# RESPONSE TO WATERVILLE PLANNING BOARD QUESTIONS

# RELATED TO MT. MERICI PARKING LOT

# PREPARED FEBRUARY 21, 2013

## PURPOSE

The purpose of this submission is to address the concerns about the proposed Mt. Merici Parking lot expressed at the last Waterville Planning Board meeting. The major issue of a second entrance off Western Avenue has been eliminated with the new design. The remaining concerns expressed in the letter from Town neighbors mentioned the following issues:

1. **Traffic Congestion on Western Avenue**: The concerns were that cars may congest Western Avenue waiting to turn into the parking site. Some of this is occurring right now, and the cars are lined up along the connector all the way out onto Western Avenue.

   The proposed parking lot provides space for people to come in and park while they wait for their child/children. Most often with the younger children, the parents go onto the school and help their child collect all their belongings. This parking lot allows up to 42 cars to park and do just that.

2. **Why So Many Spaces**: The school has always had a problem with parking whenever they have special events. This lot provides 42 more spaces so that fewer cars will have to be parked along Chase Avenue or Western Avenue. These added spaces will make it safer for people accessing the school and for neighbors driving by.

3. **Why Not Expand Parking on Chase Avenue Side**: The school is implementing a policy of establishing a controlled entrance to the school. That entrance is on the northeast side of the building where the proposed parking is located.

This entrance has the lobby area, the so-called front desk and the principal's office. This is the logical entrance to establish as the main controlled entrance. The other entrances to the building enter into hallways where there is no supervision. These entrances allow people to enter the school unseen.

4. **Accidents on Western Avenue**: It is our opinion that the revised parking lot plan will reduce the risk of accidents at that intersection because there will be fewer if no cars waiting on Western Avenue to pick up their child. Records provide by the Waterville Police Department from December 2010 to present indicate only one (1) accident occurred at or near the intersection of Charland Terrace and Western Avenue. By comparison, the intersection of Western Avenue and First Rangeway, 900 feet away, had seven (7) accidents during that period. It is our understanding that Western Avenue will be reconfigured to eliminate this intersection as a result of a previously approved project. Mt. Merici Academy cooperated with the City of Waterville with their proposed solution. The proposed parking lot will compliment this traffic improvement by reducing congestion, increasing sight distances and reducing on-street parking.

5. **Relocate to the North**: The attached aerial photo shows the lot lines of the ownership of the Mt. Merici Academy. Their land does not extend far to the north of their building. Relocating the parking there is not an option.