

# Lakes Environmental Association

Protecting Maine's lakes since 1970



March 6, 2018

Bridgton Planning Board  
3 Chase Street, Suite 1  
Bridgton, ME 04009

Dear Chairman Collins and Planning Board Members,

This letter is in regards to the proposed *Bridgton Hotel* on Bacon and Kennard Streets in Bridgton.

After reviewing the application available at the town office dated February 2017, our organization has several questions regarding the proposed project.

On page one, paragraph 2 and page 3, paragraph 2 of the Stormwater Management Report, it is stated that there will be an increase in impervious area on site by 1454 square feet. This seems to contradict the conclusions paragraph on page 4 of the same report which states there will be an increase of 13,639 square feet of impervious area.

Impervious area (roads, driveways, roofs, walkways, patios) and developed area (lawns, ditches, landscaped areas) are the two major factors that control how much stormwater is created and the amount of sediment and nutrients in that stormwater.

Because the existing development on this site will be used to offset some of the stormwater impact of the proposed project, it would be very helpful to have a scaled and detailed map showing the existing conditions included in the application.

The project plans also show new buildings set back almost exactly 25 feet from the Stevens Brook. This is only allowed in the *General Development District* if the provisions specified in Section 15, Land Use Standards, B. Principle and Accessory Structures, on pages 19 and 20 of the Bridgton's Shoreland Zoning Ordinance can be met. I have attached an excerpt from the ordinance showing this section and highlighted the standards that seem to pertain to this project as proposed. It does not appear that these standards have been addressed yet in the application.

Thank you for your time.

Sincerely

A handwritten signature in blue ink that reads "Colin Holme". The signature is fluid and cursive.

Colin Holme  
Executive Director

CC: Justin McIver, MEH



## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Tuesday, March 6, 2018 12:49 PM  
**To:** Skip Sullivan  
**Cc:** Day Brenda  
**Subject:** Re: Proposed Hotel in Bridgton

Thanks, Skip.

Brenda, for the file.

Steve

**From:** [Skip Sullivan](#)  
**Sent:** Tuesday, March 06, 2018 11:27 AM  
**To:** [S & S Collins](#)  
**Subject:** Proposed Hotel in Bridgton

Steve Collins and Members of the Planning Board

I write offering my support for a planned hotel in Bridgton.

As a past member and past president of the Bridgton Economic Development Corporation (BEDC) I have been party to many discussions with regards to what would benefit the local economy the most, and of the many things that would help strengthen Bridgton, a modern Hotel Facility and an Event Venue has always at the top of the list. To that end, several years ago the BEDC commissioned a study to determine the feasibility of a hotel in Bridgton and hired the consulting firm of PKFC to conduct such study. Their findings were that a reasonably sized hotel would prosper in Bridgton while adding to the local economy. The complete study I believe is still available through the BEDC.

As pointed out through the feasibility study, Bridgton needs to rebuild its foot traffic in town, thereby strengthening the shops along Main Street. We have far too many empty storefronts and vacant spaces in Bridgton to consider the town healthy. The expectation is that a hotel complex would serve all of Bridgton.

As a member of the local Rotary Club, I can say with certainty that the town of Bridgton needs both a Hotel and an Event Venue. When holding an evening event for Rotary, we find ourselves struggling to find a proper venue to conduct the meeting as well as proper overnight accommodations for guests. A facility such has been outlined would solve both those issues.

I personally favor a Hotel Complex as being planned as I think the benefits far outweigh the concerns of the few and would lead to a stronger Bridgton going forward.

Respectively Submitted,

Patrick "Skip" Sullivan  
Bridgton Resident

From: William Chalmers  
Sent: Thursday, March 01, 2018 12:05 PM  
To: justin  
Subject: New Hotel planned for Bacon Street

Justin, I am writing this e-mail to you to express my support for your project and am very hopeful that it will become a reality. As you know my brother and I own abutting property to your proposed site. We have run our family businesses from 100 Main Street and 88 Main Street for over 50 years. For most of our tenure the F.P. Saunders mill was a hustling business in the wood dowel manufacturing operations. They were great neighbors and a good employer in town usually hiring 20 full time employees. The trucks carrying logs came in and trucks taking product to market went out. The blower for the sawdust started at 8 and ended at 4, you could set you watch by it. We miss them as a neighbor, friends and good citizens of the community. Now it is time for a new era for our community. This would be a splendid site for a hotel. Don't forget at the corner of Main and Bacon we had a 4 story hotel called the Cumberland Hotel. It was removed in approximately 1963. Through my business experience Chalmers and NAHGA have the need for housing of business guests. Many choose to find lodging in Portland or North Conway. It is concerning when we are trying to promote our area and business in a wonderful tourist area but can't find appropriate lodging. Please pass my sentiments along through the planning board. Thank you, Bill Chalmers



Daniel Hourihan <dwhourihan@gmail.com>

Hi Steve- I am sending you this email in support of Justin McIver's Hotel Project in Bridgton. Our company HF Golf manages Bridgton Highlands Golf and Tennis. We want to let you know how excited we are about this project and how it will help all recreational businesses in Bridgton. This will allow more people to come to Bridgton to experience all that the region has to offer, including golf. I hope that the Planning Board will endorse this project at the Tuesday March 6th meeting.

Thank You,

Daniel Hourihan

HF Golf

Sent from my iPad

Hi Justin-

I hope you're doing well! I will not be able to attend Tuesday's presentation, however, I wanted to send my strong show of support to the hotel you're proposing for Bridgton.

Although Chalmers Insurance is recognized in our community, what many people may not realize is NAHGA Claim Services is recognized nationwide. With that, we have over 30 visitors a year from out-of-state coming to see us whom need a place a stay. We always love to recommend our favorite town B&B, the Noble House, and they always do an excellent job. With their great success, however, they are often at full occupancy in the summer when the majority of our out of town visitors see us. With that, there are only a few other options in the surrounding area for our guests to stay, and unfortunately their experiences leave a terrible impression. All of our visitors share similar horror stories from cock roaches on the walls, no wi-fi, used clothing left in dressers, poor security, the list goes on and on. Often most of our visitors now stay in Portland to avoid another bad experience. This is certainly not the impression we want our visitors to have when coming to our lovely town of Bridgton, Maine.

