

Brenda Day

From: Perri Black <perrilb@gmail.com>
Sent: Friday, April 20, 2018 12:50 AM
To: bday@bridgtonmaine.org; S & S Collins
Subject: Posting letters to planning board

To The Planning Board:

The proposed Hotel Bridgton project is a current "hot button" issue that has recently garnered a lot of public interest. The Bridgton News has done a very good job printing articles and letters to the editor related to various aspects of the project and representing opinions on both sides.

However, I am rather disappointed that, as of Thursday, April 19, the letters to the Planning Board posted on the Bridgton town website under "Hotel Bridgton Public Comments" are few, misleading, and very out of date. No letters written after March 7 are posted on the website.

Unless they were planning to come to town and take their own survey, it seems logical that anyone hoping to obtain information on this issue would look at local press and the Town website to get an idea of public opinion and comments about the proposed project – that is what I would do. That being said, I believe the information provided by the Planning Board (as far as public opinion expressed in letters) is quite inaccurate.

The vast majority of the letters currently displayed on the website were clearly solicited by the project developer to support his project - that is standard procedure. However, most of those letters were written before the Planning Board meeting on March 6, which was when the developer first presented his project to the public. I think some, if not all, of those letters would have expressed different opinions if their authors had actually seen the plans and details for the project, instead of just being told about the developer's general concept for a hotel complex in Bridgton (which no one seems to object to, in theory).

The letters in support of the project are also written by people who live outside of town and their lives would not be directly impacted by the project except to gain business and make more money. (Note: the project developer claims Bridgton as his hometown yet he actually lives in Sweden, Maine). Of course, the new Chalmers generation supports the project because the proposed hotel would serve as their own private guesthouse for the "over 30 visitors a year from out-of- state coming to see us" as stated in one of the letters.

I know that many more letters have been sent to the Planning Board since March 7 expressing opinions, pro but mostly con, on many aspects of the project. I have written some and I know numerous others who have done the same. I am urging the Planning Board to update the "Hotel Bridgton Public Comments" as soon as possible so the opinions expressed in these letters are available to the public before the site plan review on Saturday, April 21 and the public hearing about the project scheduled for Wednesday, April 25. Thank you.

Perri Black
Bridgton

Brenda Day

From: Deborah Daw Heffernan <dawheffernan@icloud.com>
Sent: Monday, April 16, 2018 12:15 PM
To: BRIDGTON TOWN OFFICES
Subject: Improved version of letter for Planning Board members

Leadership Opportunity Not to Be Missed

Dear Brenda,

Could you please delete the first letter I sent you and substitute the below? This version is more clear in a paragraph that untangled itself in my mind last night as I slept. I hope this isn't too great an inconvenience. We appreciate the great job you do, with so many people communicating with you. Thank you!

Dear Planning Board members,

No matter what structures are eventually built and landscaped on the former Saunders' Mill property behind the town beach, the Planning Board's guidance and mentoring of Mr. McIver is of consequence to our town's future. The role of *guide* and *mentor* to property development projects is implicit in residents' expectations of Bridgton's municipal leaders as representatives of our collective voices and stewards of the environment we share.

Nestled in the heart of historic downtown, any building on that site should not distract from or mar Bridgton's primary asset: the natural beauty of our surroundings. Well before Moody Bridges secured the land grant for Bridgton in 1763, people have been drawn to this place of lakes, rivers, hills, mountains, wild game, rich seasons, and foliage displays—a natural design that every human design should protect, honor, and highlight.

Thus, the old mill property's fate presents a major leadership opportunity for a builder and the town. The process itself (beginning with aerial balloons to demarcate mass and height) and the end result will affect the future development direction that the town takes—especially if what is built there is a hotel.

A Hotel Bridgton, no matter where it is located, will play an ambassadorial role for the town. Particularly in so central a location, a hotel should contribute to an authentic, small town experience, making visitors feel enriched by their stay here—as have Pondicherry Park, the Bob Dunning Bridge, and Vivo restaurant on Depot Street.

We mention these three projects in particular because they are all recent, outstanding landmark destinations that attract visitors to Bridgton. They succeed as "places" because they were conceived and developed to be harmonious with and an enhancement of their physical surroundings. Their ultimate development demonstrated consideration of our community's total needs, taking into account the economy, the people (residents and guests), and the natural beauty of our precious environment, an asset few towns can claim. They have contributed to the town's magnetism and thus raised the bar for property development in Bridgton.

All buildings in historic downtown (for that matter, also along the 302 approaches, east and west) express who and what we are as a community and contribute significantly to the tone and identity for Bridgton (a.k.a., its brand). The proposed hotel complex in conception has not yet demonstrated understanding of what is at stake for our future.

Thank you for ensuring that the proposed Bridgton Hotel complex and all future residential/commercial construction projects will adhere to both the *spirit* and the letter of our Comprehensive Plan, the Site Plan Review Ordinance, and state regulations. These basic standards are the expressed will of us, the people, who ultimately bear

responsibility for ensuring that Bridgton thrives as a charming and successful town for generations to come. One can do good business while also doing good.

Jack and Deborah Daw Heffernan

Deborah Daw Heffernan

<https://www.deborahdawheffernan.com>

“Follow” me on Facebook for updates to this practical website of tips and tools for cardiac patients, families, and clinicians.



An Arrow Through the Heart

Original: Simon&Schuster 2002

Revised/Updated: Open Road Media 2015

ALL BOOK EARNINGS DONATED TO CARDIAC CAUSES.

Brenda Day

From: Deborah Daw Heffernan <dawheffernan@icloud.com>
Sent: Sunday, April 15, 2018 5:52 PM
To: BRIDGTON TOWN OFFICES
Subject: Please give to Planning Board members

Leadership Opportunity Not to Be Missed

Dear Planning Board members,

No matter what structures are eventually built and landscaped on the former Saunders' Mill property behind the town beach, the Planning Board's guidance and mentoring of Mr. McIver is of consequence to our town's future. The role of guide and mentor to property development projects is implicit in residents' expectations of Bridgton's municipal leaders as representatives of our collective voices and stewards of the environment we share.

Nestled in the heart of historic downtown, any building on that site should not distract from or mar Bridgton's primary asset: the natural beauty of our surroundings. Well before Moody Bridges secured the land grant for Bridgton in 1763, people have been drawn to this place of lakes, rivers, hills, mountains, wild game, rich seasons, and foliage displays—a natural design that every human design should protect, honor, and highlight.

Thus, the old mill property's fate presents a major leadership opportunity for a builder and the town. The process itself (beginning with aerial balloons to demarcate mass and height) and the end result will affect the future development direction that the town takes—especially if what is built there is a hotel.

A Bridgton Hotel, particularly in so central a location, will attract visitors. It will play an ambassadorial role and should make visitors feel great about their stay here—as have Pondicherry Park, the Bob Dunning Bridge, and Vivo restaurant on Depot Street, all recent, outstanding landmark destinations. These projects succeeded because their conception and result considered our community's total needs, balancing the economy, the people (residents and guests), and the natural beauty of our precious environment, an asset few towns can claim. They raised the bar for all construction and renovation in Bridgton by contributing to its magnetism.

