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**OGUNQUIT PLANNING BOARD  
SITE VISIT  
May 23, 2016**

**DAVID GIARUSSO – 661 Main Street – Map 13 Block 49 & 50 – General Business District 2 (GBD2). Site Plan Review for a new use of a paid parking lot.**

- A. CALL TO ORDER – 4:00 p.m.**
- B. SITE INSPECTION – 661 Main Street**

Mr. Wilkos called the Roll at 4:00 p.m.

Planning Board Members Present: Steve Wilkos (Chair)  
Rusty Hayes  
Don Simpson

Members Excused: Muriel Freedman (Vice Chair) - Recused  
Jackie Bevins – Recused  
Rick Dolliver (1<sup>st</sup> Alternate) - Recused  
Brian Aromando (2<sup>nd</sup> Alternate)

Also Present: Scott Heyland, Code Enforcement Officer  
Lee Jay Feldman SMPDC, Town Planner  
Tom Errico, TYLIN Engineering  
Geoff Aleva, Civil Consultants – Applicant’s Representative  
David Giarusso – Applicant  
Joseph Lindsey – Applicant’s contractor  
Ogunquit Chief of Police Patricia Arnaudin  
Ogunquit Fire Chief Mark O’Brian

Mr. Wilkos reminded everyone that Planning Board Site Visits are for Board Member discussion only. Others may be heard at the Chairman’s discretion.

Mr. Aleva summarized the proposed layout of the parking lot. He noted that the primary purpose of the Site Visit was for the Board Members to see the proposed layout and how it relates to pedestrian safety.

Mr. Aleva pointed out that the retaining wall and bollards have been installed and the parking lot has been temporarily striped. He noted the striping will need revising.

Mr. Aleva indicated the one way parking lot exit with a stop sign and do not enter sign as well as a stop bar as vehicles exit the site. These will all help drivers see pedestrians. Mr. Aleva also indicated the ample line of sight.

Mr. Aleva pointed out the upgraded sidewalk across Route One.

He noted the one way vehicle entrance, and that the entrance will be narrowed with the use of planters which will also provide additional safety for pedestrians on the sidewalk. The one way entrance will be noted with signage, and the existing two handicapped parking spaces will be removed.

Mr. Aleva stated that he was unsure if the flashing crosswalk sign would be installed.

Mr. Giarusso responded that the Town Manager assured him it would be installed.

Police Chief Arnaudin agreed. She stated that there are three flashing beacons to be installed: Ocean Street and Route One intersection, at the Egg and I, and the third at the intersection of Obeds Lane and Route One.

Mr. Giarusso asked Chief Arnaudin if she believes the beacon will help with pedestrians crossing the street.

Chief Arnaudin agreed. She informed the Board that she is on the Bike/Ped Committee and they made a presentation to the Select Board, and to her knowledge the Select Board approved the beacons.

Mr. Aleva stated that as part of the DOT project the crosswalk would have new signage as well as flashing attenuation lights.

Mr. Aleva pointed out the new paving and need to restripe the lot to comply with the approve plan.

Mr. Heyland asked about the specials sign.

Mr. Aleva responded that the special sign would be relocated to the opposite side of the framework. He agreed that this was brought up at the previous Site Plan Review and would pose a line of sight issue. The rest of the sign would remain. The two islands are on the plan. One was existing and was removed and redone to the same dimensions.

Mr. Feldman asked if an “out only” or an arrow would be painted on the pavement at the entrance and exit points.

Mr. Aleva responded that they would have two “do not enter” signs at the exit points.

Mr. Hayes asked why there are temporary stripes.

Mr. Aleva responded that there were only a few striped parking spaces before; temporary striping was put down after the recent repaving. He noted that the parking lot dimensions changed recently. The parking lot was primarily gravel until it was paved two weeks earlier.

Mr. Hayes asked if Mr. Aleva will do an as-built plan.

Mr. Aleva responded that after the lot is repaved and restriped he would do an as-built plan.

Mr. Errico reviewed his concerns as outlined in his memos to the Board.

Mr. Errico stated that his first comment referred to the amount of traffic the project would generate. He did not see any problems.

Regarding the sight issues, he agreed that relocating the special sign will help, however the Town's sign in the public way is a problem with line of sight and he suggested it be moved. He was confused by the sign between Pizza Napoli and Angelina's and asked if it would be relocated.

Mr. Aleva responded that it would be moved.

Mr. Giarusso stated that the sign would not be relocated. It is on a different parcel and shouldn't be discussed. He noted that it informed Pizza Napoli patrons that if that lot is full they can park in Angelina's parking lot.

Mr. Errico asked what type of signage Mr. Giarusso plans to use for the paid parking.

Mr. Giarusso responded that he won't have any "paid parking" sign. He will not advertise any sign for paid parking. There will be a staff person in the parking lot to control the vehicles and collect the fees. He noted that people were parking in his lot without his permission, so he put an employee out there to control the parking. His intention with the paid parking lot is to control the daytime beach parking.

Mr. Errico noted that there was a cross connection between the two parking lots which made the signage relevant.

Mr. Aleva responded that there was never an official cross through.

Mr. Giarusso stated that he used the "P" on his sign for patrons who don't speak English. He noted that the "P" is an international symbol for parking. He did not intend to infer that it was a municipal parking lot.

Mr. Heyland asked about the renderings of the signs he asked for. He noted that the existing signs are all too big to meet the ordinance. He also agreed that the "P" needs to be removed.

Mr. Giarusso disagreed; he reiterated that the "P" means parking. It doesn't mean municipal parking.