When I heard of your proposal for a Bridgton Hotel, there was great relief and excitement! Finally a place for our visitors to stay that I know will leave a lasting positive impression. We see your team's quality workmanship day in and day out in our new building which MEH constructed. All of your projects share the same common theme – quality, beauty, and craftsmanship. I am confident this will be no different, and just what the town of Bridgton needs.

We wish you great success in this endeavor and if there is any additional help we can provide you in helping push this forward, please do not hesitate to reach out.

Best wishes,

Marney

**MARNEY CHALMERS**

Vice President, Sales and Marketing

NAHGA Claim Services

88 Main Street

PO Box 189

Bridgton, ME 04009

Direct Dial 207-803-2658

Toll Free 800-952-4320

Fax 207-647-4569

<http://www.nahgaclaimservices.com>



Hi Justin,

I think your plan is great and A-1 for the area. I am in FL for the winter and working on my golf game in order to take some \$\$\$ away from you on the golf course. I am in hopes that your project gets the support and I am sure that it will. What an asset to the area..

All the best,

Bruce Chalmers

**From:** Maine lakes <[carole@mainelakes.com](mailto:carole@mainelakes.com)>

**Date:** March 1, 2018 at 3:00:16 PM EST

**To:** [dscollins@zwi.net](mailto:dscollins@zwi.net)

**Subject:** Bridgton hotel. If you can let me know you received this

Hello to the planning board.

I have been doing real estate for 32-33 years and spoken to many buyers and sellers over the years. I feel like I have a good idea regarding the town and where it was and where it is going, hopefully.

Change is tough for many people, but because of change ....the town of Bridgton has come ALIVE. It is something I am proud of and can tell the buyer what a unusually town and people that are here and thriving. But to be that kind of town we have to grow and offer what people want. So that is my point.

We have been going in the right direction and want to continue and there are a lot of decision that we have to make. When I travel, I know I want a nice place for a night or two. That where I am staying that night has good vibes and quaint. Waterfront rentals are the way to go in the summer but for the short term family or visitor they need a nice place to stay that has amenities. Amenities that make them want to come back. People want and love B&B, but they also fill up fast and do not hold the capacity that a hotel will give them.

It is a great scenic spot for the overnigheters. They can walk to the lake, walk up to the ridge for the scenic outing, they can walk to the movies, they can walk to the restaurants. Golf is just around the corner. Visitors can get to Shawnee Peak in minutes without going to North Conway for a place to stay. So please know all of this can be a good thing.

I have not seen anything that MEH has done that a majority cannot be proud off. Many dislike change, I think there was the Cumberland Hotel that was in the same area back in the good old days.

If people are worried about how will that hotel be able to keep afloat. Perhaps that is the developer's worries, not the town's. I love the direction that we are headed. Keep on improving. That will mean that a few more people can enjoy what we are enjoying and tell others. Let's be a place or town where others want to be.

CAROLE GOODMAN  
AT THE LAKES REAL ESTATE  
REALTOR, BROKER, ABR  
P.O. BOX 160  
171 PORTLAND ST., RT 302  
BRIDGTON, ME 04009  
[Carole@mainelakes.com](mailto:Carole@mainelakes.com)  
Cell. 207-838-0363  
Office. 207-647-5371  
2015 REALTOR OF THE YEAR



On Mar 1, 2018, at 12:49 PM, Jim Chalmers <[jchalmers@chalmersinsurancegroup.com](mailto:jchalmers@chalmersinsurancegroup.com)> wrote:

To The Planning Board of Bridgton,

I am writing in support of the creation of a hotel on Bacon Street. As a fourth generation business owner of Chalmers Insurance Group located at 100 Main St., we know that there is a need for a hotel and support the location proposed. We have found a need for housing for business guests and find that they commute back and forth to Portland or North Conway for accommodations due to the lack of a hotel. A hotel in this location would also help to continue to promote the downtown area; be it local shops or restaurants. Keep in mind, years ago there was a hotel where our NAHGA office building stands today, The Cumberland Hotel.

Jim

**James B. Chalmers, CIC** | Vice President - Sales and Employee Benefits

**Chalmers Insurance Group & Chalmers Camp Insurance**

Locations in Maine & New Hampshire

Office: (800) 360-3000

Direct line: (207) 803-2640

Fax: (207) 647-3003

My name is Angela Thompson and I am a 38 year old, life long resident of Bridgton. I recently became aware of a proposed 68 room hotel that may be built at the old Saunders dowel factory, and the fact that it is facing some opposition.

I give my FULL support to this endeavor. There is no question in my mind that this would benefit the town. The employment it would bring would be amazing. A larger amount of people staying in town would help the local businesses. It may actually bring in more businesses to the town.

When the town started growing 10 or so years ago I would read the letters in the Bridgton News in which people would gripe and complain about how their "quaint" little town was changing and they didn't want growth. Well I do. I don't want to travel to Portland or North Conway or even Naples to enjoy a night out. I love my town, it would be great to enjoy it.

New business is good for the town. People are scared of change. No, I don't want a Windham. I believe we can keep a small cozy town feel and still grow.