All buildings in historic downtown (for that matter, also along the 302 approaches, east and west) express who and what we are as a community and contribute significantly to the tone and identity for Bridgton (a.k.a., its brand). The proposed hotel complex in conception has not yet demonstrated understanding of what is at stake for our future.

Thank you for ensuring that the proposed Bridgton Hotel complex and all future residential/commercial construction projects will adhere to both the letter and the spirit of our Comprehensive Plan, the Site Plan Review Ordinance, and state regulations. These basic standards are the expressed will of us, the people, who ultimately bear responsibility for ensuring that Bridgton thrives as a charming and successful town for generations to come. One can do good business while also doing good.

Jack and Deborah Daw Heffernan

Deborah Daw Heffernan
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Brenda Day

From: Perri Black <perrilb@gmail.com>
Sent: Sunday, April 15, 2018 8:55 PM
To: bday@bridgtonmaine.org
Subject: Letter regarding Hotel Bridgton
Attachments: hotel project concerns (3).docx

Dear Ms. Day,

I am sending this letter as both an attachment and in the body of this email. I am not sure what form is best but I want to make sure that the Planning Board members read it and that it will be posted on the website for public viewing.

Thank you very much,

Best regards,

Perri Black

Letter of Concern to the Bridgton Planning Board

The proposed Hotel Bridgton project represents a tremendous change in the current pattern, use, and character of both the property proposed for the project as well as Bridgton's downtown overall. Any changes to this area of town will drastically alter the pedestrian and automobile circulation, the nature and character of the use of the Bridgton Town Beach, and community life in the surrounding neighborhoods. Site Plan Review standards require projects to have limited and mitigated impacts on neighboring properties and the community as a whole. This project contains impacts that cannot be mitigated. Hotels are 24-hour commercial activities that are not compatible with residential neighborhoods. Most hotels are located in commercial areas not in close proximity to family homes. The proposed project would include: more light pollution and constantly lit security lights; drastically increased automobile traffic (and car doors slamming); and significantly increased human activity and noise. Most importantly, all of these issues would affect the area 24 hours a day, all year round.

The following Site Plan issues cannot be adequately addressed by the proposed hotel project as it stands:

Character of the Area - patterns of building (materials, architecture, scale, mass, height, ratio of open land to building, and landscaping); activity (pedestrian and auto, hours of use, frequency and volume of movement to and from the site, and light and noise changes relative to use); and the relationship of the land in this area to both Stevens Brook and Highland Lake.

- It needs to be shown clearly how the height, mass, and forms of proposed buildings are in keeping with surrounding residential properties. A visual analysis of some form should be conducted depicting the proposed project buildings and mass configurations as viewed from various heights and surrounding vantage points such as the Town Beach, out on Highland Lake, looking down from the top of Main Hill, and the view from bordering roads and neighborhoods. A visual representation of the size of the proposed buildings compared directly to existing buildings in the surrounding neighborhoods should also be included.

Environmental Issues – The project falls within Shoreland Zoning regulations and therefore deserves the highest level of environmental consideration. There is no reason to grant a variance to set-back requirements as

there is no hardship, and a redesign could meet the required standards. Drainage and commercial run-off impacts to both the stream and lake must be considered, as well as hazardous flood plain and water table issues, which will require either extensive fill and/or raising of the structure. Any fill and regrading could impact wider area drainage that would impact all neighboring properties and roadways.

- All of the environmental impacts should be summarized and a project alternative that substantially reduces each of them should be presented. All drainage needs to be accommodated on-site and not impact neighboring properties or surrounding roadways.

Traffic – The project presents significant concerns related to all potential traffic uses including: land area required for all parking uses; traffic volume and turn movements onto Route 302 (Main Street) and Highland Road (at the Town Beach); necessary intersection and turn signal requirements (coming from Bacon Street onto Main Street, from Kennard Street onto Highland Road, and from Nulty Street onto Main Street); and the change in volume on neighborhood roads (changing from local residential access to regional commercial access). A comprehensive traffic study should be conducted and address all surrounding roads. Most importantly, this study should be conducted during peak summer hours. Traffic is already quite busy on Main Street year round. To obtain an accurate assessment of the impact of traffic related to the proposed project, traffic should be measured during peak times when the proposed hotel traffic would combine with the town's normal summer traffic.

At a minimum, this means that any accurate determination of this project's ability to meet site plan requirements cannot be conducted until these studies are completed, impacts assessed, and mitigation alternatives deliberated. This would probably take considerably longer than the current timeline and accurate studies might not be able to be conducted until much later in the year.

Utilities and Services:

- **Water/sewer:** In order to gain an accurate assessment, the proposed project's impacts on the town and all other future business must be clearly demonstrated, including water supply, sewer allocations and where they come from, and the remaining town water and wastewater disposal capacity after the project is implemented.
- **Police/fire:** Both these services will be impacted and the increased cost to the town to serve this proposed project must be clarified.
- **Road width and capacity:** The roads surrounding the site in question are in poor condition and would need improvements to support increased traffic on Kennard and Bacon Streets, and/or access to those streets should be restricted. Road and drainage systems would also need to be redesigned - these changes should be clearly explained and demonstrated in order gain a full understanding of the proposed project's impacts on the local area.

Beach Use and Access – The Bridgton Town Beach, which abuts the proposed hotel site, is currently a heavily used community beach with very well-attended children's summer recreation programs, as well as public boat launch access and trailer parking. It is quite clear that concerns must be addressed regarding how the Town Beach and community programs would be impacted by a 68-room hotel and a 200-person conference facility with boat launch parking and access. What would that look like and how would that feel in the area, which is already operating at capacity?

There are several motel properties in town currently for sale with direct private beach access that would provide beach use without impacting public use. These properties also have a long history of commercial hotel use.

Economic Impact – The proposed hotel is a service industry business that would compete for lower wage employees for cleaning and check-in jobs. Overnight lodgers could contribute to retail and dining sales. But a

larger economic picture of the area indicates that there are already motels, hotels, and B&Bs that are not staying fully occupied, have been converted to low rent lodging, and/or are businesses for sale. What market research supports the Hotel Bridgton project? What would the job profile look like for all its proposed uses and events? How would the surrounding and adjoining properties be impacted by the proposed project in both the short and long terms? It seems clear that the surrounding and adjoining properties would lose value if incompatible development, such as the proposed Hotel Bridgton, is constructed on the Saunders Mill property. Additionally, perhaps the long range goal is to create a bad living situation in order to force neighbors to sell their properties to the developer so he can gain complete control over this neighborhood and Town Beach frontage for commercial gain and another, larger plan that we have yet to see?

Comprehensive Plan - Downtown Plan – While there is not a specific area plan for the downtown that covers parcel-specific land use, circulation, and parking, the Land Use Committee should be consulted as to how this project fits in with all they have heard from the community regarding the downtown and surrounding residential areas. A downtown plan would have undertaken growth, design, and development alternatives that addressed parking, traffic, uses, and overall downtown building patterns and circulation. As the community is now reacting negatively to an inappropriately scaled development project with a use that is not compatible with the neighboring properties, it is difficult to get an understanding of how this proposed project would impact the immediate areas surrounding the project as well as the entire downtown.

