MINUTES

DATE: September 22, 2022
TIME/PLACE: 7:30 AM - 9:00 AM
PRESENT: Chair Greg Michaud, Police Chief Nate Goodman, Phil Wagner, Sally Walsh, Barbara Guffin, Councilor Chip Lawrence, Andy Seymour, Adam Bliss
ABSENT: Vice-Chair Liz McDonald
GUESTS:

TOPIC	DISCUSSION	ACTION
I. Welcoming Comments	• Reviewed Agenda	Informational only, no vote.
II. L.L. Bean - Justin's Way	• Greg Michaud provided handouts to the CSC outlining discussion items. • Sebago Technics presented two plans: 1) a base plan with a 10-foot wide sidewalk and utility pole removal on the south side of Justin's Way and 2) the base plan plus a generator building, new crosswalk, and sidewalk addition on the north side of Justin's Way. Both options showed a vehicle pull-off area adjacent to the proposed employee entrance. • Greg Michaud read the Zoning Ordinance standards related to vehicular access and traffic patterns. • Drop-off volumes and times were not available nor provided per request. • Traffic volumes average 3,000 vehicles per day per the Maine DOT traffic count data. • Traffic back-up occurs on Justin's Way from Main Street to Cross Street primarily due to left-turning traffic onto Main Street. • Four daily bus runs occur in both directions on Justin's Way: morning, mid-day, end-of-school, and late bus. • Cars are expected to stop on both sides of the street regardless of whether the drop-off area is constructed. This supposition raised concerns with the Committee. • Site visibility was expressed as a concern due to the hill located near the proposed employee entrance. • Vehicles stopped in the proposed pull-off area would occupy at least four feet of the travel lane headed to Main Street. Vehicles behind those stopped in the pull-off area must pull into the oncoming lane to pass the stopped vehicle(s). • The Traffic and Parking Ordinance would need to be revised to allow for stopped vehicles in the Justin's Way right-of-way if the pull-off area was approved.	The first motion failed 2-4. The second motion passed 5-2.

	• Section 5 (safety) of the Complete Streets Policy was identified as needing to be met. • The Committee raised the concern the Jameson Tavern parking lot would be blocked and used as a turn-around during drop-off times. This concern was identified as a supposition. • The purpose of the drop-off location is that L.L. Bean is moving their employee breakroom, employee entrance, and internal services to the back side of the building on Justin's Way. • The current employee entrance is located on Morse Street. The infrastructure in the Morse Street building area will need to be relocated due to the end-of-service life. • The intersection of Justin's Way and Main Street has a lot of traffic at different times of the day. These are existing issues regardless of whether the project moves forward. • There isn't sufficient data to support changing the Traffic and Parking Ordinance. • The central issue was whether the proposed vehicle pull-off would impact existing traffic issues and if it is located in a safe area. • L.L. Bean requested approval of one proposal with two alternatives. Both alternatives propose sidewalk widening, utility pole removal, and a vehicle pull-off on the south side of Justin's Way. Alternative One would include a crosswalk and sidewalk associated with a Generator Building on the north side of Justin's Way, plus the south side improvements. Alternative Two would only focus on the south side should the cost of a Generator Building later prove too expensive. • Councilor Lawrence motioned to approve the proposal with both alternatives, and Sally Walsh seconded the motion. The motion did not pass with two yeas, four nays, and one abstention. • Phil Wagner motioned to accept the proposal, but without the vehicle pull-off area, i.e., no curb cut associated with the employee entrance proposed on Justin's Way. Barbara Guffin seconded the motion. The motion passed with five yeas, two nays, and no abstentions. • The CSC did not vote on whether to allow the proposed employee entrance because it is not within their purview. • The CSC agreed to provide a copy of the minutes to the Project Review Board and the Town Council to communicate their concerns and items discussed during the CSC meeting.	
III. Adjournment	Andy Seymour motioned to adjourn; Barbara Guffin seconded the motion; the motion passed unanimously.	Motion passed.