Thank you-Angela

----- Forwarded message -----

From: "Dan Vail" <[unimonty08@gmail.com](mailto:unimonty08@gmail.com)>

Date: Mar 1, 2018 11:26 AM

Subject: Development at Saunders Mill

To: <[dscollins@gwi.net](mailto:dscollins@gwi.net)>

Cc:

Hi Steve, I wanted to express my opinion on the future of Saunders Mill. I feel that for Bridgton to pass on such an opportunity would be a mistake. From a local view, a venue of the proposed project has many positive advantages for Bridgton. Most importantly, the revenue that is generated from this venture will keep more of those dollars local. That in itself is a win for Bridgton. This is a four season economic opportunity that could very well turn into a boom for our local businesses. The conference center with added rooms will be a welcome invitation for individuals and companies looking to conduct business, not to mention all that our town and surrounding area has to offer. Thank you for time, Daniel Vail

## Now we Know Why.....

We own a 4 unit building on Kennard St in what is a quiet residential neighborhood about a block from the Town boat ramp on Highland Lake. Friday, I received a letter from Terradyne Consultants informing us the owners of the Saunders Mill are planning a 68-room hotel and banquet hall. Also included was a sketch of the proposed 3 story buildings, parking and entrances. I was informed that the complete application can be viewed at the Town Office.

Late January- The Young Entrepreneurs Group in Bridgton led by Justin McGiver proposes an upgrade of the Beach Parking lot that will reduce the number of parking spaces with trailers from 11 to 6. This is across from the Boat Ramp. The project includes improving the path that is the access to the beach and happens to pass directly by his proposed hotel. Lots of questions, - but here are a few issues that come to mind immediately.

Parking. The plan shows 87 parking places- This is a lot of impermeable surface so close to Steven's Brook stream which empties into Long Lake. The proposed parking lots wrap entirely around a single-family home on Kennard St. On the plus side they will have a great view of the dumpsters. During the summer, the town has a shortage of parking, especially during on of the many festivals road races, art fairs etc. that draw thousands. How will the frequent addition of several hundred more vehicles looking for parking, affect local business? A 200-person banquet hall implies 80-100 additional cars looking for parking. The likely overflow will be Kennard St. and the surrounding neighborhood. This is fine for the 4 on the 4<sup>th</sup> and parades etc. What happens with multiple weddings every weekend? Has there been a traffic study to determine the effect this will have?

Sewerage – While it isn't firm yet, the town appears to be planning for a sewer expansion. How much of this capacity will the hotel take? Will this affect the ability of other businesses to move to Bridgton? This has been an issue in the recent past.

Water – How much of the town water capacity will the hotel be using? Will this affect the ability of other businesses to move to Bridgton? This was an issue during the recent drought.

This project will totally change the character of this classic New England residential neighborhood of mostly one and one and a half story homes. Two 3 story structures parking lots will not fit harmoniously here. I'm sure the whole neighborhood will be thrilled with the daily sound of the dumpsters being emptied. This usually occurs about 5am.

A few more thoughts- I do not oppose the development of the Old Saunders Mill. However, the proposed development is totally out of character for the neighborhood. A hotel of this size will add to our already overburdened beach and use a large chunk of town resources. The owner of this property owns several commercial lots that are much



better suited for this project. There are many examples in Maine of smaller boutique style hotels and retail that would be much better suited to this site. There are many questions that need answering.

The Bridgton Planning Board will begin a review of the application Tuesday March 6 at 6pm. It is important that the Planning Board is made aware of our concern. Please attend the meeting.

Tom Smith

Bridgton

## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Tuesday, March 6, 2018 11:01 AM  
**To:** Donald Campos  
**Cc:** Day Brenda  
**Subject:** Re: Proposed Hotel in Bridgton

Thank you, Mr Campos.

Brenda, for the file.

Steve

**From:** [Donald Campos](#)  
**Sent:** Tuesday, March 06, 2018 10:28 AM  
**To:** [dscollins@gwi.net](mailto:dscollins@gwi.net)  
**Subject:** Proposed Hotel in Bridgton

Dear Mr. Collins ,

I am writing to you regarding the proposed 68 Hotel Application before the Planning Board presented by Maine Eco Homes. I would like to offer my two cents on this as I see it as a Win-Win opportunity for the Town Of Bridgton and hope you look favorable upon the proposal being presented.

As A Bridgton home owner and a taxpayer i see this a great opportunity to welcome tourist revenue from people that would otherwise look towards N. Conway for lodging for skiing or the Fryeburg Fair (as well as the Many other year round festivals and opportunities to visit Maine) . Bridgtons central location

to the lakes and Ski region would be a superb location for a Hotel/ Conference center . I have to Believe the old Saunders Mill is currently not generating any tax revenue for the town ( and is also an eye soar ).

Stating from first hand expereince i have had many family members come to visit me and have looked for lodging nearby , and other than the Noble House most of the local motels are either up for sale or are in need of some good upgrades to make them tourism friendly.

I do not see this as opportunity to step on anybodies toes, Camping and trailer parks have there own clientel and will not interfere with that crowd ,and the same with the Local Inns , There are tourists that want the ambiance of staying in that type of atmosphere and they will come to stay there .

In my opinion , Justin McIver and Main Eco Homes has done much for the town of Bridgton by luring in new businesses and his continuous upgrades around the Town to make it more attractive to residents ,buyers , and tourists .

I am very surprised that a Hotel centrally located in an area surrounded by so much year round activity would not be a welcomed facility . I am sure the local Businesses of the town would enjoy increased revenues ,Tourists spend money!!!!

I would also like to think that the added Tax revenue generated will help to keep current taxes down for the current how owners .

Instead of saying "You Can't get there from here" if there was an upscale facility in the town for people to stay at you could say "You Can get there from Here"!!!

My Vote is to let MEH build the facility!

Thank you for your time and i hope my email helps to keep the proposal moving forward.