Town Property - Several workshops and alternative analyses have been conducted to prepare for receiving the school site on Depot Street. Why wasn't this done with the mill site, given its central, historic location and long-time town ownership? The mill site lends itself to many other uses that would be much more appropriate, including some of the developer's other ongoing projects.

Perri Back, Hazel Shaw, Susan Hatch, Susan Head, Joan Jenness

Bridgton residents

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Perri Black

*Copy editor, writer and artist
Specializing in ESL editing*

Brenda Day

From: Deborah Daw Heffernan <dawheffernan@icloud.com>
Sent: Thursday, April 12, 2018 6:30 PM
To: BRIDGTON TOWN OFFICES
Subject: Please give to Planning Board Members. Thank you!

Dear Planning Board members:

Thank you for proceeding carefully and thoughtfully in your review of developer Justin McIver's proposed hotel and conference center complex, spanning Kennard and Bacon Streets and the town beach in historic downtown Bridgton. Like many residents of Bridgton, we look forward to Saturday, April 21, for the 10 a.m. Planning Board site-visit.

Please ensure that the on-site display can be viewed from 4/19 through 4/25

It was a terrific idea on the part of Dee Miller and Tom Smith to physically demarcate the dimensions and the mass of the proposed two structures on the property itself. Many people struggle with visualization, so we hope you will be sure that Mr. McIver and his team follow through, including the use of aerial balloons at the exact height and from six different points on each building.

We recommend that this visual representation remain at the site at least from **10 a.m. on Thursday morning, April 19, through 5 p.m. on Wednesday, April 25**. This allows time for all concerned to view the site in preparation for the site-visit on Saturday, April 21 at 10 a.m., as well as in preparation for the project hearing on Wednesday, April 25, at 6 p.m. The community deserves time to imagine and consider the development's full presence, both in the course of everyday Bridgton life and during tourist season.

The on-site demo should be easy for Mr. McIver and his team to implement, and it is consistent with both Mr. McIver's often stated commitment to Bridgton and the Board's responsibility to give his proposal thorough consideration. 3-D on-site representation is common practice for proposed construction worldwide, as well as for open-air museums in delineating the layout of a former settlement. Even the simplest do-it-yourself kitchen renovation is normally blocked out visually so the cook and builder can walk about in the newly designed space and see if it works or not—before costly construction begins.

The bigger issue: Impact on the further development of downtown Bridgton

As representatives of the people of Bridgton, you are tasked with ensuring that any development proposal at least meets the basic "Review Standards" listed in The Town of Bridgton's Site Plan Review Ordinance, as well as in state regulations. Having had years of experience in our respective businesses considering difficult issues and doing our best to do the right thing, we respect and appreciate the challenges of your job in town, especially at this particular moment.

In your deliberations over Mr. McIver's proposal, we urge you to remember your larger role as representatives of the community's will. You are our elected voice. To that end, the Review Standards checklist begins and ends with two powerful guiding standards. The first standard (Article VII-Section A) opens with "Preserve the traditional New England character of the downtown" and includes "facilitate safe vehicular and pedestrian access; protect the value of abutting properties and the character of natural surroundings; promote intelligent, attractive, and useful design." The concluding Section B, standard number 21, requires that all projects conform with Bridgton's Comprehensive Plan—the expressed will of the community.

A leadership opportunity equal to the Bob Dunning Memorial Bridge

We believe—no matter what structure is eventually built and landscaped on the property—that your guidance and mentoring of Mr. McIver is of consequence to the town's future. The property's development presents a major leadership opportunity for other buildings and landscapes in Bridgton and will be a marker of the direction the town will

take—especially if what is built there is a hotel.

A hotel called the Bridgton Hotel, and in so central a location, will be an attractor of visitors; therefore, it plays an ambassadorial role and should make visitors feel great about their visit here, as the Bob Dunning Bridge has done. That project succeeded because its design considered our community's total needs, balancing the economy, the people (residents and guests), and the natural beauty of our precious environment, an asset few towns can claim.

In fact, all buildings in historic downtown (and we can easily argue in the "business district," the town's gateways) express who and what we are and contribute significantly to the tone and identity (brand) for Bridgton, for better or for worse. This proposed hotel complex is an outstanding opportunity to elevate the standards of building in our town. It may require Mr. McIver and his team to go back to the drawing board a few times to get the design right and in the right location. We suggest helping him understand the mentoring and guiding role that the Planning Board can offer to a guy with initiative and ideas.

We support and trust your efforts to do the right thing

We have always lived our lives believing that our time on this earth is to leave it better than we found it. It is why we live in Bridgton (one of us since 1948), where so many people are committed to the specialness of this place and feel personally responsible for its future as a charming and thriving New England town. One can do good and also do good business. We both were immensely successful in doing just that.

Jack and Deborah Daw Heffernan

Deborah Daw Heffernan

<https://www.deborahdawheffernan.com>

"Follow" me on Facebook for updates to this practical website of tips and tools for cardiac patients, families, and clinicians.



An Arrow Through the Heart

Original: Simon&Schuster 2002

Revised/Updated: Open Road Media 2015

ALL BOOK EARNINGS DONATED TO CARDIAC CAUSES.

Brenda Day

From: jigsaw576@verizon.net
Sent: Wednesday, April 11, 2018 3:32 PM
To: bday@bridgtonmaine.org
Subject: Proposed hotel & convention center

Dear Ms. Day,

I have been visiting Bridgton since 1974. My sister moved there 30 years ago so I have been able to visit with her while enjoying all that Bridgton offers. Folks like myself come to Bridgton to get away from our city lives and enjoy the peace and quiet of the woods and waterways. My understanding is that if the 68 room hotel and convention center that Mr. Justin McIver has proposed is approved, our way of life in Bridgton (what we have come to expect from the town) will be gone. I will have to take my vacation and my MONEY elsewhere.

A few questions:

1. Is the town able to hire more police officers to keep the crime and noise down?
2. Will Kennard Street have to be widened for the EXTRA traffic? More traffic lights?
3. People will be using Highland Beach even if Mr. McIver says they won't. They will be using the pool? What pool?
4. More waste and litter. Is the town able to purchase garbage cans for that litter? They will need to hire workers to empty them.
5. Has anyone informed Naples and Harrison? However Steven's Brook is impacted, it will hurt Long Lake too. Has anyone told the state's EPA about this proposal? What about Pondicherry Park? How will that be impacted? I walked all the trails back there last summer. A lot of effort and money went into that project and it is lovely.
6. If all Mr. McIver has to do is dot his i's and cross his t's to get approval, than I can come in and purchase a property (how about the beautiful old building on the corner of 302 and 117) and put in an adult film theater, a strip club and a sex toy store. If all my paperwork is complete, who's to stop me?
7. What about fencing for the homeowners who live on Kennard Street? Is the town going to expect them to pay for it to keep the hotel guests from cutting in their yards as a shortcut to Highland Lake?
8. What about your water and waste systems? Is Mr. McIver going to pay to have them improved because now he will be adding 68 new flushing toilets? Are the citizens of Bridgton going to be expected to pay for these improvements when many of them do not approve of this proposal in the first place?
9. I understand that if 68 new flushing toilets are added simply because of the hotel, no one will be able to add a new flushing toilet to their homes or businesses and there will be no opportunity for new development.
10. Oh yeah, what about run-off into Steven's Brook from the parking lot?
11. Will Bridgton be able to afford hiring someone to monitor the project, if approved, to make sure Mr. McIver does everything correctly?

