

## Brenda Day

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

Adam - Thanks for your note.

Brenda, for the file.

Steve

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

Hello Steve,

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

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

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

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

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

Thanks,

Adam



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

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

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

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**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**

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**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

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

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

Brenda, for the file.

Steve

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

Dear Mr. Collins.

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

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

Regards,

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

Sent from my iPhone

## **Brenda Day**

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

Thank you, Mr Rickert.

Brenda, for the file.

Steve

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

Dear Mr. Collins,

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

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

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

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

Thank you,

Steve Rickert  
General Manager  
Hancock Lumber-Bridgton, Maine  
[www.HancockLumber.com](http://www.HancockLumber.com)  
email: [srickert@hancocklumber.com](mailto: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

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

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

Brenda - to the file.

Steve

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

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

Thanks, Jimmy Burke

## Brenda Day

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

Thanks, Mike.

Brenda, for the file.

Steve

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

Hi, Steve-

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

Thanks for your consideration and for all you do,

Mike Richards

## **Brenda Day**

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**From:** axmir <axmir@yahoo.com>  
**Sent:** Wednesday, April 25, 2018 4:01 PM  
**To:** bday@bridgtonmaine.org  
**Cc:** dscollins@zwi.net  
**Subject:** Hotel Bridgton Proposal concerns, Doug Oakley - Bridgton

April 25, 2018

To: [bday@bridgtonmaine.org](mailto:bday@bridgtonmaine.org)

CC: [dscollins@zwi.net](mailto:dscollins@zwi.net)

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

RE: Site Plan Application (Hotel Bridgton, Bacon & Kennard Streets, Bridgton)

Dear Members of the Planning Board:

This morning, April 25, 2018 at 9:55 AM EST, I received an unsolicited phone call from the Applicant of the Hotel Bridgton Proposal (Justin McIver) asking to speak about his hotel project.

During our conversation the applicant indicated his willingness to downscale his hotel project to take into consideration feedback he has heard from the concerned public. I questioned the Applicant about various aspects of the proposed project that other members of the community and I find objectionable.

The Applicant indicated that he and his planners were in the process of revising their proposal to reduce the building height to be in compliance with Bridgton ordinance of 35 feet or less. The Applicant indicated that the buildings would be moved outside the 75 foot setback required by Shoreland Zoning. The Applicant indicated that a full traffic study was commissioned to determine the traffic impact to the small Bacon and Kennard Streets and surrounding roads (Highland Road, Dugway Road, and Main Street). The Applicant suggested that they would be changing the architectural design of the Hotel to reflect a more period/vintage late 1800s – early 1900s design to fit in more appropriately and preserve Bridgton's character. The Applicant suggested that the revised design would increase buffer zones to be more respectful of the natural surroundings and the abutting properties.

Given the scope of all the changes the Applicant has suggested it is clear to me that his original application was either an attempt to rush an unacceptable noncompliant project plan through the review process or the plan was incomplete and should not have been submitted to the Planning Board in the first place.

Given the scope of the changes the Applicant has suggested, it is my opinion that the Planning Board should table/postpone the review of the Applicant proposal until such time as the new and revised plan is complete including the supporting traffic study and any other supporting technical documentation. The plan should fully address all pertaining compliances with Shoreland Zoning

requirements; the building's existence in the 100 year flood zone; and the existing capacity of water and sewer resources in the town of Bridgton. Without all this information at hand I would respectfully request that the Planning Board not review the proposal until such time as the Applicant can establish by demonstrable evidence that his plan meets the requirements of the Ordinance. The Applicant suggested to me that he would like to go through the Planning Board Review Process and hear the findings or feedback from the Planning Board BEFORE revisions to his project proposal. It is my opinion that the Applicant should not be using the Planning Board as a sounding board to bounce ideas off or to see the minimum requirements the Planning Board will accept before finalizing his plans.

I respectfully request that the Planning Board not schedule a meeting to go through the lengthy review process until the Applicant has done his due diligence to provide all the supporting documentation and submit a complete, revised plan, including all traffic, water, sewer, and environmental compliance studies.

Sincerely,

--Doug

Douglas Oakley  
174 Sanborns Grove Rd, Bridgton



## Brenda Day

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

Thanks, Jeff.

Brenda, for the file.

Steve

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

Hello Steve,

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

Regards,

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

## Brenda Day

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

Thanks, Kevin.

Brenda, for the file. Thanks.

Steve

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

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

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

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

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

### **Kevin Hancock**

President / Hancock Lumber

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

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

## Brenda Day

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

Thanks, Bev.

Brenda, into the file, please.

Steve

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

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





# NAHGA

## CLAIM SERVICES

WHERE STELLAR SERVICE IS NO ACCIDENT

To the Bridgton Planning Board,

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

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

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

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

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

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

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

[NAHGACLAIMSERVICES.COM](http://NAHGACLAIMSERVICES.COM)



## Brenda Day

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

Another.

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

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

## **Brenda Day**

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

Mr Homer - Thank you.

Brenda - Please put in BH file.

Steve

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

Dear Chairman Collins & Bridgton Planning Board,

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

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

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

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

Sincerely Yours,

Chet & Geoff Homer

Geoff Homer  
[Shawnee Peak Ski Area](#)

## Brenda Day

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

Mr Packard - Thanks for your input.

Brenda - Please put in BH file.

Steve

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

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



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



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

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Hi Justin,

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

All the best,

Bruce Chalmers



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

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

**To:** [dscollins@gwi.net](mailto: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 change ....the town of Bridgton has come ALIVE. It is something I am proud of and can tell the buyer what a unusually town and people that are here and thriving. But to be that kind of town we have to grow and offer what people want. So that is my point.

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

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

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

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

CAROLE GOODMAN  
AT THE LAKES REAL ESTATE  
REALTOR, BROKER, ABR  
P.O. BOX 160  
171 PORTLAND ST., RT 302  
BRIDGTON, ME 04009  
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2015 REALTOR OF THE YEAR

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

To The Planning Board of Bridgton,

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

Jim

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

**Chalmers Insurance Group & Chalmers Camp Insurance**

Locations in Maine & New Hampshire

Office: (800) 360-3000

Direct line: (207) 803-2640

Fax: (207) 647-3003

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

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

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

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

Thank you-Angela

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

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

Date: Mar 1, 2018 11:26 AM

Subject: Development at Saunders Mill

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

Cc:

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



## Now we Know Why.....

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

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

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

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

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

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

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

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

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

Tom Smith

Bridgton

June 14, 2018

Dear Chairman Collins and Planning Board Members,

I would like to address the plan for a new hotel which would be located on Bacon/Kennard Street.

- I realize you have familiarized yourself with the town's Comprehensive Plan. And I would hope you fully understand the value and the reason we have a Comprehensive Plan in place. What I'm not sure of, is whether you have a true understanding of what the residents of Bridgton want for the town's future. I fear you are only looking at the fact that it will create a few temporary jobs for mason's, plumbers, carpenters, boiler technicians, etc. followed by minimum wage jobs once the hotel opens. There is a very real and dark long term effect for putting a hotel on Kennard/Bacon street.
- First, let me point out that I worked in hotels, summer resorts and restaurants before having a family. A family we moved to Bridgton in 1985. A family that felt safe walking anywhere in Bridgton. A family that has utilized the benefits of this beautiful town and surrounding communities. A family that respects the tourism industry and all that it encompasses. A family that has enjoyed peace and tranquility in our own yard. I feel great passion for the words and intentions in this letter. Having firsthand knowledge of the hospitality industry adds to my very real concerns.
- On the Lakes Region Chamber of Commerce web page a woman is being interviewed and during the exchange the phrases "Bridgton



Community” and “diversified” are used. Do you embrace the Bridgton community? Are you embracing the B&B’s, small motels, inns, cabins, cottages, and campers? Are you considering their success or failure? Or are you trying to be like Portland or Windham? Thirty years ago Windham was considered a “bedroom town.” Today it is a bustling city with its share of traffic and crime as any city would encounter. Is that the goal you are looking to have for Bridgton? We are promoting four seasons of a peaceful life. The video mentions “sitting and watching leaves turn.” How can you claim to have a place to do tranquil things if you have created hustle and bustle at the heart of our town? The video promotes our lakes. So do you really care about the quality of our lakes water? It’s been the life line for many people over the years.