Sincerely  
Don Campos

March 6, 2018

James and Betty Hathaway  
9 Kennard Street  
Bridgton Maine 04009

RE: Town of Bridgton Hotel Project

To Whom it May Concern,

I have been the owner of the 9 Kennard Street Property for the past 18 years. I, along with my neighbors, have concerns for the proposed hotel project being built by Justin McIver on said location. I would like to address several issues:

- Will L.E.A. protect Stevens Brook ?
- Will all or most of the trees be removed from the property?
- How will septic and waste be handled?
- Will the many residence on these streets have to worry about vandalism?
- What will this project do to our property value?
- Will guests of the hotel have access to the Bridgton's town beaches?
- Will our two streets be widened and in so doing, take from the already limited property frontages?
- Will there be a privacy fence on Kennard Street?
- Will noise decibels be controlled in this quiet established neighborhood?
- How big will the signs be on Kennard and Bacon Streets?
- Why can't this project be located as not to impact an established residential neighborhood?
- Why is Mr. McIver's name not mentioned in the project communications and letter as developer of this project, as stated in the July 2017 issue of MaineBiz?

My residence will be the most impacted by the views of the parking lot, dumpster, hotel sign and guest/employee access, and second and third floor patrons looking down on our neighborhood.

In the aforementioned article in the July 2017 issue of MaineBiz, Mr. McIver, in quotation, states, "I did a survey and people wanted a hotel and convention center and a place to hold weddings". Who was surveyed? I was not surveyed, nor were any other residents on Bacon or Kennard Streets. Maybe some of the town business owners or members of the Chamber of Commerce, but certainly not the residence of the affected neighborhood.

Also, back in 2002-2003, the Bridgton development project, at that time, indicated that a new hotel project was being considered at the end of Depot Street where the old Bridgton Memorial School sits. This seems like a much more appropriate and less intrusive site for a hotel project. There are already established restaurants, taverns, shops and movie theater within walking distance.

We have one of the few remaining quiet quintessential New England neighborhoods where there is constantly children playing outside, people riding bikes and going for walks on the Steven's Brook Trail and to the beach. The majority of our neighborhood takes pride in their properties, keeping them neat and clean and beautifully landscaped. People walking by my home in the summer are constantly stopping to take photos of my gardens.

Sirs, we are not opposed to Bridgton Development, nor a proposed hotel. Bridgton has so much to offer it's visitors, year round, and we should have hotels and motels to attract them to the community. But it just does not fit with the harmonious nature of our little neighborhood. It should be built on another one of Mr. McIver's numerous properties out on a main road where it can be seen by it's proposed patrons, not tucked back in a private neighborhood.

James and Betty Hathaway.



To: Planning Board, Bridgton, Maine

March 5, 2018

I am a property owner on Kennard Street, an abutter to the proposed "Bridgton Hotel" project. Although I do not object to development of transient housing in Bridgton, I have serious concerns about the plans presented for the property on Bacon Street. I would like to share some history which may make my concerns understandable.

In 2009 I purchased 11 Kennard Street from Arlene Fellman, a member of my church. Her husband had turned the pretty farm house with attached barn into a 4-unit apartment building, and set up his ham radio in one of the back rooms. Unfortunately, he was unable to continue working on the building. With two of the units only partially renovated, the building sat vacant. In 2009 the economy was in recession; many people were losing their homes and were looking for rental units. With the stagnant building market, my husband's building crew had little work. Purchasing the property seemed perfect: Mrs. Fellman wanted out, the crew needed work, and the beautiful neighborhood near the lake seemed an ideal location to provide safe housing.

11 Kennard Street is within walking distance of the lake, downtown shopping and local jobs. The neighborhood is quiet at night, but active during the day with children playing in the street, and walkers and bikers traveling to the lake or town. Even the presence of the business on Bacon Street has not seem to detract, with activity during weekday hours, and only the occasional sound of auto or motorcycle tuning on the weekends. 11 Kennard Street is now home to 6 delightful tenants who were drawn to the safe and peaceful "downtown" location. Even with 6 tenants we have only one vehicle in the parking lot, since everyone takes advantage of the quiet streets for walking to work, swim or shop.

I enjoy working in the front garden where I am greeted by walkers, bikers, and the sound of neighbor children playing ball in the street. I listen to orioles sing in the woods across the street. I chat with tenants and their grandchildren as they stroll down the middle of the street to the beach for swimming and picnics. On weekends, I sometimes hear motors being tuned in the business behind Wanda's dance studio, but mostly I hear the chatter of neighbors or just the quiet.

Now, enter the proposed hotel. Suddenly the quiet neighborhood with a small daytime business on Bacon Street may turn in to a 24-hour business with car traffic, deliveries and trash removal. The business can be expected to be even busier on weekends. These quiet streets, home to families and elders, will be disrupted by noise, lights and traffic. Kennard and Bacon Streets may soon be a steady stream of cars turning in and out of the 4 proposed parking entrances, searching for an elusive parking spot. At night our tenants who live in the front apartments will be awakened by car lights shining into their windows, driving from parking lots created out of what are now just woods. Our tenants and neighbors will awaken to the sound of food deliveries and garbage pick-ups. At night their skies will be lighted by LEDs in the parking lot, dimming the moon and stars. Night time quiet will be disrupted by slamming car doors of late arrivals or shouts of late partiers. During the day the quiet walk to their beach will involve dodging new traffic, and sadly, at the Highland Lake beach, THEIR beach, they will compete with hotel guests for space for a picnic.

I am a Bridgton tax payer and understand the need to increase tax base and create jobs, but I ask the planning board to carefully consider this project. I value the small town that is Bridgton, and I suspect you do as well. I believe the development of the "Bridgton Hotel" in its proposed location will be at the expense of the town, disrupting the harmony of the downtown residential neighborhood and town beach we all enjoy.

Sincerely,

Laura Cleveland

## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Monday, March 5, 2018 3:09 PM  
**To:** Bear Bones; Day Brenda  
**Subject:** Re: Proposed Hotel by Mainecohomes

Adam - Thanks for your note.

Brenda, for the file.