I wrote to the Bridgton News when the McDonald's was going to be built and I warned them that if development (hotels, big box stores, etc.) came into the town, they would risk losing a whole lot of vacationers and their MONEY. I have been very pleased to see that over the last few years, it hasn't come about. I am really enjoying the stores and restaurants that have been built.

I live in Bethlehem, PA and LOVE coming to Maine and vacationing in Bridgton and I absolutely want to cry when I hear of this kind of development. Let's be honest, Mr. McIver (who I don't personally know and no offense to him) is doing this strictly to make money for himself. He will build the place and move on. His life or vacation will not be unduly harmed by this hotel and convention center, the citizens of Bridgton will. Okay, maybe a few new jobs will be had but not enough to completely ruin the quaintness and quiet of Bridgton.

I apologize for my lengthy email, but as I said it would ABSOLUETLY HARM Bridgton if this proposal is approved. Thank you for passing it on to the appropriate people.

Gail Burfeind
2007 Fairland Avenue
Bethlehem, Pa 18018

717-379-0926

Brenda Day

From: tami prescott <piddermom1990@gmail.com>
Sent: Tuesday, April 10, 2018 12:38 AM
To: Bridgton News; bday@bridgtonmaine.org
Subject: Letter to editor and Town Board

When talking with town's people, they think that the idea for the balloons to mark the corners and ridgeline of the 170 and 60 foot long buildings is a great idea, as to get a better idea of size and scale of the hotel and conference center. Its important the balloons be up before the site walk until the day of the hearing. Putting them up and keeping them up will allow people who have different schedules to see the ballooons. I've spoken with several people who still say it will give a much better feel for the building size. Most comment that they can not picture the scale of the project from the one artist's rendering in the paper of the size. I would like to encourage the Town Board to require the balloons to be placed prior to the site walk on the 21st of this month. Thank you for your cooperation and dedication to the concerns of this community.

T. Hathaway
Bridgton

Brenda Day

From: Robert Peabody <townmgr@bridgtonmaine.org>
Sent: Monday, April 9, 2018 8:37 AM
To: Brenda
Subject: FW: Home Page Contact Form Submission

-----Original Message-----

From: [your-name] [mailto:wordpress@bridgtonmaine.org]
Sent: Sunday, April 8, 2018 1:50 PM
To: townmgr@bridgtonmaine.org
Subject: Home Page Contact Form Submission

From: <maineridgerunner@yahoo.com>
Subject: Bridgton Home Page Contact Form Submission

Message from Home Page contact form -

From: maineridgerunner@yahoo.com

Details: A comment in reference to the proposed hotel development on Bacon and Kennard streets. Out of curiosity I put four different locations in to a search for directions to Kennard St. One from Bethel, one from Conway NH, one from Auburn and from Portland. The immediate access roads that all of the searches gave were Dugway Rd. and lower Highland Rd. The directions from Conway actually lead down Creamery ST. to Highland. Even if the average tenancy at the hotel were 30 rooms a day that is an additional 60 trips in and out of the hotel location all going past the launch and beach area. This does not take into consideration employees and service vehicles.

A citizen who is new to the area and paying attention. There are so many impacts that are easily missed.

Leslie McAllister

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This e-mail was sent from the Home Page contact form on Town of Bridgton, Maine (<http://bridgtonmaine.org>)

Brenda Day

From: Wilbert Libbey <56highland@gmail.com>
Sent: Sunday, April 8, 2018 2:07 PM
To: bday@bridgtonmaine.org
Cc: Steve Collins
Subject: Re: Notification

Hi Brenda,

Is it possible that the "marking balloons" for building size and height be put up two to three days prior to the site walk. I know weather could be a factor, but I think it would be useful for town people to see the dimensions for more than a few hours. I know the engineering firm said they would give it their *best effort*. This is very important for people to visualize the magnitude and bulk this proposal presents for this small space. We need to hold them to this task. Thank you for your considerations.

Will

On Apr 2, 2018, at 8:09 AM, Brenda Day <bday@bridgtonmaine.org> wrote:

Good morning,

It is only required to place an ad in the newspaper when there is a public hearing. Planning Board meetings are the 1st Tuesday of every month with special meetings set on other dates. Agendas are posted at the Town office as well. Please feel free to call to inquire on the agenda's.

When a public hearing is set for the hotel we will place an ad in the paper.

Thank you. Hope you had an nice Easter.

Brenda Day
Administrative Assistant
Town of Bridgton
207-803-9963

From: Wilbert Libbey <56highland@gmail.com>
Sent: Saturday, March 31, 2018 10:49 AM
To: bday@bridgtonmaine.org
Cc: Steve Collins <dscollins@gwi.net>
Subject: Notification

Dear Ms. Day,

Is it a requirement that the Planning Board put in the Bridgton News notification of it's meeting and the subject matter? The last Bridgton News did not carry any notification of your April 3rd meeting

concerning the hotel. If the expectation is that everyone will check the Town Website for notices, that could be eliminating a segment of the population that do not own a computer.
Thank you for addressing my concern. Have a nice Easter.

Sincerely,
Wilbert E. Libbey

On Mar 9, 2018, at 11:35 AM, Brenda Day <bday@bridgtonmaine.org> wrote:

Good morning,

Thank you for your email. I am forwarding your concerns to the Planning Board as it is their decision to schedule a site walk if they choose and to make sure the applicant has a complete application in accordance with the Site Plan review and Shoreland Ordinances.

Have a great weekend!

Brenda Day
Administrative Assistant
Town of Bridgton
207-803-9963

From: Wilbert Libbey [<mailto:56highland@gmail.com>]

Sent: Wednesday, March 7, 2018 11:00 AM

To: bday@bridgtonmaine.org

Cc: Steve Collins <dscollins@zwi.net>

Subject: Site Walk

Dear Ms. Day,

I do not know the order of events that the Planning Board follows when evaluating a project such as " Hotel Bridgton ". I feel it is very important to do your site walk in the Spring to be able to honestly observe the wet environment which is being considered for a massive structure of three stories. This also leads to the capabilities and expertise of MEH. Have they ever built a structure this large, or is it way beyond their abilities? The ground may be so unstable that structural supports will need to be driven deep into the ground in order support the size of this building? Has MEH ever done that before?

Thank you for considering my thoughts. Last night was a well run event. You deserve congratulations for maintaining the calm.

