



January 18, 2023

(VIA EMAIL AND USPS)

J11.025

Lee Jay Feldman, Planner
Town of Arundel
468 Limerick Road
Arundel, Maine 04046

**Bentley's Campground, 1601 Portland Road, Arundel – Proposed Campground Expansion Phases 2-7
Map 30 Parcel 24
3 YEAR REVIEW –TRAFFIC UPDATE SUBMITTAL**

Dear Lee Jay:

On behalf of Bentley W. Warren, III we are submitting the attached traffic update assessment as required by the 2017 Condition Use Permit approvals for the campground expansion as part of the three year update to the Planning Board.

Attached for Planning Board Review are a PDF electronic submittal and ten (10) hard copies of the following:

- Cover Letter
- Bentley's Campground Technical Memorandum –Traffic Assessment, prepared by Barton & Loguidice dated January 18, 2023

I. Background:

Bentley's Campground Expansion Conditional Use Permit was approved by the Planning Board on June 8th, 2017 and the site plan signed on July 6th 2017. Note 13 of the approved Masterplan Sheet C101 requires that upon completion of any phase or portion of a phase, an As-Built plan¹ and inspection report shall be submitted to the CEO for review prior to the issue of a certificate of occupancy. Additionally Note 14 requires a "Three Year review" of construction activities completed within the prior three years or 3 construction phases.

The "three year" submission was previously provided to the Planning Board in June 2020 and the traffic portion of that review omitted due to the Covid-19 pandemic and its effects in altering traffic use patterns. The Board agreed to allow and extension of the traffic review until September 2021. Unfortunately the project team overlooked this date and the Board graciously provided for another extension to September 2022 with counts to be taken in July, 2022 at peak season. It has taken additional time to complete the attached report, which we apologize for.

¹ Note: The term "As-Built Plan" has been replaced with the more appropriate term "Record Plan" throughout this submittal due to legal connotations of the use of the former term.



This submittal is intended to satisfy the requirement for a traffic assessment of the currently built- out phases of the campground which include the original 2006 sites, Phase 1 and Phase 2 for a total of approximately 82 sites.

II. Traffic Review Summary:

William Bray, PE of Barton & Loguidice has prepared the attached traffic assessment which is based on a peak one day traffic count on July 15, 2022 with the campground completed sites fully occupied for a busy weekend of events and activities. The assessment finds that while the peak hour trip generation rate is greater than the Institute of Transportation Engineers (ITE) predicted rates, used in the original June 2010 Eaton Traffic Engineering (ETE) study, the overall trips are well within the total predicted in the ETE Study. The report further recommends that additional monitoring be conducted as additional phases are completed.

Refer to the attached Technical Memorandum for study specifics.

We look forward to meeting with the Planning Board at the next available meeting to answer any questions or to clarify any of the information submitted. In the interim should you have any comments please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Licht', written in a cursive style.

Frederic (Rick) Licht, PE, LSE
Principal

Encl: As Noted

Cc: Bentley W. Warren III
Lee Metz, Bentley's Saloon & Campground
Albert Frick, Albert Frick Assoc.
Andy Kaski, Kaski Mini Excavating
Brady Frick, Albert Frick Assoc.