Steve

**From:** [Bear Bones](#)  
**Sent:** Monday, March 05, 2018 2:38 PM  
**To:** [dscollins@gwi.net](mailto:dscollins@gwi.net)  
**Subject:** Proposed Hotel by Mainecohomes

Hello Steve,

My name is Adam, owner/operator of Bear Bones Beer, the new brewery on Cottage St. I am writing to you today to take my comments into consideration for the Planning Board meeting on Tuesday March 6th 2018.

We are relatively new to the community, opened in late August 2017, and yet we are already all too aware of the extreme seasonality of the town. This winter has had long stretches time with almost no customers for weeks with 3 or less sales a night.

The majority of customers that come to our establishment either own a second home in the area or are staying with someone who does. It is clear to me that we want and depend on out of state spending in local shops already, having a hotel in the downtown would also open up the town more in state tourism.

So many of the stores close up during the winter from lack of customers. This not only is bad for business owners and employees, it also penalizes the local residents who are not able to utilize these shops and restaurants during that season.

I truly feel that opening this hotel will ease the feast of famine nature of the town and provide some stability for business owners and residents.

Thanks,

Adam



[website](#) - [facebook](#)

Bear Bones, Inc.  
43 Lisbon St.  
Lewiston, ME 04240

Adam: 914.310.4992  
Eben: 207.754.5702



March 5, 2018

2 South Hotchkiss Lane  
Bridgton, ME 04009

Mr. Steve Collins  
Chairman  
Town of Bridgton Planning Board  
Town Hall  
Bridgton, ME 04009

Dear Mr. Collins:

I am writing in support of the proposed 68 room Hotel and Conference Center by Justin McIver and Maine Eco Homes.

Over the past several years I have witnessed tremendous improvements to the Downtown Area both as result of improvements done by the Town but also the beautiful renovations and construction of buildings all around town by Maine Eco Homes.

Bridgton has been marketing itself to increase tourism. It is clear that an important aspect of venue choices by Tourists, Corporations and Civic groups is an establishment like, the hotel proposal that can provide an array of amenities to compliment the natural wonders of the Bridgton countryside.

One of the other important needs that exists currently in Bridgton is the lack of suitable locations for wedding receptions, retirement parties, anniversary parties and other larger functions. The proposed hotel would answer this need and keep the revenue and taxes here in Bridgton.

In closing I would like to offer my full support of the Maine Eco Homes Hotel and Conference Center Proposal. I would ask that the Planning Board vote favorably on this proposal for the good of tax payers, future tourists and organizations that would truly benefit from this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter E. Shaw, Jr.", written in a cursive style.

Walter E. Shaw, Jr.

## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Monday, March 5, 2018 12:58 PM  
**To:** Dave's email  
**Cc:** Day Brenda  
**Subject:** Re: Hotel Bridgton Support

Thanks, Mr Gunville. Tomorrow's meeting will I am sure be considered a preliminary presentation, and there will be more forums on the matter.

Brenda, for the file.

Steve

**From:** [Dave's email](#)  
**Sent:** Monday, March 05, 2018 11:27 AM  
**To:** [dscollins@gwi.net](mailto:dscollins@gwi.net)  
**Subject:** Hotel Bridgton Support

Dear Mr. Collins.

Reviewing the agenda for Tuesday's planning board meeting I saw that the Hotel Bridgton is on the docket for discussion. Not sure if this will be open for public comment or if that will come at a later date. As I am unsure if I will be in attendance on Tuesday due to business commitments I wanted to ensure I expressed my support for this project. As a 35 year visitor to the town, 17 years as a part time resident and 10 months as a full time resident I support this for a number of reasons.

- I believe there is significant demand and need for a quality place to stay in this area. North Conway and Windham are filling this gap and reaping the economic benefit.
- This will have a major positive impact on local business revenue by creating a lot of jobs during both the building and running of the hotel.
- Efficiently add to the town tax base without taxing significantly existing services.
- Increase tourism in the area to enable the area to grow and prosper.
- Replace an unfit building with a new building that will add positively to the character of the town.

Regards,

David Gunville  
[11 Trailside Way](#)  
[Bridgton, ME 04009](#)

Sent from my iPhone

## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Monday, March 5, 2018 1:00 PM  
**To:** Steve Rickert  
**Cc:** Day Brenda  
**Subject:** Re: Bridgton Hotel Proposal

Thank you, Mr Rickert.

Brenda, for the file.

Steve

**From:** [Steve Rickert](#)  
**Sent:** Monday, March 05, 2018 11:32 AM  
**To:** [dscollins@gwi.net](mailto:dscollins@gwi.net)  
**Subject:** Bridgton Hotel Proposal

Dear Mr. Collins,

I understand the Bridgton Planning Board will be considering the proposal of a 68 room hotel with indoor pool, conference center and fitness area at the site of the old Saunders Mill. As a member of the Community Development Committee, I feel this would be an excellent project for the town Bridgton. It would be another good venue to link our downtown main street with the natural features of our area. It could only positively impact the economic vitality of the downtown area.

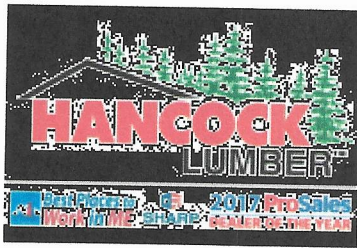
With our company here in Bridgton, we strive to use local businesses. On a regular basis, we have guest working with us who default to North Conway for overnight accommodations. We have regularly had the requirement for a larger event facility but needed to go outside of Bridgton to meet that need. This is not only inconvenient but frustrating that this revenue is leaving our area. It also takes away an opportunity for us to showoff Bridgton.

Even though we have been able to add some new jobs at our location, I am frustrated when dealing with so many more jobseekers then positions to fill. Many of these are good young people who have no other option then to leave this area in search of work. The prospect of additional good service oriented jobs would be most welcomed.

I think Mr. McIver who is submitting this proposal has proven to do aesthetically pleasing projects that respects the people and essence of our community. My strong hope is the Planning Board will allow this project to move forward.