Wilbert E. Libbey

Brenda Day

From: Perri Black <perrilb@gmail.com>
Sent: Saturday, April 7, 2018 6:05 PM
To: bday@bridgtonmaine.org
Subject: Letter to Planning Board regarding Hotel Bridgton

Dear Ms. Day,

I am forwarding this letter from Mr. and Mrs. Ryer regarding the Hotel Bridgton project.

Please post it with the other letters on the subject on the town website.

Thank you.

To The Bridgton Planning Board Members:

My wife and I have lived in Bridgton full- and part-time since 1986. We are now summer residents who stay connected to the town through *The Bridgton News*. We have renovated and live in a house on Kennard Street, therefore we are especially concerned about the proposed Hotel Bridgton project on the site of the old dowel mill.

Perri Black's column in the March 15 issue of *The Bridgton News* touched on many of our concerns.

Kennard Street is a lovely, friendly neighborhood filled with kids, animals, and pedestrians. The road is already a heavily used 'short cut' and speeders are a problem. It is hard to imagine that any widening of the road, or the traffic, noise, and lighting of a round the clock business would not have a severe negative impact on both the neighborhood and its occupants.

People fall in love with Bridgton because of its small town feel. While Bridgton may need more lodging, planting an oversized hotel in the center of town, right next to Shorey Park and the public Town Beach seems the wrong way to go. Something on the scale of the Noble House would be a better fit.

Dick and Linda Ryer
Bridgton (Kennard Street) and Florida

--

Perri Black

Copy editor, writer and artist

Specializing in ESL editing

Brenda Day

From: Janice Goodchild <jgoodchild@tpsgroup.com>
Sent: Thursday, April 5, 2018 4:08 PM
To: bday@bridgtonmaine.org
Subject: Hotel

Hi Brenda,

Unfortunately, I'll be out of town from 4/20 – 4/26 so I won't be able to attend Planning Board meetings regarding the proposed hotel. I'm not completely opposed to the project but am against the size and impact it will have on the lives of the neighbors as well as on Stevens Brook (which flows into Long Lake) and Highland Lake.

Not to sound too cynical but I've been a Bridgton resident for 30 years, and it seems to me that developers usually get what they want no matter how it affects others. I believe there is language in the ordinance – something to the effect that how a project affects the quality of life or the environment are factors in making the decision whether or not to approve it. Are these things even considered? I'm hoping that they are. Also I'm a bit surprised that the current and proposed sewer system would be sufficient to handle the hotel as well as future businesses. Justin McIver writes a couple of articles about wanting to improve Bridgton and maintain quality of life but let's face it – his main focus is to make money and a large hotel complex would do that.

Is there a better way for me to voice my concerns? I'd be happy to write a letter to the Planning Board – if so, should I mail it to the Planning Board, Town of Bridgton?

Thanks

Janice

Janice Goodchild, APA | Pension Consultant | jgoodchild@tpsgroup.com
TPS Group – The Pension Service of Northern New England
Main Tel 207-887-2184 | Fax 207-854-1305



This e-mail may contain confidential or privileged information. If you think you have received this e-mail in error, please advise the sender by reply e-mail and then delete this e-mail immediately. Thank you. TPS Group

April 2, 2018

Bridgton Planning Board
Town of Bridgton
3 Chase Street, Suite 1
Bridgton, Maine 04009

Re: Site Plan Application
Bridgton Hotel, 12 Bacon Street, Bridgton

Dear Members of the Planning Board:

We wish to call your attention to several omissions and inconsistencies in the original application for Hotel Bridgton (February 22, 2018) as well as the Supplemental Information (March 22, 2018).

1. No where in either the original application, nor in the supplemental information is it acknowledged that the former Town plot (Tax Map 22/Lot 86) is within the Shoreland Zone - 75 feet from the normal high water mark of Stevens Brook, a tributary of Long Lake. The FACT that the project site is within the Shoreland Zone limits not only what can be done within the 75 foot Shoreland Zone, but requires the applicant to indicate the steps that they will undertake to conform to ALL the requirements of the Shoreland Zone Ordinance.
2. The fact that the project site is within the 100 year flood plain of Highland Lake/Steven Brook has NOT been adequately addressed. While the original application states that the first floor of the hotel is expected to be above the floodplain, neither the application nor the supplemental information address the requirements of construction in the floodplain as presented below from the Floodplain Ordinance (date June 12, 2007) "Before any construction or other development (as defined in Article XIII), including the placement of manufactured homes, begins within any areas of special flood hazard established in Article I, a Flood Hazard Development Permit shall be obtained from the Code Enforcement Officer. This permit shall be in addition to any other building permits which may be required pursuant to the codes and ordinances of the Town of Bridgton, Maine.

The Application MUST include :

A site plan showing location of existing and/or proposed development, including but not limited to structures, sewage disposal facilities, water supply facilities, **areas to be cut and filled**, and lot dimensions;

The elevation in relation to the National Geodetic Vertical Datum

(NGVD) or to a locally established datum in Zone A only, of the: Base flood at the proposed site of all new or substantially improved structures, which is determined:

a. In Zones A1-30, AE, AO and AH from data contained in the “Flood Insurance Study-Town of Bridgton, Maine”, as described in Article I; or,

b. **In Zone A;**

1. **from any base flood elevation data from federal, state, or other technical sources (such as FEMA’s Quick-2 model, FEMA 265/July1995), including information obtained pursuant to Article VI.K and VIII.D.;**

2. **from the contour elevation extrapolated from a best fit analysis of the floodplain boundary when overlaid onto a USGS Quadrangle Map or other topographic map prepared by a Professional Land Surveyor or registered professional engineer, if the floodplain boundary has a significant correlation to the elevation contour line(s); or, in the absence of all other data,**

3. **to be the elevation of the ground at the intersection of the floodplain boundary and a line perpendicular to the shoreline which passes along the ground through the site of the proposed building.**

c. **Highest and lowest grades at the site adjacent to the walls of the proposed building;**

d. **Lowest floor, including basement; and whether or not such structures contain a basement; and,**

e. **Level, in the case of non- residential structures only, to which the structure shall be floodproofed. is provided.**

In addition, in Zones A1 -30 and AE riverine areas, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted within a regulatory floodway which is designated on the community’s “Flood Boundary and Floodway Map, unless a technical evaluation certified by a registered professional engineer is provided demonstrating that such encroachments will not result in any increase in flood levels within the community during the base flood discharge.

3. **Inconsistency with regard to proposed water use and wastewater discharge volumes. Attachment 2 in the Supplemental Information confirms an estimated water useage of 10,020 gallons per day. However, Attachment 3 Wastewater Flow Estimate from the same document shows a design flow of 41 equivalent dwelling units that at 90 gallons per day per dwelling unit is 3,690 gallons per day. This leaves 6,330 gallons of wastewater per day unaccounted for and untreated.**

4. **Attachment 3 – Wastewater Flow Estimate – does not address requirements of the Bridgton Sewage Ordinance (June 14, 2016) Section 5, Part J with**

regard to determination by the Town Engineer in the matter of connection to the existing sewer and the manner of accomplishing such a connection.