- According to The Bridgton News, Justin McIver wants the best for Bridgton. Perhaps he should read Bridgton’s Comprehensive Plan and compare his desires to what the residents of Bridgton have voted to use as guidelines. I see a vast difference in goals.
- What will the effect of a new hotel have on the other businesses, such as B&B’s, smaller motels, cabins, campgrounds, etc.? At what cost do you allow a large new business to move into downtown Bridgton?
- One of the videos from the town, on Facebook, speaks of drawing new business owners to the town and creating jobs so our young people will stay in Bridgton. Our youth may get by through high school with jobs that pay minimum wage from some of the businesses in town but they cannot survive and raise families here on minimum wage. Minimum wage is the only rate that will be offered to most hotel workers.
- While maintaining “diversity” in our town we need to avoid a city atmosphere. We need tourists. Tourists do not come to Bridgton for a city atmosphere. And we need tourists to feel that they are able to enjoy the small town feel we have presented for years. So



when they leave they will have had a respite from their usual routines and be able to recommend it to their friends and family.

- Ask yourself, "Why do people come to Bridgton?" The lakes? The outdoor activities? The mountains? The natural beauty? Often our town is referred to as "quaint". That is the reason people enjoy coming. A great deal of money was spent for a marketing company to come in, make a video to promote the benefits of coming to Bridgton and to come up with the slogan "Love Bridgton." Do you believe what the video represents? Are you considering the long term effects of your choices on the entire town of Bridgton? Main Street affects everyone who comes here. What impression do you want them to have as they travel?
- LEA's mission statement is to maintain and restore the local lakes to healthy quality. It does not need a greater challenge. A cursory look at the LEA water quality for 2017 shows Highland lake, Long lake and Stevens brook are already stressed. By putting in any construction twenty-eight feet from Stevens brook, at the Kennard/Bacon street site, you are subjecting the health of two lakes and a river (The state deems it a river at Depot Street.) to undue stress. The LEA does a very nice job but they are not miracle workers. And neither are others who try to care for our waterways. An ounce of prevention is worth more than a pound of cure.
- The article in the Bridgton News brings out that the Steven's brook trail will have invasive plants removed and natural ones to replace them. So, the Japanese Knotweed will be eradicated but to what harm to the brook? I know what it takes to eradicate this invasive species that was brought here by people traveling to Europe (1873) in order to enhance their Victorian gardens. There is no safe means of eradicating Japanese Knotweed. And I know that disrupting (digging the roots will not work.) the plants, so close to the brook, means more harm to the lake which we use to lure tourists.

- The foot traffic for Steven's Brook Trail will also negatively affect the brook as well as the residents. Evidently, the trail leads to some local private gardens that are along the way for tourists and walkers to view. How do I know? I have had people taking pictures of my house and gardens and expressing that they are glad they took this trail. I am not on the trail. Plus, I'm on a dead end street which is clearly marked and yet, we have people driving into our drive ways to turn around, regularly. More importantly the Steven's Brook Trail (as it is marked) shows the space between the hotel and the brook is only the width of the trail. That is much too close for the wellbeing of the brook. Plus, who wants to walk a trail that close to a hotel? For that matter, who in the hotel wants people walking so close to their rooms?
- A traffic engineer is going to be studying the effects of traffic. That's nice. Who will be responsible for the cost of this engineer? And who's opinion will they reflect, if paid for by Justin McIver?
- Traffic. (again) The suggestion to make Kennard street a dead end is unreasonable. During those Summer months when it is impossible to take a left onto Main Street, without a wealth of patience, many locals opt to use Kennard street and adjoining roads to get to their jobs, their homes and appointments in a reasonable amount of time. Plus, again, I live on a dead end street, which is clearly marked, yet we have traffic which needs to turn around. We have enough traffic turning to cause a neighbor to put up "no turning" signs.
- Traffic (yes, again) Have you ever tried to drive to your destination during the fourth of July race and parade? Route 302 is a state highway and yet we are restricted from getting onto it while the race and parade are occurring. We are restricted from going on any of the roads racers would travel, as well as Main Street, during that period of time. So, you want to draw people to downtown Bridgton and keep them "trapped" and irritated?! At least if people are at a cabin, B&B or are away from Main street



they are able to travel more freely. Not everyone wants to be part of the "festivities."

- Offsite/overflow parking. As a woman, coming late to a hotel, I do not want to park away from the hotel neither would I want a shuttle nor valet parking. I want to be able to access my possessions and be as close as possible to the hotel doors. I presume I'm not the only woman who would feel this way. Plus, many guest, male or female, will not want their vehicles far from the hotel.
- We think of Bridgton as a safe town. Why do we already have a 10 o'clock curfew? To curb the mischief makers and keep us safe. You are considering putting 68-272 persons per night (not counting the conference room guests) in the center of a town, when most people have no respect for our town or environment and are thinking only of their needs and desires. Many of whom do not encounter nor appreciate small town values. The term "quaint" will no longer be used to describe our town when there are lights on 24/7 plus loud and unruly patrons on a regular basis.
- Our police department will also be affected. Please don't over look their added burden.
- On the subject of "guests" with their desires and needs. Justin McIver wants to connect into our current, over taxed, town septic system. Hotel guests do not care what issues a hotel may have with "plumbing." If they want to flush something, they do. Even if it isn't appropriate. If they want to take a "forty minute shower," they will. If they want to leave the water running, they will. If they want to step outside for some fresh air and the desire to urinate occurs, the river will seem closer and easier to access than a hotel bathroom. The bottom line is hotel guests do not care about the septic system health or any other environmental issue. They view hotels as a place to make a mess and leave the mess for someone else to clean when they leave. The mentality of guests who use B&Bs, condos, cabins, etc. is greatly improved. Our town

septic system may need a new site. But the one currently in place does not need any further burden. By overloading the current septic system you will make the homes and their occupants in its vicinity exposed to health problems. Plus, it will affect our groundwater, wells, lakes and streams, as well.

- Justin McIver is quoted as saying he will own and operate the hotel. What training has he received to be qualified for such a position? I would assume he would hire someone to manage the hotel but it is quite different than running a construction business. Wouldn't it be wise for the planning board to consider the business may fail? And if it should fail, what would the building be repurposed as? Or is that the original purpose disguised as a hotel until it may be repurposed due to the hotel's "failure"? This is not an original idea. (Please consider the fate of the previous hotel on Main Street that Justin McIver references.)
- I am not opposed to Justin McIver or anyone else from building a hotel, though I don't see that the town needs a large hotel. There are many sites in and around Bridgton that they could build, make a septic system/leach field that would handle a great deal of abuse, a large parking lot and would be within a reasonable distance from Bridgton's shops, restaurants, lakes and hiking trails. It has been suggested that there is a lovely lot right across from Paris Farmer's Union. It's also been suggested that The First and Last Resort has been up for sale and with the right clearing affords a lovely view of the mountains.
- I can agree that the current mill site could be used more wisely. But I do not see a benefit of a hotel in that location. Especially, not by allowing it to be twenty-eight feet from the water when our Comprehensive Plan clearly states seventy-five feet is the allowed distance. House values will drop severely. Which in turn drops the taxes for that area. Our town septic system will become a liability. And our precious water ways over stressed and unable to rejuvenate themselves. Tourism is the bread and butter



of our community. Only if the planning board errs on the side of protecting our water ways will we be able to continue to draw tourists which in turns feeds our community.

- Please honestly ask yourselves: What is the long term results for putting a hotel in downtown Bridgton? How valuable do you feel tourism is to Bridgton and surrounding towns? Are you willing to risk the future of our town and surrounding members of the Lakes Region Chamber of Commerce? Can you see beyond a short sighted means of income to the future of our town? Who stands to gain from a hotel on Kennard/Bacon Street? Are there substantial long term benefits for putting a hotel on the Saunder's mill site? Can the planning board guarantee this hotel will be a great asset only if placed there? Is there a guarantee the waterways will not be harmed?
- Now, ask yourself the number one (#1) question. Where are the studies that show this town **needs** a large hotel?
- Summary: Only by erring on the side of protecting our waterways and using our town approved Comprehensive Plan, can you insure our community will be stepping towards a bright tomorrow.