Thank you,

Steve Rickert  
General Manager  
Hancock Lumber-Bridgton, Maine  
[www.HancockLumber.com](http://www.HancockLumber.com)  
email:srickert@hancocklumber.com  
Office-207-837-6404 Cell-207-520-0413







WHERE STELLAR SERVICE IS NO ACCIDENT

To the Bridgton Planning Board,

I am Secretary Officer of NAHGA, Inc (NAHGA Claim Services) and have been a resident of Bridgton for most of my lifetime. I grew up here and went to Lake Region and now am a key manager employing 35 people at NAHGA Claim Services in Bridgton. I am writing to support the proposal made by Justin McIver for the 68 room hotel with indoor pool, conference center and fitness in downtown Bridgton at the old Saunders Mill right behind NAHGA's building.

My support is based on a need for Bridgton to have a quality place to stay in the area as we are losing revenue to North Conway, Windham, and even Portland due to limited places to stay locally. This will have a positive impact on local business revenue, create more jobs, help as a town marketing point to increase tourism, and help the area grow.

My specific examples are at NAHGA Claim Services we handle claims for 10 different insurance carriers who all are required to make a visit to the Bridgton area to audit our processes. They come with multiple people, multiple times a year and the majority of the time have stayed in Portland or North Conway due to a lack of a quality customary hotel to stay at. We also have various other vendors visit who stay outside of Bridgton for the same reason. This is an example that not only effects our lodging but also local restaurants, stores, and recreation. All of which bring revenue to Bridgton.

Please accept this letter as my support for the proposed hotel. Thank you & sincerely,

Tom Chalmers  
NAHGA Claim Services  
Compliance Manager  
Officer of the company  
[Tomc@nahgaclaims.com](mailto:Tomc@nahgaclaims.com)  
207-803-2690

O. (800) 952-4320 | F. (207) 647-4569

88 MAIN STREET | P.O. BOX 189 | BRIDGTON, ME 04009

**NAHGACLAIMSERVICES.COM**



## Brenda Day

---

**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Saturday, March 3, 2018 10:56 AM  
**To:** Day Brenda  
**Subject:** Fw: Hotel in Bridgton

Another.

-----  
From: "Jacquie Newson" <j.newson@comcast.net>  
Sent: Saturday, March 03, 2018 8:01 AM  
To: <dscollins@gwi.net>  
Subject: Hotel in Bridgton

> To: Steve Collins, Planning Board of Bridgton  
>  
> We have owned property in Bridgton and the surrounding areas for over  
> 40 years and we want you to know we are 100% behind the building of  
> the new hotel and the amenities that come with it in Bridgton. What a  
> wonderful addition to the downtown area this would be. This is what  
> the revitalization of the Town needs. A nice place for visitors to  
> stay - a reason to come to Bridgton. Our friends have always stayed in  
> North Conway, because there was no place near us that was as nice or  
> that had a pool. That being said if you stay in North Conway you shop  
> in North Conway and you eat in North Conway. This project will help  
> all the merchants in Town. Isn't that what you want?  
>  
> If local merchants do well ....more will come to the area and possibly  
> renovate all the other run down properties or rent/buy the empty  
> buildings that are such an eye sore. This is a win win for everyone.  
> Not to mention the jobs that a hotel brings to the area.  
>  
> We say thank you Justin McIver for taking this project on and we  
> certainly hope the planning board accepts his ideas with open arms.  
>  
>  
> Roger and Jacquie Newson - 89 West View Lane - Bridgton  
>  
> --  
> JACQUIE NEWSON  
> Oceanside Realty Group  
> j.newson@comcast.net  
> 508-776-5239  
> www.jacquiesells.com  
>

## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Friday, March 2, 2018 3:12 PM  
**To:** Geoff Homer  
**Cc:** Day Brenda  
**Subject:** Re: Proposed Hotel in Bridgton

Mr Homer - Thank you.

Brenda - Please put in BH file.

Steve

**From:** [Geoff Homer](#)  
**Sent:** Friday, March 02, 2018 1:59 PM  
**To:** [dscollins@gwi.net](mailto:dscollins@gwi.net)  
**Subject:** Re: Proposed Hotel in Bridgton

Dear Chairman Collins & Bridgton Planning Board,

I am writing on behalf of my father Chet and I, to endorse our support of the hotel proposed by Justin McIver.

I believe that a new hotel in Bridgton will be a positive development for the town and local economy and hope that the Planning Board will look favorably on this proposed project as the downtown continues its revitalization. The town needs to continue to grow forward and take advantage of the Love Bridgton campaign – which by the way, found that there was a need for more accommodations!

Justin and I have toured the site and he shared with me his vision for the project. I think that it has a very strong chance to be successful due to its accessibility to Highland Lake and walking distance to most of the amenities in town, as well as being the newest hotel – something that is long overdue! Additionally, I think that the beauty of the west side of Bridgton lends itself well to the project.

Speaking from a winter visitation standpoint, it is our opinion that there would be increased visitation at Shawnee Peak if there was a local hotel, based on our knowledge of the other resorts in Maine and New Hampshire. Subsequently, the various businesses in town should benefit as a result of increased traffic and continue to help Bridgton become a four-season destination.

Sincerely Yours,

Chet & Geoff Homer

[Geoff Homer](#)  
[Shawnee Peak Ski Area](#)

## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Friday, March 2, 2018 7:21 PM  
**To:** richard packard  
**Cc:** Day Brenda  
**Subject:** Re: Justin McGiver Hotel Proposal to Bridgton Planning Commission

Mr Packard - Thanks for your input.

Brenda - Please put in BH file.

