

From: [William Straub](#)
To: [Adam Causey](#)
Cc: [Kathy Connor](#)
Subject: Aroma Joe's traffic patterns - 523 US Route 1
Date: Thursday, April 28, 2022 3:00:07 PM
Attachments: [image001.png](#)

Adam,

We have monitored the progress of the Aroma Joe's proposal's permitting process with the Maine DOT. The project is proposed at 523 US Route 1, just south of the York border. The project requires a Traffic Movement Permit due to the magnitude of projected peak traffic. The MEDOT process considered access and egress from US Route 1 including turning lanes, geometries, sight distances, and several other factors. The MEDOT is in the process of issuing the final permit, after an extensive application and review process. We believe the permit is appropriate, and reasonably deals with the issues present at the site and surrounding land uses.

There has been a question of the access being off the adjacent Parsons Lane to the north. We note that Parsons Lane is not a public road, but rather a private one-way ROW extending to several residences. The roadway is private and was not designed for the volume of traffic associated with the proposed facility. Even if the private owners were amenable, it's unlikely that turning motions could be made to accommodate the facility. The traffic volumes entering and leaving US Route 1 would be the same, and the location would be closer to other approved curb cuts and be undesirable.

It's noted that the centerline of the proposed entrance aligns with the proposed entrance to a previously proposed commercial facility on the east side of US Route 1. While that proposed facility is reportedly no longer proposed, the alignment of the curb cuts is desirable, and good practice. Future proposals for development of that site should consider the same alignment of access road.

If you have any additional questions or comments, please do not hesitate to call.

Best,

Bill

William A. Straub, P.E.
Principal/Project Manager



CMA Engineers, Inc.
35 Bow Street
Portsmouth, NH 03801
CELL 603 828-6167
www.cmaengineers.com