Sincerely,

A handwritten signature in black ink, appearing to read "C. R. Yarn". The signature is fluid and cursive, with a long, sweeping underline that extends below the main text.

## Brenda Day

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**From:** Debbie NLN <debbieogle@msn.com>  
**Sent:** Thursday, May 31, 2018 11:55 AM  
**To:** bday@bridgtonmaine.org  
**Subject:** Hotel project

The Planning Board may have already considered all the information I am providing in this letter, but I feel the need to at least get put this information into the hands of those who have the power to make this decision. I respectfully submit this letter to the Bridgton Planning Board.

31 May 2018

To Bridgton Planning Board,

Bridgton Planning Board is considering the application of J. McIver to build a hotel in a shore land zoning area of downtown Bridgton. This development will have a massive impact on Highland Lake, Steven's Brook (River), and Long Lake.

Bridgton taxpayers paid a substantial amount of money for the 2014 Comprehensive Plan, an unbiased report examining in detail ALL the factors concerning development in Bridgton. Numerous State agencies *contributed scientific data and professional opinions* on the impact to the natural resource, especially the lakes and rivers, the limited drinking water resources, the impact on towns down the line in the watershed, and the already stressed and antiquated municipal sewer/septic system. Taxpayers, voters, and the State of Maine supported the Comprehensive Plan. "We have now concluded our review and are very pleased to inform you that we find Bridgton's 2014 Comprehensive Plan, as submitted, to be complete and consistent with the Growth Management Act." **"...this plan will provide important guidance to the town's decision-makers for years to come."** Bridgton 2014 Comprehensive Plan.

The citizens of Bridgton voted to accept this plan with the intent for "decision makers" to use the plan in making informed decisions about development in the Bridgton for years to come. (Bridgton News Nov 20, 2015: In 2014 "Voters overwhelmingly approved the comprehensive plan...by a vote of 1584 yes and 639 no.")

The Comprehensive Plan is an unbiased assessment highlighting the vulnerability of the lakes and rivers that define Bridgton and the quality of life for its residents.

Base on the wealth of data provided in this plan, and the backing of the citizens of Bridgton, it now comes down to whether the town's "decision-makers" abide by their obligation to give this information the "greatest weight" when deciding to allow or decline this project? Will the planning board instead be swayed in favor of increasing the "profitability" of one local business? "Again, McIver referred to the feasibility study and added that to reach profitability, he would need to charge a higher rate (\$400 night) if there were fewer rooms." Bridgton News May 3, 2018.

Citizens of Bridgton need to ferociously guard the natural resources of Bridgton as these can never be replaced.

Please consider these references, chapter and page, from the 2014 Comprehensive Plan that is available to our "decision-makers."  
(\*\*emphasis by author)

*Bridgton's quality of life depends on the quality of its lakes.*

**6-1 NATURAL RESOURCES** "Life relies on natural resources such as air, land, water, plants and wildlife."

**\*\*6-1 NATURAL RESOURCES** "The local economy depends on wise use and conservation of these resources. Continued development can have serious and cumulative adverse impacts on the natural resources...and quality of life in Bridgton."

*Importance of tourism and attracting residents.*

**4-5 (1.)** "Tourism has been the town's most consistent economic sector."

**4-6 Tourism** "It (tourism) exists as an economic sector because of the beauty of the lakes..."

**\*\*5-1 LAND USE.** "First, the attraction of Bridgton's beautiful natural setting continues to draw people from all over."

**4-5 (5.)** "Major water resources for recreation and tourist attraction run the length of the town center."



6-5 "Much of the Town's real estate value is found within the shore land zone of its lakes and streams, making lakes and streams a key factor in much of the Town's economic activity. All lakes and ponds in Bridgton are legally considered Great Ponds..."

4-5 (8.) "The natural beauty of the region's lakes, mountains, lifestyle and recreational activity make Bridgton and the surrounding area a current choice for retirees."

*Importance of Steven's Brook in the Bridgton Eco System.*

6-4 Rivers, Streams, and Brooks. "Stevens Brook meets that definition (of a River). Bridgton's only river is that segment of Steven's Brook...downstream to Long Lake." "The State has established water Quality classifications for all rivers and streams in Bridgton."

6-5 "Many of Bridgton's streams are protected by shore land zoning with a 75 foot buffer zone and structure setback. Again, Steven's Brook is the exception since the portion designated as river has a 250 foot shore land zone..." "...development along the Town's streams could damage water quality...if not conducted properly or if conducted extensively."

\*\*5-1 LAND USE. "Subdivision regulation review follows the state statute as to process and seeks to control the impact of such development on the land, the neighbors, and on town services."

The Planning Board is permitting this project a setback of less than 25 ft.

\*\*5-1 LAND USE. "Currently (2014) development is controlled primarily through shore land zoning, which strongly influences downtown land use..."

*Threats to lake water quality.*

**6.6 Threats to Lake Water Quality.** "Development within lake watersheds and the use of the lakes themselves pose several kinds of threats to stream and lake water quality." "...there are several kinds of land use and development impacts that can have an adverse effect on both streams and lakes."

6-6 Erosion and Sedimentation. "Common land use and development practices including...site development...can often increase erosion..." raising "the phosphorus concentration and contributing to decline of lake water quality."

*Impact of this and other downtown development on Highland Lake and Long Lake, connected via Steven's Brook.*

6-11 "The Moderate Degree of Concern category describes lakes where testing shows a potential or actual decline in water quality. The *High Degree of Concern* category is reserved for those lakes that appear to be near a fragile equilibrium point where detrimental algal blooms might occur."

\*\*6-11 Table 6.2 Basic Lake Information: Highland Lake and Long Lake qualify as being "High" Degree of Concern.

6-12 DEP List of Watersheds 'Most at Risk from New Development' "The more restrictive standards applied under this law apply in watersheds that the DEP has classified as "Most at Risk from New Development". "Most at Risk lakes are identified by Maine DEP as being particularly sensitive...based on current water quality."

\*\*6-13 Table 6.3 Most at Risk. Lists Highland Lake and Long Lake as: 1. "On 'Most at Risk from New Development' List. 2. On NPS Priority Watershed List. 3. On Highest Priority Subsection of NPS Priority Watershed List.

5-2 LAND USE. (Bridgton's) "Development patterns also revolve around the four major water bodies, Long Lake, Highland Lake...as well as smaller ponds, streams."

*Both Highland Lake and Long Lake are two of Maine's "Most at Risk from New Development," and the "Highest Priority on the Watershed List."*

\*\*5-1 LAND USE. "Site plan review is not judicial; it does not control the use of the property but rather how the land is impacted by the development."

\*\*6-6 "The Maine Water Quality Classification System currently classifies all lakes in Bridgton as GPA. It is the State's goal that these waters remain Class GPA. (38 MRSA Section 465-A.)"

6.6 "Highland Lake and Long Lake were recently added to the GPA attainment list..."

6-14 Summary. "Bridgton's water resources are significant in all aspects and, because of their fragile and vulnerable nature, will require vigilance to protect them in their existing condition. The fact that the town's economy is tied so closely to these resources gives added impetus for proper management."

*The Comprehensive Plan stresses the importance of reducing the impact on Bridgton's sand and gravel aquifers, and protecting "the last remaining source."*

**\*\*6-3** "The town's planning process should carefully assess the availability of the aquifer in terms of present and future demands for water; the potential lasting values of aquifers should not be jeopardized by excessive exploitation of their other values."

**6.1** Bedrock and Sand and Gravel Aquifers. "Sand and gravel aquifers are important resources ..."

**6.1** Bedrock and Sand and Gravel Aquifers. "The town has three sand and gravel aquifers.....the largest is the Willett Brook aquifer..."

