



Janet T. Mills
GOVERNOR

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Dale F. Doughty
ACTING COMMISSIONER

Developer: Hammond Ridge Development Company, LLC.

Location: Millinocket Lake Rd., T1-R8

Project: Brewery/Pizzeria, Residential, and Commercial Development

Identification Number: Reg.05-00027-A-N

Traffic Engineer: Gorrill Palmer
Attn: Randy Dunton, P.E. PTOE
300 Southborough Dr., Suite 200
South Portland, ME 04106

Pursuant to the provision of 23 M.R.S.A. § 704-A and Chapter 305 of the Department's Regulations, the Department of Transportation has considered the application from Hammond Ridge Development Company, LLC. with supportive data, agency review and other related materials on file.

Project Description

The applicant is proposing to construct 41 recreational homes, 43 multifamily housing (low-rise), 10 low-rise residential with ground-floor commercial. In addition, an existing Brewery/Pizzeria (built 2022), and event center (built 2023) are being considered as part of this development.

The Brewery/Pizzeria is situated within a 9,000 SF facility. It has been estimated that about one-third (3,000 SF) of the facility is occupied by the Brewery/Pizzeria. The remainder of the facility houses the brewery, storage, mechanical, and some retail in the form of souvenirs. A 3,000 SF Brewery/Pizzeria was determined to be the use for the purpose of determining trip-ends.

The event center is used on occasions for weddings and business gatherings. The events typically occur on weekends during several weekends per year. Nearly all attendees room on-premise and very little traffic is generated off-site and is considered in the trips generated by the residential uses. No additional trip-ends were added for the event center.

The development will be accessed via a single existing entrance. The entrance is located on the easterly side of Millinocket Lake Rd. approximately 0.82-miles southerly of the T1-R8/T1-R9 townline. It is anticipated that this development will generate 131 trip-ends during the PM peak hour of the generator.

Findings

Based on the findings of fact, the Department approves the Traffic Movement Permit Application of Hammond Ridge Development Company, LLC. subject to the following conditions:

Mitigation

The applicant shall trim vegetation and perform annual vegetation maintenance along Millinocket Lake Rd. to maximize visibility for the entrance.

The applicant shall install signage conforming to the current edition of the Manual on Uniform Traffic Control Devices. Signs to be installed are STOP AHEAD and STOP on the entrance as well as intersection warning signs on Millinocket Lake Rd.

The applicant shall install a paved apron on the entrance that extends to limits shown on plans dated 10/24/25, sheet numbers 6 and 7, titled "Katahdin View Drive Apron" and "Vehicle Tracking WB-67", developed by Gorrill Palmer.

The site driveway shall have overhead illumination, if there is existing it shall be upgraded to illuminate the intersection per MaineDOT standards at a minimum. Overhead lighting shall have an average of 0.6 to 1.0 foot candles, with the maximum to minimum lighting ratio of not more than 10:1 and an average to minimum light level of not more than 4:1.

Overall Requirements

A. Provide all necessary auxiliary signs, striping, and pavement markings to implement the improvements described herein according to MaineDOT and/or National standards. All Flashing LED Stop, Stop Ahead, and blank-out signs shall be a minimum of 36" x 36". Flashing LED chevrons shall be a minimum of 30" x 36".

B. All plantings and signs (existing and/or proposed; permanent and/or temporary) shall be placed and maintained such that they do not block available sight distances and do not violate the State's "Installations and Obstructions" law. No signage, plantings, or structures shall be allowed within the "clear zone" if they constitute a deadly fixed object as determined by MaineDOT. All signs shall meet MRSA Title 23, Chapter 21, Section 1914: "On-Premise Signs".

C. If any of the supporting data or representations for which this permit is based changes in any way or is found to be incorrect/inaccurate, the applicant shall request in writing from MaineDOT a decision of what impacts those changes will have on the permit. The applicant will then be required to submit those changes for review and

approval and additional mitigation as a result of those changes may be required at the expense of the applicant.

D. If the proposed project affects the State Highway and drainage systems and requires improvement to that system, the applicant must obtain approval of the design plans and coordinate work through MaineDOT's Region Engineer in Presque Isle, who can be reached by phone at (207) 764-2200.

E. This permit will lapse 5 years from the date signed for all development for which building permits have not been issued within Phase 1 development. This permit will lapse 7 years from the date signed for all development for which occupancy permits have not been issued within the Phase 1 development.

By:



Date: 11/13/2025

Stephen Landry, P.E.
State Traffic Engineer