Steve

**From:** [richard packard](#)  
**Sent:** Friday, March 02, 2018 6:46 PM  
**To:** [dscollins@gwi.net](mailto:dscollins@gwi.net)  
**Subject:** Justin McGiver Hotel Proposal to Bridgton Planning Commission

Dear Steve - the attached is a letter I posted to the Bridgton Facebook page. It is disheartening to read opposition to such an important project for the town. While one would normally expect close neighbors, who suffer from the greatest impacts, to be opposed, these folks have been living next to what was for years a loud, operating mill and in the recent past, a run down derelict. It is hard to imagine that they cannot see the positive aspects of Justin's proposal. I have been in the hotel business for the last 18 years and believe that this project will be a great success for all concerned. We also own a number of properties in Bridgton and have been supporters of Loon Echo and LEI since first coming to town. We are conservationists at heart and want to see viable, sustainable businesses thrive in town. We wholeheartedly support this wonderful project and hope the Planning Commission and Board of Selectmen do too.

My family has been coming to Bridgton summers for the past 25 years and have enjoyed watching it grow and change. Much of the recent growth has been at the hands of Justin McGiver. His projects have always been well thought out, high quality and positive additions to the community. Bridgton has needed a real hotel property for a long time to support its local shops, restaurants, ski area and golf course as well as provide a place for wedding parties and other celebrations. Many have suggested that while Bridgton needs a hotel, it should be outside of the downtown area because of parking and traffic impacts. The opposite is true. A hotel outside town would mean that hotel guests would need to take their cars into town and try to find a place to park, having a much greater impact than hotel guests who can leave their car parked at the hotel once in town and explore Depot Street, Main Street and the beach on foot. Local businesses will be positively impacted by hotel tourists, who stay longer and spend more than folks who are just passing through. The hotel will also add jobs that are sorely needed in Bridgton. Some of your kids might actually be able to stay in town instead of moving away where there are more job opportunities. The old mill location is positive for a number of reasons: there is adequate onsite parking, the existing buildings along Stevens Brook will go away and be replaced by structures that meet current setback and DEP requirements. The site is walking distance to all of downtown Bridgton with its shops, galleries and restaurants. The old mill structures are unsafe and an attractive nuisance. Let's look to the future while embracing and sharing the history of our great old New England town. The hotel will bring employment, tourists with money to spend all year round and an opportunity for recreational and social facilities right in the middle of town. What's wrong with this picture??



## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Sunday, March 4, 2018 6:17 AM  
**To:** Beverly Chalmers  
**Cc:** Day Brenda  
**Subject:** Re: Letter of support for proposed hotel

Thanks, Bev.

Brenda, into the file, please.

Steve

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**From:** "Beverly Chalmers" <beverlychalmers50@gmail.com>  
**Sent:** Saturday, March 03, 2018 9:13 PM  
**To:** <dscollins@gwi.net>  
**Cc:** <justin@mainecohomes.com>; "William Chalmers" <wchalmers@chalmersinsurancegroup.com>  
**Subject:** Letter of support for proposed hotel

>  
> March 3, 2018  
>  
> Steve,  
>  
> I am excited to write this letter in support of MEH's proposed hotel  
> project. This is exactly what the town of Bridgton has been in need  
> of for many years-a hotel with great lodging for our many visiting  
> tourists, a convention room to hold large gatherings such as weddings,  
> and an indoor swimming pool right in downtown Bridgton. This would be  
> a huge economic boom to all the businesses and restaurants up and down  
> Main Street, also, to local folks like me who had to rent a tent for  
> our daughter's wedding as Bridgton didn't have a facility large enough to accommodate our guests.  
>  
> MEH recently built a cottage for me and I can personally attest to  
> their impeccable craftsmanship, compliance with codes, and landscaping  
> beautifications; attention to detail is at the forefront of everything  
> they do. Justin McIver and his team have the highest integrity and  
> their word is their bond. This will be a first class hotel that will  
> make us all proud to live in Bridgton.  
>  
> Sincerely,  
> Beverly Chalmers  
> Former Owner of the Gazebo and  
> Principal of Stevens Brook Elementary  
>  
> Sent from my iPad  
>



## **Brenda Day**

---

**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Sunday, March 4, 2018 9:54 AM  
**To:** Kevin Hancock  
**Cc:** Day Brenda  
**Subject:** Re: Saunders Mill Hotel Project

Thanks, Kevin.

Brenda, for the file. Thanks.

Steve

**From:** [Kevin Hancock](#)  
**Sent:** Sunday, March 04, 2018 9:31 AM  
**To:** [dscollins@gwi.net](mailto:dscollins@gwi.net)  
**Subject:** Saunders Mill Hotel Project

**Attn: Steve Collins (Planning Board Chairman)**

I am writing in support of the proposed hotel and conference center project at the old Saunders Mill. I think this project is very exciting for Bridgton and the entire Lakes Region community. This type of year round space just does not currently exist in the area and I believe the addition of this facility will have a very positive effect on the local economy. I also believe that virtually every industry in our region from summer camps, to ski resorts, to Bridgton Academy, to local shops and restaurants will benefit and take advantage of the new facility. This project is fresh, dynamic, and broadly beneficial.

In addition, to have the project designed and created by one of our own local community business leaders (Justin McIver) makes the opportunity even more exciting. Justin has a great track record for integrity and quality and he cares a great deal about this community and its smart development and growth. Often a project of this significance is done by a developer / contractor from 'away' and we are fortunate to have Justin's leadership behind this project.

This project will add value to the community in a variety of diverse ways. I think the opportunity it affords is super exciting and just wanted to share my view. Thank you for all you and the entire planning board do! Your work benefits us all and is appreciated!

### **Kevin Hancock**

President / Hancock Lumber

[khancock@hancocklumber.com](mailto:khancock@hancocklumber.com)

Books available at [www.kevindhancock.com](http://www.kevindhancock.com)



 **Best Places to  
Work in ME**  **2017 ProSales  
DEALER OF THE YEAR**

**“Customers will never love a company until employees do.”**

## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Sunday, March 4, 2018 2:04 PM  
**To:** Jeff Gagnon  
**Cc:** Day Brenda  
**Subject:** Re: Bridgton Hotel

Thanks, Jeff.