**6-2** "the Bridgton Water District selected a well site in the Willett Brook aquifer to serve its nearly 2,000 customers..." "The western portion of the Willett Brook aquifer is the only viable source of groundwater for the District's public water supply. "The Bridgton Water District has implemented the Maine Department of Human Service's Wellhead Protection Program to help protect this last remaining source."

*This development will create and compound threats to groundwater.*

**6-3** "If growth and development is anticipated to occur in a way that would create or compound threats to groundwater resources, policy decisions should be made to address these issues. Development standards need to address some of this concern."

**6-3** Groundwater Protection Measures and Policy Issues. "Bridgton's current Subdivision Regulations and Site Plan Review Ordinance prohibit a development from adversely affecting the quantity or quality of groundwater."

**6-4** "Bridgton's aquifer protection ordinances apply special aquifer protection standards to proposed development when it is proposed over or in the recharge area for a sand and gravel aquifer."

*Consider the impact of this development on neighboring towns.*

**6-5** "Bridgton shares the watersheds of most of these lakes with neighboring towns..." "Responsible and consistent joint management of these watershed areas is essential for protecting water quality."

**\*\*6.1** Bedrock and Sand and Gravel Aquifers. "The location of the Bear River and Sawyer Brook aquifers...make these resources...vulnerable to pollution from land use and development in any or all of the towns sharing them."

6-14 Summary. "The issue of water quality is tied particularly closely to the need for cooperation between neighboring towns." "...shared watershed lands for Hancock Pond and Highland Lake are the most obvious examples of surface water resources that warrant cooperative protection."

The Comprehensive Plan stresses the condition of the municipal Sewer/Septic System

Bridgton 2014 Comprehensive Plan References to Bridgton's sewer system.

**4-5** Introduction. 3. "A historic New England town center exists. It needs substantial infrastructure...improvement to attract tourist and varied business types." 4. "At present the town wastewater system has limited additional capacity inhibiting new businesses from locating in the town center, unless a building with sufficient existing sewer allocation is obtained for its operations."

**4-12** "A limiting factor in the downtown is a lack of modernized infrastructure, particularly wastewater disposal."

**4-12** "To retain the asset of a New England historic character on the corridors and town center...must work together to create a plan that; 2(a). Creates...infrastructure and service expansion to include...water, sewer...parks and beaches."



**4-5 Introduction** 4. "At present the town wastewater system has limited additional capacity inhibiting new businesses from locating in the town center, unless a building with sufficient existing sewer allocation is obtained for its operations."

**4-13 Summary.** The key to sustained growth is...expansion of supporting infrastructure.

**5-4** "There is growing understanding in the community that municipal sewer is an important tool to encourage desired development as well as having a critical role in the protection of Bridgton's water resources."

**5-5** "In addition, studies are being conducted for a possible expansion of the wastewater system."

**4-8** "To maximize this economic opportunity a forward-looking business plan must have;

1(b). Infrastructure and service expansions to include...water, sewer, parks and beaches."

**4-11** 5(b) "Infrastructure and service expansions to include...water, sewer, parks and beaches."

*Bridgton's public sewer system has been stressed for years now. There is a high cost to expand and upgrade the water and sewer system in the downtown area. The impact on all taxpayers will be enormous, while the benefit (profitability) will go almost entirely to the businesses located in the downtown area. Are developers desiring to profit from being in the downtown area be committed to take on ANY of the burden of the infrastructure?*

*What is the impact of a hotel that can accommodate upward of 200 overnight guests on the current system? Until the sewer is upgraded, what are the plans for possible overburdening, and overflowing the current system? What is the likelihood of ANY sewage ending up in Steven's Brook, and therefore into Long Lake?*

*Alternative locations on Route 302 heading to Portland would require the developer to install a private wastewater system, rather than unfairly shifting the financial responsibility to the taxpayers.*

Points to consider:

Regardless of the "prescribed setback," anything that ends up in the Steven's Brook (River) it will end up in Long Lake.

Any reasonable person who reads the CP of 2014 would realize that the paramount consideration of the decision makers must be the preservation of the quality of Highland Lake, Steven's Brook, and Long Lake.

Has Mr. McIver read the Comprehensive Plan of 2014?

"We are making great progress addressing concerns. We're taking all ideas into consideration." McIver said, "I understand the significance of this project is for Bridgton. My heart is in the right place –100% in the best interest of Bridgton." (Mr. McIver in The Bridgton News May 3, 2018)

Would anyone whose heart is 100% in the best interest of Bridgton, consider risking the further decline of our most valuable resource in exchange for personal financial gain?

There are multiple, viable locations for this project Mr. McIver stated that his heart is in the right place. Yet his development is not in the right place, or in the best interest of downtown Bridgton.

Mr. McIver is RELYING on studies of persons with a financial interest in the project.

"Developer Justin McIver noted: 2. He relied on a study by a leading hotel consultant that recommended facility location (in town) and number of rooms (68)." (Mr. McIver in the Bridgton News May 3, 2018)

Mr. McIver is paying "a leading hotel consultant."

Is the hotel consultant looking out for the best interest of Mr. McIver's "profitability" or the best interests of the residents of Bridgton?

McIver relies on his "lead presenter, Michael Tadema-Wielandt, P.E. of Terradyn Consultants," (The Bridgton News May 3, 2018)

Mr. Wielandt is the vice president of Terradyn Consultants. "Terradyn Consultants is a Maine based civil engineering firm providing design and permitting services to land developers..." The business opened in 2015. (Terradyn Consultants Website)

Mr. McIver is paying Terradyn Consultants.

Is Mr. Wielandt an unbiased, dependable resource in determining the impact of this development on Bridgton?

Mr. Wielandt "Reiterated that the project is a work in progress as the development team continues to engage in conversations with various groups (such as historical organizations) for feedback and suggestions." (The Bridgton News May 3, 2018)

Have any of these conversations included Maine's Lakes Environmental Association, which has been protecting Maine lakes since 1970? Data available through LEA highlights the decline of Bridgton's Highland and Long Lakes over the years. LEA warns about the impact of this development.

Has Mr. Wielandt read the 2014 Comprehensive Plan?

Mr. Wielandt "said a traffic study has been commissioned." (The Bridgton News May 3, 2018)

Is Mr. McIver paying for this study? Will the study findings be statistically slanted to the benefit of the developer?

5-3 Comprehensive Plan in 2014 "Nearly 10,000 cars drive Main Street each day, offering both challenges and opportunities ...and cause them to stop and eat, shop, and generally seek goods and services here."

"The hotel will include 86 parking spaces. Overflowing parking space is available at a nearby offsite property the developer has purchased." (The Bridgton News May 3, 2018)

"The site is about 2 ½ acres and borders on Steven's Brook." (The Bridgton News May 3, 2018)

How many times a year will this parking area be sanded and salted? How easy is it to push excess snow into Steven's Brook?

Take a look at the river banks near Food City to see the amount of sand (and salt) from parking lot maintenance that ends up in the river there. Will this 86 spot parking area cause a similar impact on Steven's Brook, and by extension on Long Lake?

Can the developer guarantee that hotel guests/staff won't just decide to use the limited town parking spaces rather than use "offsite parking" provided by the developer? How will this impact the flow of drive by customers to established Bridgton businesses? People don't stop if they can't find a place to park.

We see the increase in trash on our streets caused by fast food establishments along the 302 corridor. How much trash will be created by 200 additional persons being in the downtown hotel? How much of this will end up in Steven's Brook? There is no way to predict or control this impact on the watershed.

"Some trees will be cut, but the landscaping plan calls for 28 new trees **and** shrubs." (The Bridgton News May 3, 2018)

How many TREES will be cut? How many and what size are the **actual trees**, that will be "replacements?" The current larger trees assist with eco filtering, how long will it take for the NEW replacement trees to be as effective? By then the damage will be done.

No matter how optimistic the developer's plan is, the act of construction alone will cause massive impact on the water bodies. It could take the eco system years to recover just from the construction phase of this project. The vulnerability of the water bodies could mean they will never recover. Don't allow another in the coffin?

