
Section N

Site Access & Circulation



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The project proposes to close two of the three existing curb cuts and maintain access to the site via two existing easements and agreements. The two agreements are as follows:

- 25-Foot Access Easement with 235 Presumpscot Street: There is an existing access easement that is initially 50 feet wide and then narrows to 25 feet once extending 30 feet into the property (197 Presumpscot Street). The easement is recorded in the CCRD (Book/Page 4598/304) between Cumberland & York Distributors and Nappi Distributors now benefitting B.H. Milliken located in the rear building of 235 Presumpscot Street on behalf of Maine Yacht Center, LLC. The project proposes to keep the easement area accessible and all newly designated parking spaces are to remain outside of the access lane.
- 60-Foot Road Maintenance Agreement with 165 Presumpscot Street: There is an existing road maintenance agreement that extends from Presumpscot Street between BAS Eldredge LLC and Maine Yacht Center, LLC as recorded in the CCRD (30608/26). The agreement outlines the access easement rights of Maine Yacht to use the 50-foot wide section of the private road on the abutting property contingent on the maintenance and cost-sharing of roadway improvements.

The project also proposes a layout that supports existing and anticipated uses of the three properties that benefit from the access easements; the new layout is further outlined in the Autoturn exhibit (EX-01) that demonstrates the maneuverability of the largest vehicle accessing each property. B.H. Milliken of 235 Presumpscot Street relies primarily on utility trucks to access the rear most building and loading docks; maintaining the existing 25-foot access easement provides enough space for a large utility truck to enter, back into the loading dock, and exit the site. Hamilton Marine, future tenant of 197 Presumpscot Street, anticipates most traffic to be generated via small truck and boat trailer traffic along the building frontage that can access and exit the parking areas via either shared driveway. The overhead doors on the rearmost building at 197 Presumpscot are to continue to be accessed by trailer trucks (typically the largest is 55 feet long) via the private road. Eldredge Lumber at 165 Presumpscot Street anticipates the continued use of the private road access for primarily tractor trailer deliveries.