5. Attachment 3 - Wastewater Flow Estimate – does not address Section 6, Part E of the Bridgton Sewage Ordinance (June 14, 2016) with regard to a long term service contract and special sewer service charge as the waste loading exceeds 2,000 gallons of wastewater a day.
6. The proposed hotel is in the Dodge Field disposal area. According to the Wastewater System Upgrades Preliminary Engineering Report Table 2-1 (Woodard and Curran, May 2017), The Dodge Field treatment units have a design capacity of 12,000 gallons per day, of which 8,450 gallons per day is already used (Current average flow per day), leaving 3,550 gallons capacity for wastewater treatment. This is less than the 3,690 gallons of wastewater flow calculated in Attachment 3 and far less than the water use requested in Attachment 2 of 10,020 gallons per day. In short, the capacity to treat the hotel flow is NOT there.

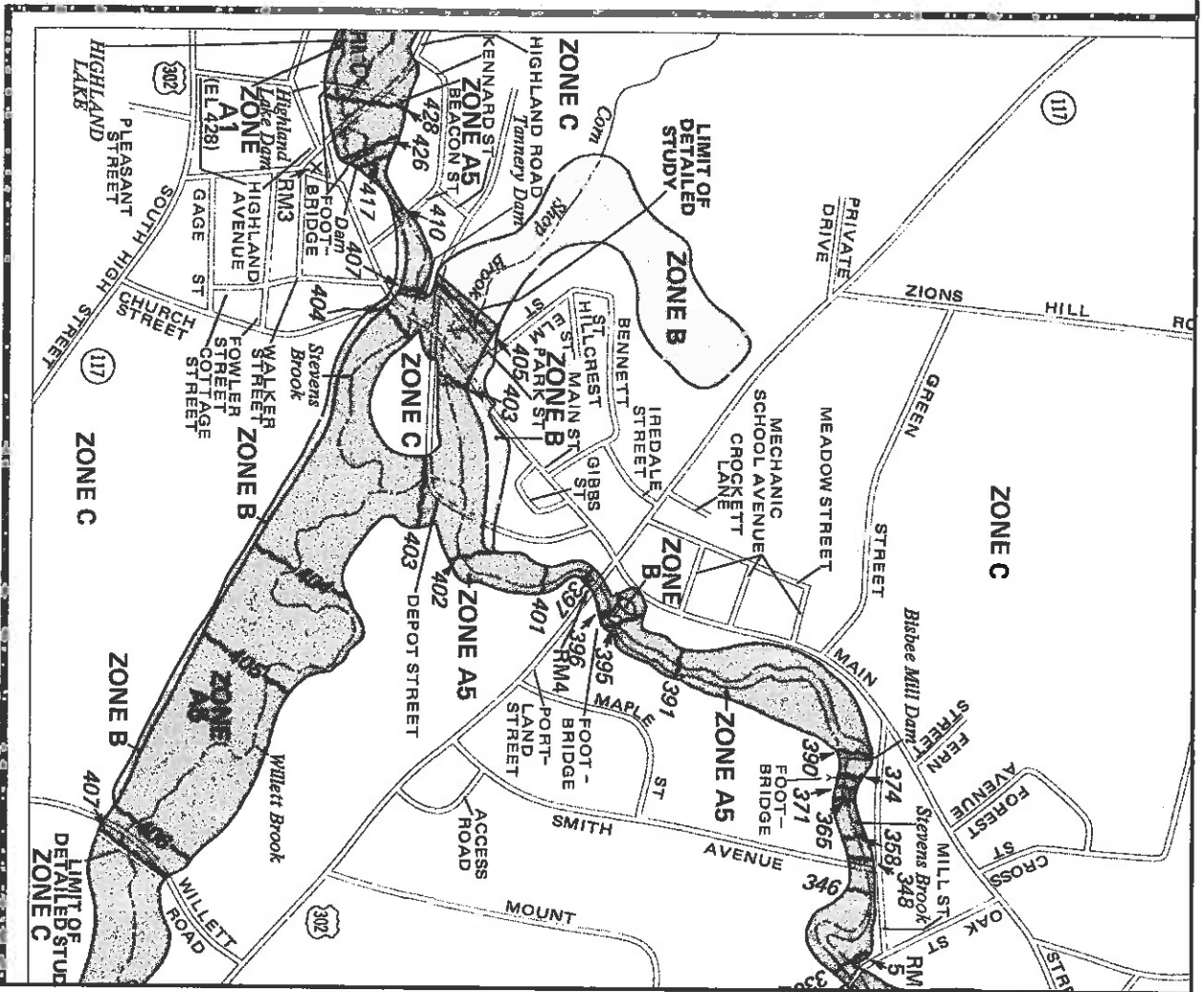
In the past, flows above the permitted limits overwhelmed the treatment units, resulting in BOD and TSS violations AND a downgrading of the Dodge Field and Lower Ball Field capacity by the MEDEP to no more than 30,800 gallons per day for the two systems. Further violations could bring about a DEP Consent Order.

The report further states that all three of the existing pump stations are in need of immediate upgrades – the Park Street Pump Station is particularly relevant here because the hotel wastewater flow would have to be introduced to the collection system downstream of this forcemain system.

It is imperative that these omissions be addressed in yet another supplement to the application. The major inconsistency of the difference between the water demand into the hotel and the wastewater generated out of the hotel as well as the lack of capacity of the Dodge Field TREATMENT units has no good solution and makes the Town vulnerable to violations of the existing MEDEP permit.

Sincerely,

Catherine S. DiPietro
77 South High Street



APPROXIMATE SCALE
 1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
 FLOOD INSURANCE RATE MAP

TOWN OF
 BRIDGTON, MAINE
 CUMBERLAND COUNTY

PANEL 10 OF 20
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
 230041 0010 B
 EFFECTIVE DATE:
 MAY 3, 1982



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov

Bob Peabody suggested that I send comments to you as it was not clear if the public would be allowed to speak tonight.

Can you please see that the planning board gets this email prior to the meeting. Oh could you also confirm that you got this email in case I have your address wrong. Thanks.

TO THE PLANNING BOARD:

I would suggest that the Hotel Bridgton application remains incomplete for at least 3 reasons:

1) The applicant has stated in the Bridgton News of March 29, 2018 that he will make significant changes to what has been proposed. First he has stated that it will be nothing like the Windham Miccrotel in appearance. The submitted plans clearly mirror that structure. In addition he has stated that he has come up with a number of different color patterns, roof styles and face layouts so that the end result would be a different look like that of blending contemporary with historical. I do not see how the application can be complete when the applicant himself proposes major changes. In addition, the 35 foot height restriction is sidestepped by appealing to a limited area of the current site which is presumably higher.

2) The fire chief's letter lists 3 routes into the project for a fire emergency. All would need to be unobstructed (i.e posted as No Parking). This is not there current designation.

3) Most obvious is that the board requested additional information for Financial, Technical, Traffic, Infrastructure. This is consistent with Article V, Section 1. m. (any additional information that the Planning Board deems necessary). The applicant has stated that this will come later after the submittal is deemed complete. There is no real basis for this. The attorney then goes on to try to intimidate the board into quick approval by analyzing the non-verbal actions of a board member and monitoring the board's Facebook activity. I think this is uncalled for, not professional and the Board should take a stand against this attempt at intimidation.