Concerning the requests for waivers to get around building requirements, "Smith noted that gaining a waiver is for 'hardships' and he doesn't view creating a three-story structure in shore land zoning as a hardship." (The Bridgton News May 3, 2018)

The residents of Bridgton and the "decision-makers" need to RELY on the Comprehensive plan. There are other viable locations for this project. The desires of a few should not be allowed to cause harm to the many. Generations of regret for a bad decision cannot undo the damage that will be done.

Bridgton has the quintessential small town New England charm that attracts tourists. The lakes are the backbone of the town. Please step up and do the right thing for Bridgton. The priority is to protect our lakes, and the Maine life we all love.

Regards,  
Debbie Ogle  
9 Mechanic St  
Bridgton, ME 04009



## Show Us the Data, Please

I attended the Planning Board meeting on April 25 as I was, and continue to be, very interested in the agenda focus, which was to have a public hearing regarding the Proposed Hotel Bridgton. In order to seek approval for any new business, an applicant must provide proof that she/he has satisfied all the requirements outlined very specifically by the Site Plan Review Ordinance. Article I states that "The purpose of the ordinance is to ensure an orderly growth of the town and to minimize the adverse effects of that growth when caused by development..." Article VII: Section A defines that the "Standards presented herein are intended to achieve the following objectives: Preserve the traditional New England character of the downtown; present an attractive gateway area; facilitate safe vehicular and pedestrian access; protect the value of abutting properties and the character of natural surroundings; promote intelligent, attractive and useful design; ensure economic investment and vitality; anticipate future growth". During the meeting, I asked what proof the applicant had provided to ensure that the value of the abutting properties would be protected so that they remain what they are currently. I was surprised that the only response to my question was provided by the engineer hired by the applicant and that response was that he thought that the hotel would "probably" increase the value of the properties. "Probably" is not a quantifiable term. "Probably" is not data. There was no evidence or data provided to support the statement. There was no report from any entity that has experience with hotels of the proposed size regarding the effect of a hotel that is placed on the same roads as permanent residences has on the value of the residences. I was particularly interested because during the site walk, one of the four two-lane entrances to parking areas actually had been placed so that it abutted a resident's garage. It is difficult for me to believe that having a two-lane road that begins at a resident's garage would not have a negative effect on that property value. But, I cannot evaluate the data because there was none provided. Article VII: Section B outlines that "The applicant shall have the burden of establishing by demonstrable evidence that the application and project is in compliance with the requirements of this Ordinance." Another pertinent section of the Site Plan Review Ordinance outlines that "The Planning Board may use any technical and professional services necessary to assist in the review of any application submitted. Services may include but are not limited to: a technical analysis of the consequences of other users of property within the town". It is also stated that the applicant must pay for the costs of the requested professional services. Since the applicant has not, to date, provided any proof that all of abutting properties of the permanent residences that are on Kennard and Bacon streets will not lose any value, I believe that it is incumbent upon the members of the Planning Board to hire an expert (not a local one due to possible conflict of interest or bias) to provide the evidence that is required in order to make an educated decision. Each member of the Planning Board is charged with ensuring that each proposal submitted to the Board meets each and every one of the requirements outlined by the Ordinances. I reiterate that the response "Probably" to a question stimulated by the written, relevant Ordinance cannot be the basis for such an important decision for the town of Bridgton. Evidence-based data, and not vague unquantifiable terms, must be presented to the Planning Board and to the citizens of Bridgton.

Nancy Donovan

Bridgton Resident

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

April 30, 2018

Dear Members of the Bridgton Planning Board,

I am writing this letter in support of Justin McIver's proposed Hotel Bridgton project which addresses the existing lack of good public accommodations in Bridgton.

A year ago I was in need of accommodations for family visiting from the mid-west. After I spent hours of searching, six weeks in advance of their trip, they ended up staying a 20 minute drive outside of town in an over-worn motel. My family, like other vacationers and business travelers would prefer an in-town location where they can park their cars once and for all, unpack, and enjoy walking in the village.

Even more important, this project may be the key to the survival of Bridgton village. There are too many empty lots, dilapidated buildings beyond repair, and buildings that deserve to be rehabilitated/restored by their owners. These are not good signs of a healthy Main Street. If the village is to remain, people must be prospering enough to make the maintenance of old buildings, and new buildings for that matter, worthwhile.

The hotel project would have both an immediate and long term impact on the local economy. First of all, it introduces travelers to Bridgton at the street level and not just a pass through for route 302 traffic. Long term it could encourage repeat visitors, perhaps inspire people to settle in Bridgton, bringing new businesses and providing more local jobs. It would also expand the tax base, benefiting our schools. I believe that an attractive, thriving village is key to a better present and future.

I also know, from my own experience here, that "change falls unevenly". I can empathize with the residents of Kennard Street, and would suggest that certain things could soften the impact of the hotel development. Why not an 8' fence rather than 6'? And retaining the best of the mature trees along property lines?

I arrived in New England 6 decades ago, and never thought of leaving. I fell in love with the proximity of the mountains to the seashore, but most of all I was enchanted by the "built landscape". I loved the well-kept antique buildings, the intact villages, the "sense of place" that I found here.

However, I see much of this endangered. I am worried about what's going on just out of town on route 302, the strip-malling of Bridgton. I worry that the inside of the village is being "hollowed out", with fewer and fewer businesses and occupied buildings.

The potential that "Hotel Bridgton" brings gives me hope that Bridgton, and all that I love about New England, might survive far into the future.

Sincerely,



Judith Evergreen  
67 Main Street,  
Bridgton, ME 04009



## Brenda Day

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**From:** Perri Black <perrilb@gmail.com>  
**Sent:** Wednesday, April 25, 2018 3:30 PM  
**To:** bday@bridgtonmaine.org  
**Subject:** Hotel Bridgton Review Standards  
**Attachments:** Letter to Planning Board 4-25.docx

Dear Ms. Day,

I am sending this both as an email and as an attachment. Please post with the other Hotel Bridgton comments.  
Thank you.

To The Planning Board:

At the site walk to review the Hotel Bridgton project, which took place on Saturday, April 21, 2018, I was very disappointed that there were no clear markers (such as the balloons that were mentioned at the Planning Board meeting on April 3, 2018) to indicate the exact size and volume of the proposed building. It is difficult to comprehend the scale of this proposed hotel without such indications and I am very disappointed that the Planning Board did not insist on having such markers in place.

This building, as proposed, is grossly oversized for the Saunders Mill site. It will dwarf the NAGHA building on Main Street. It will be bigger than the Microtel on Route 302 in Windham. Drive past that and imagine it in the middle of Bridgton – then you will have some idea how it will look.

Article VII, Section A is the lead-in to the Review Standards so I assume it has top priority and represents primary factors that will guide the Planning Board's decisions. Therefore, if a proposed project fails to meet these standards, the Planning Board should not consider or approve the project until it does. Article VII, Section A states: "Standards presented herein are intended to achieve the following objectives: Preserve the traditional New England character of the downtown; present an attractive gateway area; facilitate safe vehicular and pedestrian access; protect the value of abutting properties and the character of natural surroundings; promote intelligent, attractive and useful design; ensure economic investment and vitality; anticipate future growth."

The proposed Hotel Bridgton project does not match those standards.

1. It does not "preserve the traditional New England character of the downtown. It is an oversized, over-lit behemoth that will stick out like a sore thumb and obstruct views from many points in town, including coming down Main Hill and from the Town Beach as well as from the middle of Highland Lake. Hardly the traditional New England "small town character" Bridgton supposedly wants to maintain (and is what attracts people to the town).



2. As mentioned above, "it will stick out like a sore thumb and obstruct views from many points in town, including coming down Main Hill." Main Hill is a primary entrance to the town and this proposed hotel will not "present an attractive gateway area."

3. The proposed hotel will mean vastly increased automobile traffic, which in turn means more congestion and stress on already busy roads and bridges, and intersections. It also means more human traffic mobbing pedestrian areas and the public Town Beach. This presents significant safety issues and local taxpayers will probably have to foot the bill to mitigate these issues. This hardly seems to "facilitate safe vehicular and pedestrian access."

