

Longboard Facilities Management, LLC
36 Cardinal Drive
Dover, NH 03820

Town of Barrington
Planning Board
P.O. Box 660
333 Calef Highway
Barrington, NH 03825

Attn.: Marcia Gasses, Town Planner

Subj.: Change of Use Application
Kids Culture Child Care/Journey Church
8 Eastern Avenue, Barrington

Dear Ms. Gasses:

Pursuant to our recent conversations, this letter is intended to provide background regarding use of the ATM and teller drive-thru lanes at First Seacoast Bank, adjacent to the subject project parcel, and to address the matter of potential traffic related concerns related to the proposed child care drop-off and arrival patterns. While I serve on the Board of Directors at First Seacoast Bank, I am submitting this letter as the Bank's facilities management consultant and as a professional engineer responsible for the design, permitting, and construction of the current Barrington branch.

As you know, First Seacoast Bank (formerly Federal Savings Bank) has been located at 6 Eastern Avenue since 1974. Most recently, First Seacoast Bank completed a full Site Plan Review with the Town in 2017 and undertook a substantial renovation and expansion of this branch office in 2018. Part of our redesign of the site included relocation of the two (2) drive-thru lanes to the southerly side of the building. In recognition of the access to Eastern Avenue our site affords Journey Church, we evaluated our drive-thru window use patterns to provide adequate queuing space within the lanes to accommodate normal daily use. It was determined at that time that the overall use patterns were relatively light and that our peak hours for customer arrivals usually occurred mid-day on Thursdays or Fridays. The layout of the site provided adequate space for five (5) customer vehicles at the drive-thru windows as well as space for passage of vehicles either exiting our parking area or approaching Journey Church. It should also be noted that on weekdays our drive-thru tellers are available from 8:30 AM to 5 PM and that the ATM (in the lane closest to the building) is available to our customers 24 hours a day.

It is our understanding that the change of use application currently before the Planning Board will provide for day care space for up to 160 children at Journey Church. We also understand some discussion has evolved regarding potential conflicts between the queuing of vehicles at our drive-thru and parents arriving to drop of children at the day care, particularly in the morning. It should be noted that recent observations of longer than usual queues of customer vehicles at our drive-thru is due almost entirely to the COVID-19 crisis, particularly during the months of March through June, when our lobby was closed to the public and all business was transacted at the drive-thru. Our staff worked diligently during this period to assist our customers through this unique circumstance and on occasion went out to vehicles to bring paperwork back into the building for processing to reduce waiting time and therefore reduce queues. Drive-thru access has returned to normal patterns more recently and we are hopeful that this will not be a recurring event. In any case, however, the site has been designed to

provide space for vehicles to access the Journey Church site next door should these infrequent backups occur.

I have had the opportunity to discuss this matter with John Kniphfer, Facilities Manager for Kids Culture Child Care, and we are in agreement that neither queuing at our drive-thru lanes or queuing within the Journey Church parking lot for parent drop of and pick up will disrupt the operations of either enterprise. He has stated his willingness to adapt traffic flow within the Church parking lot, should the need arise due to special circumstances, and we are confident that normal business operations at our facility will not conflict with the the child care arrivals.

Thank you for this opportunity to be involved in this discussion and to offer our thoughts regarding traffic movements. We see no need for concern and we look forward to the opening of this much needed child care service.

Best regards,

Dana C. Lynch, P.E.
Facilities Consultant for First Seacoast Bank

cc: James R. Brannen, President and CEO, First Seacoast Bank