Brenda, for the file.

Steve

**From:** [Jeff Gagnon](#)  
**Sent:** Sunday, March 04, 2018 10:00 AM  
**To:** [dscollins@gwi.net](mailto:dscollins@gwi.net)  
**Subject:** Bridgton Hotel

Hello Steve,

I am going to be unable to attend the planning board's meeting this Tuesday's regarding the 68 unit hotel being proposed. However, I would like to let it be known that I think it will be good for this town in many ways. My vote would be to approve this as this town needs a quality place as there really isn't any at the moment.

Regards,

Jeff Gagnon  
Gagnon Heating & Air Conditioning Inc.  
PO Box 814  
Bridgton, ME 04009  
207-647-8782 office  
207-647-8783 fax  
207-632-3239 cell  
[jeff@gagnongeothermal.com](mailto:jeff@gagnongeothermal.com)  
[mainegeothermal.com](http://mainegeothermal.com)

## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Sunday, March 4, 2018 2:05 PM  
**To:** Michael Richards  
**Cc:** Day Brenda  
**Subject:** Re: Hotel

Thanks, Mike.

Brenda, for the file.

Steve

**From:** [Michael Richards](#)  
**Sent:** Sunday, March 04, 2018 12:36 PM  
**To:** [dscollins@gwi.net](mailto:dscollins@gwi.net)  
**Subject:** Hotel

Hi, Steve-

Justin McIver asked that I write you to express my support for the hotel he plans for Bridgton. Although change is always hard, the location in this case is ideal (indeed, it's near the old hotel's former site), as it is both central to town amenities and set back from Main Street and Highland Lake. I support this effort, as I think the benefits greatly outweigh the detriments, and it will allow Bridgton to grow and to realize more of its unique potential.

Thanks for your consideration and for all you do,

Mike Richards

## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Sunday, March 4, 2018 5:38 PM  
**To:** JAMES BURKE  
**Cc:** Day Brenda  
**Subject:** Re: Justin McIver letter

Jimmy - Thanks for your note. Rest assured that this isn't going to be over in a night. there will be plenty of opportunity for comment.

Brenda - to the file.

Steve

**From:** [JAMES BURKE](#)  
**Sent:** Sunday, March 04, 2018 5:03 PM  
**To:** [dscollins@gwi.net](mailto:dscollins@gwi.net)  
**Subject:** Justin McIver letter

Hi Steve, Joanie and I are out of town, and will not be able to attend the meeting. I have enclosed a letter of support for his project.

Thanks, Jimmy Burke



Town of Bridgton Planning board

We are writing this letter in support of Justin McGiver's proposed boutique hotel in down town Bridgton. Justin has proven to be a thoughtful forward thinking developer who cares very much about our town.

We believe this will be a catalyst for downtown business growth, as well as a job creator and would bring vibrancy to our downtown.

Many times we hear from people who visit Bridgton, and without hesitation, the comment is always there is nowhere to stay!

This just happened for guests at our restaurant who came to visit from Boston during school vacation week, and had to stay close to Whindham on a Tuesday!

We hope the board will approve this exciting project.

Sincerely yours,

Jimmy Burke  
Joan Wilson  
Hio Ridge Road, Bridgton

## **Brenda Day**

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**From:** Wilbert Libbey <56highland@gmail.com>  
**Sent:** Tuesday, March 6, 2018 8:57 AM  
**To:** bday@bridgtonmaine.org  
**Subject:** Hotel

Dear Ms. Day,

I am hoping you may pass my thoughts on the proposed hotel to the Planning Board. I live at 56 Highland Road. I am not directly impacted by the proposed hotel, as is the Kennard Street neighborhood. Bridgton has been my home since 1952. I returned as a permanent resident in 2004. I learned to swim at the public beach, so I have fond memories of that area. I realize nothing can stay the same, and progress is good for Bridgton. My concerns pertain to traffic / parking, water pollution, and the public beach becoming over crowded.

The plans calls for four exits, two on Kennard and two on Bacon streets. Neither of those streets, as they currently exist can possibly handle an increase in traffic. Many walkers use those streets and there are no sidewalks. Unless Mr. McIver plans to remake those streets to meet the needs of Bridgton residents, at his expense? Parking spaces in the downtown area in the summer are at premium, his plans do not show enough parking spaces, especially when the function hall is in use. The cars will obviously spill into our public lots, and negatively affect shoppers to the downtown area.

The amount of asphalt paving and the run off of water concerns me, with the location to Stevens Brook and consequently Long Lake. That area is wet already, I would find it hard to believe his water retention areas would be adequate.

The Public Beach is a true gem for the residents of Bridgton. It has always been open to all, never any restrictions to who could use the area. That could all change with an increase of users supplied by the hotel.

I believe there are better locations for a hotel in Bridgton, that would not have such a negative impact. With his wife already owning the land, Mr. McIver must do something with it. Perhaps a small version of his very successful senior village off South High Street would work?

Thank you for your time and efforts on my behalf.

Wilbert E. Libbey

## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Wednesday, March 7, 2018 6:11 PM  
**To:** Martha Blaser  
**Cc:** Day Brenda  
**Subject:** Re: MEH Boutique Hotel

Thanks, Martha. Stay tuned; it will almost certainly come to a hearing.

Brenda, to the file.

Steve

-----  
**From:** "Martha Blaser" <beemassaged@yahoo.com>  
**Sent:** Wednesday, March 07, 2018 4:51 PM  
**To:** <dscollins@gwi.net>  
**Subject:** MEH Boutique Hotel

> Hi Steve,  
>  
> This is Martha from Bee Massaged. I missed the meeting last night but  
> wanted to send in my support for the MEH Boutique Hotel. As a small  
> business owner in town I think having place for travelers to stay  
> conveniently in town is a positive transition for our local economy.  
>  
> Thank you,  
>  
> Martha Blaser LMT  
> Bee Massaged =