

Shuman Family LLC proposal to construct a Vehicle Display Lot Before the Augusta Planning Board March 10, 2015

Comments by Ron Lovaglio March 6, 2015

The proposal is for the area West of Charlie's collision center and along Brann Avenue. My concerns are for

- **bright pole lights that the proposal creates,**
- **egress to Western Ave as shown on the proposal plat and**
- **egress to the residential neighborhood of Brann Avenue.**

The proposal creates another driveway between Brann Ave & Shuman Ave. to slow traffic on Western Ave. It is 140 feet to Brann Ave to the West and 178 feet East to the existing light at Shuman Ave. Furthermore, if vehicles exiting the lot desire to turn West it creates another situation of crossing two eastbound lanes to enter a westbound lane. There appears to be the anticipation of an island preventing a westbound turn, but it isn't there now.

The proposal also increases traffic in the residential neighborhood of Brann Avenue—that doesn't have a traffic light to access Western Ave. The possibility exists that vehicles could simultaneously be entering Western Ave. from Brann Ave. as well as from the Shuman egress 140 feet away.

My recommendations for Planning Board consideration are:

- **pole lights be no further south than 150 feet from Western Avenue and be turned off around 10PM as Shuman's existing lights are now. The Shuman family has worked effectively with neighbors on lighting issues in the past.**
- **for the Planning Board to disallow the additional proposed egress on Western Avenue**
- **access to the lot be from the street that accesses the Subaru dealership (across from Shuman Ave.) where a traffic light is already in place. This access would pass in front of the collision center and still allow for a row or two of cars to be displayed along Western Ave. in front of the collision center. This provides much safer access & egress.**
- **Consider the impact and value of egress to Brann Ave. as it affects the residents of Brann Ave and traffic flow on western Ave.**

While I share my concerns with the Planning Board, I am supportive of the proposal for an additional display lot with the above mentioned mitigations. Charlie Shuman, family and employees, have been approachable and willing to work with their neighbors.



Best regards,

Ron Lovaglio

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