I would also strongly recommend that the board take action under Article II Section 3. to invoke the need for a Performance Bond and, under section 3., a full analysis of the impact to all property within 1,000 feet, an analysis of alternative sites, road impact, etc. Costs, per the ordinance, to be borne by the applicant.

Thank you and I do hope that the public is allowed to speak tonight on this important issue.

Paul Tworog
Bridgton, Maine

Brenda Day

From: tami prescott <piddermom1990@gmail.com>
Sent: Saturday, March 31, 2018 3:48 PM
To: bday@bridgtonmaine.org; Bridgton News
Subject: letter to editor as well as Town Board Officers

Who does Mr. McIver think he is fooling? Just about everything he mentioned in his March 29, 2018 article in the Bridgton News was inaccurate. The most irritating of all was his trying to convince everyone that "all were pleased" and "everyone was happy to hear", "all were relieved", etc. No, no one is please or happy or relieved to hear all your false indications.

Big Box, Microtel, Hotel Bridgton, whatever you wan to call it, it's too big for the site you are planning. What would fit there perfectly is Noble House.

There is no concern about the hotel, it self, being too close to the street, but the entire project being too close to everything, i.e., Stevens Brook, Kennard Street, Bacon Street, the town beach, everyone's homes.

"All were again relieved" to hear that there are no plans to widen the surrounding streets. The plan drawings blatantly show that the roads will be widened, and with a project of this size, the roads HAVE to be widened. Western Maine Dance does not have 22 cars coming down the road, ever.

Water and Sewer, great, you're not going to have wells and septic. It has already been established by the water district that, yes, your proposal can be accommodated by the current water system, HOWEVER, NO other new business would be able to come to town, nor would existing businesses be able to expand if they desired.

So you point all your lights on your property as not to intrude upon the neighboring private houses. That is like saying, "We're going to be building a drive in theater, but you won't be able to see it". If a property of your size is illuminated, the whole street will be illuminated.

A 68 room hotel and conference center with a spa/pool, is going to have 9 employees. Come on Justin. Everyone knows you finagle until you get what you want, but don't publicly imply that we are ignorant.

If you want to foster relationships in the community, put your hotel where it belongs. Yes, there may be only "a few" hurt by this project for more to profit, but those few are being seriously hurt, and there have been many, many more proposed properties that would not hurt anyone. I'll say that again. There are many other properties that will not hurt anyone.

TJ Prescott
Harrison

Brenda Day

From: Marita Wiser <maritawiser@gmail.com>
Sent: Tuesday, March 27, 2018 4:30 PM
To: info@maineecoehomes.net; sigvard von sicard; bday@bridgtonmaine.org
Subject: About the Hotel - trees on the border of the mill and von Sicard properties
Attachments: IMG_0153.JPG; IMG_0151.JPG

Dear Justin (and cc to S. von Sicard and members of the planning board):

Thank you for your time explaining the hotel project at your informational meeting on Tuesday evening. As we talked about, one of my concerns is the trees that now grow between the von Sicard property and the border of the mill site. The von Sicards are family friends who live in England during the winter, therefore cannot attend the meetings.

I was grateful that you agreed that you would not remove those trees, even though some are actually on the mill property. I estimated several of the evergreens and maples (see attached photos) to be 60 feet tall and even in winter provide a nice privacy screen. I would think this would be beneficial for both for the hotel landscaping and the neighbors.

Details such as landscaping may be a long way off in the planning and discussions, but I thought I'd send this email as a friendly reminder of our conversation.

Thanks for your willingness to work with the neighbors.

Would you kindly let me know that you got this? I only had the general info email.

Best regards,
Marita Wiser







Brenda Day

From: Marita Wiser <maritawiser@gmail.com>
Sent: Wednesday, March 28, 2018 4:48 PM
To: sigvard von sicard; bday@bridgtonmaine.org
Subject: Fwd: About the Hotel - trees on the border of the mill and von Sicard properties

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

From: Justin McIver <justin@mainecohomes.com>
Date: Wed, Mar 28, 2018 at 1:44 PM
Subject: RE: About the Hotel - trees on the border of the mill and von Sicard properties
To: Marita Wiser <maritawiser@gmail.com>

Hi Marita,

Thank you for reaching out to us! I will take a closer look at these trees now that you have identified specifically which ones but I do as well want a privacy buffer in front of the red house. I cannot legally commit to leaving all these trees that are on my property in place but I can make sure that there will be a tree buffer directly behind the red house which I planned on doing anyway. My intent is to not take any trees that we don't need to for the project.

Please let me know if you have any other questions or concerns.

Thank you,

Justin

Justin McIver

Owner

Main Eco Homes

[175 Portland Rd.](#)

[Bridgton, ME 04009](#)

O: [207-647-3883](tel:207-647-3883)

C: [207-441-8544](tel:207-441-8544)

E: justin@mainecohomes.com

W: www.mainecohomes.com

Brenda Day

From: Deb Brusini <dbrusini@gmail.com>
Sent: Thursday, March 22, 2018 10:27 AM
To: Ursula
Cc: Brenda Day; Steve . Collins
Subject: Re: Hotel

Ursula,
Thank you. The Board will review the project based upon the standards set forth in our "bibles", the Site Plan Review Ordinance and the Shoreline Zoning Ordinance.

Brenda, could you please add this to the file.

Thanks,
Deb

On Wed, Mar 21, 2018 at 4:15 PM Ursula <ursulaflaherty@hotmail.com> wrote:

Hi Deb

I bet the hotel issue is keeping you busy. I was wondering if the planning board can reject the design of the hotel. I support the general idea of the hotel, just some tweaking of many details needs to happen.

So happy about the decision about the planning and economic development director and additional position. And we are going to have grass. All good news.

Take care. Ursula

Sent from my iPad

—
Deb Brusini

The Chair
The Planning Board
Town of Bridgton
3 Chase St.
Bridgton, ME 04009

37, Tillyard Croft
Birmingham B29 5AH
England (U.K.)
March 22nd 2018

Sir,

Judy and I, owners of Map/Location 0022-0084 at 21 Highland Rd, Bridgton ME 04009 have received a Subject Property Location proposal with reference to Tax Map 22, Lots 85, 86, 70 from Terradyn Consultants LLC, P.O.Box 339, New Gloucester ME 04260 pertaining to an application to your board by Saunders Mill, LLC for a 68 room hotel on the above parcels of land located at 12 Bacon St, Bridgton.

We would appreciate it if the Planning Board would take into consideration the following points.

We heard rumours about the plan while in Bridgton July-September 2017 and questioned the usefulness and purpose of a hotel in that location, particularly as we understood that the two motels on 302 were closing down due of lack of business.

We are concerned that the plan does not show the wooded part between ourselves and Saunder's Mill. This is a natural feature running along the stone wall that enhances the area. It has also over the year offered us some privacy while the Mill used the land for storing logs. We would appreciate it if the Board would consider this and would stipulate that the wooded area between Saunder's Mill and ourselves be retained.

