lessard:

On behalf of Arrigo Dellapasqua of Kittery Indian LLC, Fuss & O'Neill has prepared an initial traffic impact statement regarding the redevelopment of Tax Map 102 Lot 31 located at 317 US Route One, York, Maine (43.14586°N, -70.67813°E). Refer to enclosed USGS location map.

The proposed project includes the redevelopment of the existing two story motel, garage, in-ground swimming pool, and associated parking lot into a 65 unit three story hotel with associated parking - Comfort Inn or similar.

The latest ITE Trip Generation Manual, 9<sup>th</sup> Edition was used to calculate an estimated trip generation for the proposed project. Refer to the summary table below and enclosed calculation.

RATE	TRIPS
Weekday AM Peak Hour of Generator	34
Weekday PM Peak Hour of Generator	40
Saturday Peak Hour of Generator	47
Sunday Peak Hour of Generator	37

Sight distances were evaluated at the proposed driveway entrance, across from Brickyard Court, in accordance with Maine DOT 17-229 Chapter 299: Highway Driveway and Entrance Rules. The posted speed limit on US Route 1 north of the proposed project is 35 mph, which requires 305 feet of stopping sight distance. The posted speed limit on US Route 1 south of the proposed project is 50 mph, which requires 495-feet of stopping sight distance. Sight distance was measured as 2,300 feet looking north, and 1,950 feet looking south. Therefore, more than adequate sight distance is available at the proposed driveway location.

In summary, the expected peak hour trip generation of the development is above the 35 vehicle trips threshold. In accordance with the Town of York's Zoning Ordinance Section 15-A.3, a full traffic study is required at the request of the Director of Public Works.

5 Fletcher Street, Suite 1  
Kennebunk, ME 04043  
207.363.0669

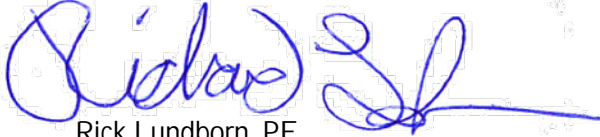
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We feel that in the case of this site, with the entrance location improvement and configuration being made, the wide shoulder on Route 1 and the traditional traffic patterns in place on Route 1, that a full traffic study is not warranted. Please let us know if you will be requiring one.

Fuss & O'Neill greatly appreciates your time assisting with the proposed project. Please do not hesitate to contact me at (207) 363-0669 x2314 or by email ([rlundborn@fando.com](mailto:rlundborn@fando.com)) if you have any questions.

Sincerely,



Rick Lundborn, PE

Enclosures