4. The proposed hotel certainly does not "protect the value of abutting properties and the character of natural surroundings." How will this giant hotel in their backyard add to the value of the historic red house and small cottage across from the town beach? How will the extra traffic, noise and light pollution enhance the value of the properties along Kennard and Bacon Streets? No one will want to live there if this hotel is built. The only person who would be interested in those properties is the developer, and I'm sure he would not pay top dollar. He would probably tear the houses down and build more of his projects on the land. But perhaps this is his plan all along.

5. The hotel as proposed is not "intelligent, attractive and useful design." It is generic, big box design not in keeping with the surrounding buildings and landscape. And, the "ecologically-minded manner in which the Hotel is being designed" (to quote the developer) is highly questionable. Other letters have been written regarding environmental concerns

6. The project may "ensure economic investment and vitality" and "anticipate future growth," but what kind of business and growth would it attract? I remember when Windham and North Conway (as often cited by the developer and supporters of this project) were pleasant, traditional New England towns with close communities that made them decent places to live. Now they have lots of development, parking lots, and stores, but who wants to live there? There are also many vacant stores and businesses closing. Do we want transient, fly-by-night commercial enterprises in Bridgton or do we want businesses and people who want to commit to investing, living, and raising families in town?

As I said earlier - person who would benefit the most is the developer, and he would probably like to buy up all the property surrounding the hotel and build more of his projects on the land. Perhaps that is how he plans to anticipate future growth."

It is noteworthy that the developer lives in Sweden, Maine and grew up in Denmark, Maine, not Bridgton.

I urge the Planning Board to carefully consider all these issues and not approve this project until the developer can produce "demonstrable evidence" that the project fully complies with these requirements.

Bridgton's "small town character," what "people see, experience, and feel" about the place (according to the town's Comprehensive Plan, page G-3), is its greatest asset. It is also extremely fragile and easily destroyed by ill-considered development aimed solely at turning a profit. The Planning Board's job is to ensure we do "not lose what we have and value most as we grow and change" (again, Comprehensive Plan, page G-3).

Please be very, very careful – once this project is approved, “what we have and value most” will be lost forever.  
Perri Black, Bridgton

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**Perri Black**

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

## Brenda Day

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**From:** S & S Collins <dscollins@gwi.net>  
**Sent:** Thursday, May 3, 2018 4:51 PM  
**To:** Steve Jones  
**Cc:** Day Brenda  
**Subject:** Re: Bacon Street

Mr Jones - Thanks for your input.

Brenda, please add to the file.

Steve

**From:** [Steve Jones](#)  
**Sent:** Thursday, May 03, 2018 11:14 AM  
**To:** [dscollins@gwi.net](mailto:dscollins@gwi.net)  
**Subject:** Bacon Street

To: Steve Collins, Bridgton Planning Board, Chairman

Greetings Mr. Collins,

I am Steve Jones and I sold the Bacon Street property to Justin McIver. My father and I owned this property since about 2002. We have had a unique view of this parcel, as a result.

It is a lovely piece of property but its location and the manufacturing environment make the buildings impractical. I think Justin's proposal is an outstanding use of this lot. I believe it will improve the Kennard Street neighborhood and be a huge benefit to the Town of Bridgton.

From my perspective, I wish I'd had the time, money and energy to do what Justin is trying to do. It is a plus for the neighborhood and the town.

Best regards,

Steve Jones, President  
W H Brown Corp.  
[207/754-1775](tel:2077541775)



occasionally on weekends, plus a few performances a year. Most of the time the building is closed and the parking lot is empty.

On the permit application for the tiny 3 Girls Bait Shop on Kennard Street, Police Chief Stillman indicated his concern about traffic and noise at early hours. Most of the year I live directly across the street from the bait shop and I forget it is even there. I wonder what Chief Stillman thinks about an enormous hotel operating 24/7 just around the corner?

The hotel project would drastically change the traffic pattern from local residential access to regional commercial access, posing significant concerns about safety in the neighborhood as well as the Town Beach. Traffic on Highland Road comes to a virtual standstill at times during the summer with people crossing the road to get to the beach, and Main Street traffic is already quite busy year round. Even at this slow time of year, turning off a side street onto Main Street often requires a wait. Add 87 cars (occupying the proposed 87 hotel parking spaces) to that equation, plus even more cars during weddings or special events, and it spells a traffic nightmare. This is **not** a "minimal effect."

A comprehensive study of all traffic uses related to the project, including volume and turning movements, should be conducted and address all surrounding roads including Kennard, Bacon, and Nulty Streets, Highland Road by the Town Beach, and all their intersections with Main Street (Route 302). Most importantly, this study should be conducted **during peak hours in the busy season**. To obtain an accurate assessment of the impact of project related traffic, the traffic should be measured during peak times when the potential hotel traffic would combine with the town's normal seasonal traffic. Conducting such a study during quiet times will produce an inaccurate impression that will consequently misinform key decisions.

An increase in the number of cars turning in and out of the Chalmers buildings and Hotel Bridgton at the intersection of Bacon Street and Main Street, across from the Big Apple, especially during busy seasons, would create a real nightmare.

Mr. McIver states that "the odds of having the Hotel at maximum capacity and guests bringing multiple vehicles per person at the same time are very, very slim." If that is the case, why erect such a large building with so many parking spaces on this site? And what about the proposed convention center that would be used for weddings and other large gatherings? I think the odds of a huge amount of traffic, people, light, and noise polluting a quiet residential neighborhood and a heavily used Town Beach are very, very great. This is exactly the type of thoughtless, careless development that will destroy the precious and fragile ambience, neighborliness, natural beauty, and charm that make Bridgton an attractive place to live, work, and visit. The only reason anyone would destroy those features is simply unabashed greed.

Mr. McIver keeps referring to feasibility studies by "experts" as the basis and justification for this proposed project. He claims that "the numbers" don't support a smaller hotel on the Saunders Mill site. I have dealt with feasibility studies before – in my experience they are conducted by people with little or no understanding of, connection to, or feeling for the area in which a project will be constructed; they focus on cold facts, figures, and speculation aimed at making a profit. However, just because something is ostensibly



# Lakes Environmental Association

Protecting Maine's lakes since 1970

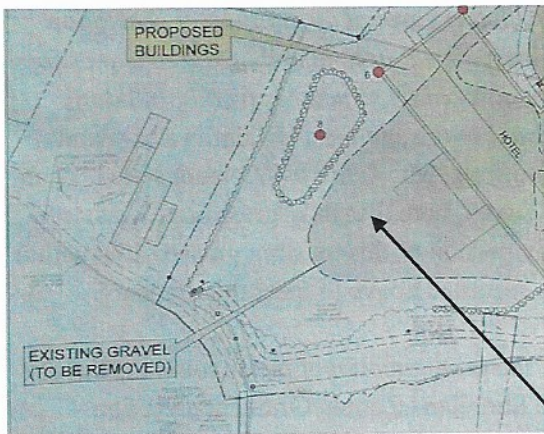
Bridgton Planning Board  
3 Chase Street, Suite 1  
Bridgton, ME 04009

April 25, 2018

Dear Chairman Collins and Planning Board Members,

After attending the April 21, 2018 site walk for the proposed *Bridgton Hotel* and further reviewing materials submitted by the applicant, our organization has several questions and concerns about the project.

1. Our first concern is regarding the amount of existing and proposed impervious area. In the plans that were distributed at the site walk, it appears the large grassed area behind the proposed hotel is categorized as "Existing Gravel (to be removed)".



This area is currently primarily vegetated with grass. Therefore it should not count as existing impervious surface. To accurately assess the impact from the project, existing conditions need to be properly categorized.

There are already discrepancies in the stormwater management report regarding the amount of new impervious area created by the hotel. (Page one paragraph 2 and page 3 paragraph 2 state an increase in impervious area of 1454 square feet. Page 4 of the report states an increase of 13,639 square feet.)



The final application needs to include proper documentation of existing and proposed impervious area so that the stormwater controls on the site can be evaluated for adequacy.