We however question the impact such a hotel would have on the area in general, particularly with regard to the change of the use of what used to be the log storage area, which since the Mill closed down in 1999 has been a useful resource for additional car parking for events like Art in the Park and other events connected to Shorey Park. We hope the Board will give this important point careful consideration. We cannot imagine that the hotel car park would be made available for such day long events.

This last point in our minds is connected with some of the discussions over the years about extending Shorey Park across the pond and developing what is one of Bridgton's gems. Off and on there have been discussions of moving the band stand hidden up by the school so that more people, particularly visitors driving by on a Wednesday evening would be attracted to stop. Offering the concerts from a band stand where the picnic tables are now located (i.e. extending Shorey Park in that direction) would not only attract visitors but would also enable people from around Highland Lake to come down and listen to the excellent performances from their boats. This would mean that there would be a need for parking equivalent to what is now available up at the school, hence the usage of the Saunder's Mill log storage area.

In the light of these considerations we therefore wish to express in the strongest possible terms our objection to the proposed hotel development in the Saunder's Mill area.

Sincerely and respectfully submitted,

Judith von Sicard
J. von Sicard

Donna Joss
27 Milbrook Rd
Bridgton, ME

March 13, 2018

To The Bridgton Planning Board,

I am writing concerning the proposed Bridgton Hotel. I am a health care professional and reside in Bridgton but not in the neighborhood of the proposed hotel complex. In my opinion it would be a mistake to allow the hotel plan to go forward for the following reasons:

Gentrification, with all of its negative long-term health and economic effects, is threatening to come to Bridgton in the form of a big box hotel. A massive hotel complex more suited to Route 302 is proposed for the quiet, residential neighborhood on and around Bacon, Nulty and Kennard Streets.

The Bridgton Planning Board's responsibility is to ensure that new construction is in keeping with the Comprehensive Plan, which mandates that new construction be harmonious with areas surrounding the proposed building site and states that the downtown village neighborhoods should have appropriately scaled businesses. The proposed massive hotel is neither harmonious with the existing neighborhood and nearby downtown Bridgton, nor is it appropriately scaled for its proposed location.

The Comprehensive Plan prohibits big box development such as the proposed hotel complex. It charges the Planning Board and the Selectmen to manage growth and infrastructure in such a way that it preserves Bridgton's New England character. The proposed hotel complex is not at all in keeping with the New England character of Bridgton, primarily because of the scale and extent of the complex as well as its proposed location.

The Comprehensive Plan requires the Planning Board and the Selectmen to encourage well-placed and well-designed development to protect our town's small town appeal. The proposed massive hotel complex is well designed for a town such as North Conway or Windham, or along the Rte. 302 corridor between Bridgton and Portland, but it is not appropriate for a quiet, predominantly residential neighborhood and the nearby center of Bridgton which is already struggling to maintain its small town New England character.

Additional goals of the Bridgton Comprehensive Plan are to encourage young families to come and stay in Bridgton, to support the needs of senior residents, and to assist in developing and maintaining affordable housing for all citizens, whether full-time or part-time, including seniors, young singles, and families. If the hotel project is approved, it will likely destroy the tightly knit fabric of the long-established neighborhood of moderately priced homes in the target in-town

village. Young families, singles, seniors and others seeking moderately priced homes will be discouraged rather than encouraged to come and stay in Bridgton due to the hotel's negative impact on the character of the town and the scarcity of affordable housing.

Moderately priced housing is notably scarce in Bridgton. The viability and desirability of the moderately priced housing in the target neighborhood, homes for growing families, and elders in particular, will diminish dramatically if the proposed hotel complex is approved. This will leave Bridgton with an even wider gap between the need for and the availability of moderately priced housing for young people, growing families and elders.

In addition, if the project is approved, streets in the target neighborhood will need to be widened, frontage will be cut back and the streets will come dangerously close to front porches. Traffic, noise and all-night lighting will all increase. These effects will make living in the target neighborhood unpleasant, stressful and dangerous.

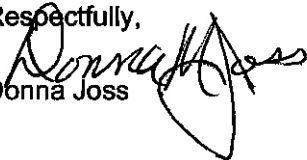
As a health care professional, I am well aware of the serious health effects of gentrification. Stress-related and economically induced physical and psychological illnesses including hypertension, depression, drug use and alcoholism, family disruption, and dislocation are only a few of the classic short and long-term outcomes, placing greater financial burdens on the local health care services.

If the Bridgton Planning Board, the Board of Appeals and the Selectmen allow this project to go forward as planned, it will open the floodgates for massive, large scale businesses in the downtown areas, threatening the small-town New England character of Bridgton that our visitors AND residents find so appealing.

Are other in-town residential and business areas of our beautiful small town similarly threatened? Will Bridgton be the next Windham or North Conway?

Respectfully,

Donna Joss



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.

Brenda Day

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
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

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

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
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

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,



Walter E. Shaw, Jr.

Brenda Day

From: S & S Collins <dscollins@gwi.net>
Sent: Monday, March 5, 2018 12:50 PM
To: Brenda Day
Cc: Georgiann Fleck; Baker Rob
Subject: Re: Bridgton Hotel tomorrow

You good people! I should have expected no less.

More letters coming.

Thanks again, Steve

From: [Brenda Day](#)
Sent: Monday, March 05, 2018 12:37 PM
To: '[S & S Collins](#)'
Cc: [Georgiann Fleck](#) ; [Baker Rob](#)
Subject: RE: Bridgton Hotel tomorrow

Steve,

My opinion is that would be what the applicant would expect and a good way to start this process. They are aware that this is an incomplete application and that they have some homework to do. We did have a meeting with them today and it was discussed. It was asked if you would be reading the letters aloud and we decided to have the letters available to the public. I will be printing copies for tomorrow's meeting.

Happy Monday.

Brenda Day
Administrative Assistant
Town of Bridgton
207-803-9963

From: S & S Collins [mailto:dscollins@gwi.net]
Sent: Monday, March 5, 2018 10:45 AM
To: Baker Rob <ceo@bridgtonmaine.org>; Day Brenda <bday@bridgtonmaine.org>; Fleck Georgiann <deputytownmgr@bridgtonmaine.org>
Subject: Bridgton Hotel tomorrow

Ladies & Gent -

Attached are my thoughts on tomorrow's meeting. I would value your response.

Steve

Brenda Day

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
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

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
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
email:srickert@hancocklumber.com
Office-207-837-6404 Cell-207-520-0413

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

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
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

Brenda Day

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
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

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
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
mainegeothermal.com

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
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

Books available at www.kevindhancock.com

Brenda Day

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

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
>



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
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 wellmore 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

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
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

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](#)
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??

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>
Date: March 1, 2018 at 3:00:16 PM EST
To: dscollins@gwi.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 changethe 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 overnighters. 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.

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2015 REALTOR OF THE YEAR

On Mar 1, 2018, at 12:49 PM, Jim Chalmers <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

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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>

Date: Mar 1, 2018 11:26 AM

Subject: Development at Saunders Mill

To: <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 4th 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