Mr. Aleva added that all the parking signs will meet Town requirements.

Mr. Errico asked again if there will be any signage informing the public about the paid parking.

Mr. Giarusso again responded that he never intended to put up a “paid parking” sign; however he would if the Board wants him too.

Mr. Errico responded that it is better to let the public know what is occurring on the site.

Mr. Aleva agreed that they can put up a temporary “paid parking” sign which will be removed when Angelina’s is open and the parking lot is being used for restaurant customers.

Mr. Errico also expressed his last issues regarding the driveway configuration along the property frontage. He noted the multiple curb cuts and the difficult frontage from a traffic movement perspective. He indicated the nearby trolley stop, and crosswalk. He stated that anything the Applicant can do to clean up and simplify the area will help.

Mr. Aleva agreed and again pointed out the planters which will reduce the entrance width and slow vehicles down.

Mr. Errico asked where, in relation to the crosswalk, the sidewalk and flasher will be located.

Mr. Aleva responded that he isn’t sure exactly where DOT plans to put the flasher in relation to the crosswalk, and he noted that the DOT supervisor worked with Mr. Lindsey when they did the paving.

Mr. Errico agreed that the rectangle rapid flash beacon will be very helpful. He also noted that it is a very odd design for the crosswalk, the flasher location, and the trolley stop.

There was confusion regarding the exact location for the flashing beacon, the trolley stop, the grade of the area, and the crosswalk.

Mr. Giarusso stated that the Board members have been very concerned about safety. He asked Mr. Errico to consider the crosswalk layout and the addition of the flashing beacon and give his opinion about pedestrian crossing safety.

Mr. Wilkos responded that this question will be addressed at the Planning Board Meeting that night.

Mr. Simpson asked about the handicapped parking spot which requires vehicles to back out onto Route One.

Mr. Aleva responded that this spot has always been there.

Mr. Simpson asked how many handicapped parking spots will be required.

Mr. Aleva responded that they are required to have two handicapped parking spots; however they will have four. The two backing out onto Route One could be removed.

Mr. Giarusso added that there has never been an accident or issue with those spots in the ten years he has been there.

Mr. Wilkos asked Fire Chief O'Brien to address his concerns as expressed in his memo to the Board.

Chief O'Brien responded that his primary concern is safety. His comments were about the congestion in the area. He noted that there are two side streets, multiple parking lots, and in the middle of it all is a trolley stop. He asked where the bench for the trolley stop will be located.

Mr. Aleva responded that he believes that the trolley stop will be moved slightly south of its previous location and the bench will be moved south as well. The trolley stop activity will be south of the cross walk.

Chief O'Brien added that there have been a few accidents in the area: a woman was hit by a bus last summer; there was also a fatal accident a few years ago. He agreed that neither of those incidents was related to the Applicant's plans. Chief O'Brien agreed that the flashing crosswalk beacon is very effective. He expressed concerns about delivery trucks.

Mr. Giarusso responded that delivery trucks back up to the back door of the restaurant. He added that the summer drivers all know the procedures.

Mr. Aleva agreed, and added that if the lot is full no driver will attempt to enter via the parking lot. He indicated the five spaces at the rear of the property.

Mr. Aleva responded that those are not for the paid parking lot.

Chief O'Brien noted that the business which was on the site before probably generated as much, if not more, traffic than the parking lot will. However those people were in cars, the Applicant's paid parking lot will generate additional pedestrian traffic.

Mr. Giarusso responded that the nearby hotels generate a lot of pedestrian traffic crossing at this location; he suggested that his twenty parking spaces will not add much to what already exists.

Mr. Aleva asked Chief O'Brien if his concerns have been addressed.

Chief O'Brien responded that his job is to address the issue of pedestrian safety. He has done that. He agreed that the flashing beacon will be a big help.

Mr. Wilkos pointed out that cars attempting to enter the parking lot from Ocean Street will have to turn left onto Route One before turning right into the lot.

Mr. Aleva responded that the DOT will be installing a "turning center lane" which will address this situation.

Mr. Wilkos asked if the abutter wished to be heard.

Steven Calabro (669 Main Street) responded that the signage on the Pizza Napoli lot which directs vehicles to the Angelina's lot when the pizza lot is full is on a common area. He stated that he would like to see the sign moved to Angelina's lot. He stated that the sign is confusing.

Mr. Calabro added that he isn't happy about the paid parking lot however he understands that he can't do anything about it. He also suggested that the planting area should be pushed back further from Route One.

Mr. Giarusso responded that the sign at Pizza Napoli was installed to inform patrons that when that parking lot is full they should park at Angelina's. He did this to prevent patrons from thinking that there is additional pizza parking at the top of the driveway leading to Mr. Calabro's house.

Mr. Giarusso asked Chief Arnaudin for her opinion of the plan.

Chief Arnaudin responded that the way the plan is currently presented; and the way it has been explained, she doesn't see a problem with it. The concerns which came up have been addressed. She added that statistics show that there is a higher level of compliance when a flashing beacon is used.

Mr. Wilkos stated that the Board was told that this is the highest crash site in town; he asked if that was true.

Chief Arnaudin responded that she didn't know.

Mr. Giarusso asked Chief Arnaudin to confirm that she feels totally comfortable with the safety of the plan.

Chief Arnaudin responded that she did.

The site Visit was adjourned at 4:45 p.m.

Respectfully Submitted

*Maryann L Stacy*

Maryann Stacy

Recording Secretary

Approved on June 6, 2016