2. The 75 foot Shoreland Zone and a 50 foot setback from the Brook need to be clearly shown on the plans for the following reasons:

To get the setback from the water reduced from 50 feet to 25 feet in the General Development District, several standards need to be met including:

- a. *The total area impacted by the proposed setback reduction shall not exceed 25% of the portion of the lot lying within 50 feet of the normal high water mark (Bridgton Shoreland Zoning Ordinance Section 15.B.1.a.) To meet this provision, the setbacks need to be shown as well as the percentage of impacted (developed) area and the total square footage of area on the property that is less than 50 feet back from the water.*
- b. *Infiltration systems shall be installed and maintained to infiltrate storm water runoff from all man-made impervious surfaces on the property. Systems shall be sized to accommodate all the runoff from a two inch precipitation event of 24-hour duration and shall be located at least 50 feet from the normal high water mark (Bridgton Shoreland Zoning Ordinance Section 15.B.1.b.). A similar provision is required in Section 15.S.2.C of the Ordinance for footprint expansions within the setback area. At this point, there does not appear to be documentation showing this standard has been met.*
- c. *There shall be a net increase in the area of the lot which is covered by multi-level vegetation combining ground cover, bushes and trees with at least 50% evenly-distributed tree leaf canopy as viewed from above. All areas of the property not covered by structures (roads, building, parking areas, septic systems etc.) shall be revegetated in this manner. (Bridgton Shoreland Zoning Ordinance Section 15.B.1.c.) During the site walk, Mr. Tadema-Wielandt stated "open grass area will remain as an amenity to the hotel". Again, note that this "grass area" was categorized as gravel on the site walk hand out. Any portion of this existing grassed area within 75 feet of the brook will need to be re-vegetated as specified above to meet this standard.*
- d. *The proposal shall be designed and built to reduce the gross amount of phosphorus exported from the property by a minimum of 10%. (Bridgton Shoreland Zoning Ordinance Section 15.B.1.c.) This standard, along with Section 8.A.13 of Bridgton's Site Plan Review Ordinance require the cumulative impact of increased phosphorus loading to lakes be addressed.*

3. The plans show the proposed building height at 42'9". Principle and accessory structures are limited to 35 feet in height (Bridgton's Shoreland Zoning Ordinance Section 15.B.2). Further, height of a structure is clearly defined in the Ordinance as: *the vertical distance between the mean original (prior to construction) grade at the downhill side of the structure and highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area.* While the saw dust chutes extend above 35 feet on the property now, they do not have floor area, and therefore are not considered a structure. Additionally, there is a 35 foot height restriction in the Bridgton Site Plan Review Ordinance (Section 8.A.2.b)

4. Mr. Tadema-Wielandt stated during the site walk that the invasive species along the brook's edge were going to be removed as part of the project. Because this sensitive area has numerous well established



invasive species, removal should be done carefully and in conjunction with replanting of native vegetation to prevent the invasives from coming back. For this reason, a plan detailing the method of removal and the type and size of replacement vegetation should be included in this packet.

5. Mr. McIver seems to have purchased the proper sewer allocation for the size of the project based on Bridgton's Sewer Ordinance, however, there is large discrepancy between the amount of municipal water needed for the hotel verses the amount of sewage leaving the site. The site was estimated to need up to 10,020 GPD of municipal supplied water but the sewer allocation of 41 equivalent users equals only 3,640 GPD. Thus, up to 6,380 GPD are unaccounted for. If nothing else, the size of this discrepancy shows that the Town of Bridgton and Bridgton Water District should re-evaluate their assessment methodologies to ensure proper treatment of wastewater.

6. The watercourse that runs through the site may be considered a brook under Maine Department of Environmental Protection (MDEP) Natural Resource Protection Act (NRPA) standards. If it is, then additional setback and clearing provisions would likely apply. An assessment and determination by MDEP field staff should be included in the application packet.



7. Because the town beach is in close proximity to the proposed hotel, there will undoubtedly be a significant and noticeable increase in users at the Highland beach. This small beach is already crowded on warm summer days. Increased use of public beaches generally correlates with higher concentration of E.coli bacteria and other pathogens. There will also be addition garbage and more compaction of the lawn and wear on playground equipment. Unreasonable adverse impact on municipal services, including *open spaces, recreation programs and facilities* can be addressed in Section 8.A.12 of Bridgton's Site Plan Review Ordinance. If the board deems this increased use acceptable, it may be appropriate to assess a yearly municipal impact fee specifically to help maintain the beach or regularly sample for bacteria or E.coli.

8. Lastly, because of the complexity of this plan and the multiple ordinances that apply to the project, it would seem appropriate to retain a qualified third party engineer to review the plans to ensure the project complies with all pertinent standards and impact from the proposed hotel is minimized. This is specifically allowed for under Section 3.3 of the Bridgton Site Plan Review Ordinance.

Thank you for taking these concerns into consideration and for volunteering your time to serve the community.

Sincerely

A handwritten signature in dark ink, appearing to read 'Colin Holme'.

Colin Holme  
Executive Director

CC: Justin McIver, MEH

## Brenda Day

---

**From:** Wilbert Libbey <56highland@gmail.com>  
**Sent:** Tuesday, April 24, 2018 4:35 PM  
**To:** bday@bridgtonmaine.org  
**Cc:** Tom S  
**Subject:** Rain Gardens

Hi Brenda,

I represented the Bridgton Public Library as a Trustee, when we built the new parking lot with a "rain garden" to help deal with the run off. I worked closely with Lucia Terry ( Perennial Point of View ), Colin Holme ( LEA ) and Tom Peters of Peter Construction our contractor. Rain gardens are complex and require expertise and knowledge on how they are constructed for them to function properly. I am requesting that the Planning Board require someone from the Town to oversee the construction of the Hotel's multiple rain gardens. Their are multiple stages which need to be verified. Once it is built, you would not be able to tell if they were built correctly. MEH has a track record of cutting corners to save money. Rain gardens are not the place for this to happen. Our environment is to precious.

I also feel it is important that the Planning Board require MEH to sign some form of legal commitment to clean out the rain gardens each spring. After a winter of sanding and salting the parking areas, the rain garden will be filled with silt and debris which needs to be cleaned out in order for the garden to operate properly. MEH will also need to replace any plantings which die through the winter. Rain gardens work, but they need continual maintenance. You can not build them and walk away with no further care.

Thank you for your attention to this important matter.

Sincerely,

Wilbert E. Libbey





# Bridgton Art Guild

112 Maine Street, Bridgton, Maine 04009

207-647-ARTS

*Bridgton Art  
Guild/  
Gallery 302  
Board of Directors*

April 3, 2018

Kit Linnell  
President

To the members of the planning board,

Dick Danis  
Vice President

Connie Whittaker  
Treasurer

Dan Paulding  
Secretary

Judy Alderman

Nancy Engdahl

Donna Kantor

Joe Keller

Celia Talbot

We are happy to report that we have been in communication with Justin McIver on behalf of Main Eco Homes in light of the proposed Hotel Bridgton project, hoping to collaborate in the event that the Hotel is approved. We met with him on April 2<sup>nd</sup> and discussed ways in which we could partner together, from his acquiring art at Gallery 302 for decoration in the Hotel and displaying gallery advertisements and information, to providing parking for Art in the Park and even hosting winter events in the Hotel's function hall.

We are pleased by Justin's commitment to the Bridgton community and all of the businesses in it. We are confident that, thanks to MEH's considerate and cooperative outreach measures, should the Hotel Bridgton be built, it has the potential to greatly increase sales for our business and awareness of Gallery 302 at large, with long term artistic and cultural benefits for our home town.

Sincerely,

Kit Linnell  
President,  
Bridgton Art Guild





# The Rufus Porter Museum

*The Rufus Porter Museum celebrates the life and times of a remarkably creative American genius who worked throughout Maine, New England and beyond.*

## Staff

Martha J. Cummings  
Museum Director-  
Curator

April 2, 2018

Justin McIver  
MEH

Re: Hotel Design Proposal

## Board of Trustees

Beth Cossey  
Co-Chair

Dear Justin;

Margaret Lindsey  
Sanborn  
Co-Chair

I appreciated the opportunity to meet with you a couple weeks ago to discuss your plans for a downtown Bridgton hotel. You desire to build a hotel with an architectural style that will blend harmoniously with the surrounding neighborhood. Our discussion included reviewing architectural examples from the past such as the Bridgton House Hotel and Cumberland House Hotel as well as a look at the changes in architectural styles along the Main Street corridor. Nineteenth century grand hotels in New England were also discussed to use as architectural references.

Therese Johnson  
Vice Chairman

Debra Fitts  
Treasurer

Your desire to work with the community to construct a building that could prove beneficial to the community as a whole and to listen and work with members of the community to create a historic design is heartening. I know that RPM was pleased to offer assistance where we could with regard to the history of Bridgton. One recommendation made was to work with the other local historic and conservation organizations in town - Bridgton Historical Society, LEA and Loon Echo Land Trust - to discuss with each opportunities to provide a small display for the interior of the hotel for visitors.

Virginia Eilertson  
Secretary

Dianne Barth

Noreen Eagleston

Donald Eilertson

Again, I appreciated the opportunity to discuss with you your plans for the new hotel and hope that our discussion about the historic integrity of Bridgton's building fabric was insightful for your project.

Judith Graham

Sincerely,

Martha J. Cummings  
Museum Director - Curator

PO Box 544 / 121 Main Street, Bridgton, Maine 04009 | 207.647.2828 | [www.rufusportermuseum.org](http://www.rufusportermuseum.org)

*The Rufus Porter Museum is a non-profit, tax-exempt 501(c)(3) organization.*



April 3, 2018

To: Bridgton Planning Board

From: Thom Perkins, Executive Director, Loon Echo Land Trust

Re: Hotel opportunity

To whom it may concern:

Justin McIver contacted me regarding an opportunity to create a display within his proposed hotel in Bridgton.

One of Loon Echo Land Trust's goals is to educate the public about the local environment that our area residents treasure. To that end, if given the opportunity, Loon Echo will be pleased to partner with Mr. McIver to display information regarding nature, trails, and the value of conservation that will be of benefit to the visitors to the town.

Having an attractive display to encourage exploration and concern for the natural environment will expand visitor's horizon and help them understand the value of the local landscape vistas. By using thermal trail counters we know that over 50,000 users of trails on Loon Echo's properties already brings in over \$2,000,000 to the regional economy. A unique display with the hotel is good marketing for the region and provides another reason to return.

If you have any questions regarding this display, please do not hesitate to call me.

Sincerely,

Thom Perkins,  
Executive Director  
Loon Echo Land Trust



To the Members of the Planning Board:

I met for several hours with Justin McIver to discuss his plans for building a hotel on the old Saunders dowel mill site. While the society is not in a position to either support or oppose his plan, I am very pleased that he has reached out to us for input, and that he has taken public reaction into consideration. Bridgton Historical Society would certainly be happy to take up his offer to provide space for a display in the lobby of such a facility that would provide visitors with an introduction to Bridgton history and promote our programs and offerings.

~ Ned Allen, Bridgton Historical Society



## **Perrinda Day**

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**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

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## Brenda Day

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**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

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**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  
<https://www.deborahdawheffernan.com>

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



## **Brenda Day**

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**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**

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**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

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**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 ABSOLUTELY 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

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**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

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**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](mailto: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 1<sup>st</sup> 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**

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**From:** Wilbert Libbey <[56highland@gmail.com](mailto:56highland@gmail.com)>  
**Sent:** Saturday, March 31, 2018 10:49 AM  
**To:** [bday@bridgtonmaine.org](mailto:bday@bridgtonmaine.org)  
**Cc:** Steve Collins <[dscollins@zwi.net](mailto:dscollins@zwi.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](mailto: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**

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**From:** Wilbert Libbey [<mailto:56highland@gmail.com>]  
**Sent:** Wednesday, March 7, 2018 11:00 AM  
**To:** [bday@bridgtonmaine.org](mailto:bday@bridgtonmaine.org)  
**Cc:** Steve Collins <[dscollins@zwi.net](mailto: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

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**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*



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.

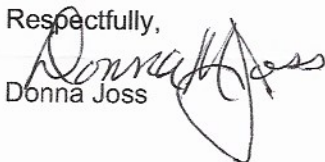
As a health care professional, I am well aware of the serious health effects of gentrification. Stress-related and economically induced physical and psychological illnesses including hypertension, depression, drug use and alcoholism, family disruption, and dislocation are only a few of the classic short 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

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

Thank you, Mr Campos.

Brenda, for the file.

Steve

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



To The Bridgton Planning Board:

I attended both sessions of the Planning Board's public hearing for the Hotel Bridgton project and I would like to know why the second session wasn't stopped 10 minutes after it began when it was shown that the project encroached into the Stream Protection district (SPD) as delineated in the Shoreland Zone Ordinance (SZO).

Planning Board Chairman Steve Collins expressed concern about this particular point at the end of the Dec. 12 session and told the applicant to do some homework then come back with a revised presentation. At the beginning of the second session on Dec. 18, Mr. Collins said that this issue was a potential "showstopper" involving state regulations, for which the Planning Board could not grant waivers or variances. He stated that "if that incursion into the Stream Protection district did exist, it would be showstopper." Therefore the meeting would be stopped and so would the project application. The applicant then began his presentation, starting with the contested point and offering the ridiculous excuse that they were unaware that the project encroached into the SPD because the map they used was downloaded from the town website and was only the size of a standard piece of paper.

Several members of the public were already aware of this infraction — they simply went in to the town office and looked at the larger maps. They even had large copies of the maps printed out clearly showing the boundaries of the various zones. The applicant is not new to the area and he is not new to building projects within restricted zones. That he and the project's professional engineer did not even look at a larger map in the years they claim to have been working on this project smacks of gross incompetence and is hardly due diligence.

The proposed building placement within the restricted zone is only one of the project's infringements on the SPD regulations. Recused Planning Board member Doug Oakley attempted to point out that it also did not comply with restrictions on land fill, earth moving, and drainage (SZO Land Uses, Table 1) but Chairman Collins said they would get to it later. In fact, the Board listened to the entire project narrative based on the applicant's assertion that it met or exceeded all Standards and Ordinances, which it doesn't. The applicant also failed to include the narrative or proof of compliance with the SZO in the application, which did not allow the Planning Board or the public to review their assertions prior to reopening the hearing. Therefore, the application was incomplete.

The hearing should have been stopped as soon as it was shown that the project did not comply with the SPD regulations (minute 9:40 in the LRTV video of the meeting) and the application should have been deemed unacceptable at that point. A lawyer present at the meeting also said it was unfair to ask the public to comment on what is now a new proposal with new calculations without the opportunity to review the new plan. The applicant should resubmit an amended, complete, and final plan, including the new calculations, for reconsideration.

I feel Chairman Collins lost a lot of credibility by not stopping the hearing, especially after his comments at the beginning. The meeting went on for well over three hours and the clock ran out so the public did not get to respond and voice concerns.

Such proceedings do little to instill public confidence in the Planning Board.

Perri Black

15A Kennard St., Bridgton

December 15, 2018

TO MEMBERS OF THE BRIDGTON, MAINE PLANNING BOARD

My name is John P. Smith. My residence is in Sweden, Maine but I am a property owner on Highland Lake and a tax payer of Bridgton.

I am writing to you concerning the Saunders LLC application under your current review. My purpose in writing to you is to simply make you aware of the most current State of Maine Subsurface Wastewater Disposal Rules. Perhaps you all are aware of these requirements, but if not, the attached pages stipulate what these are for a hotel.

On page 32, you will note that the state rules indicate that a hotel room with a private bath requires enough sewer disposal area to accommodate the discharge of 100 gallons per day per room; 68 rooms time 100 gallons per day equals 6,800 gallons. Added to this figure must be 12 gallons per day for each employee. Since it has been stated that the application you are considering will have ten employees working at this hotel, 120 gallons per day must be added to the 100 gallons per day room figure, for a **total discharge rate of 6,920 gallons per day into the town's disposal field** from the hotel being considered.

**It is my understanding that the applicant has received approval for 41 EDU's to be discharged into the town sewer system. It is also my understanding that one EDU equals 90 gallons; 41 times 90 gallons equals 3,690 gallons.**

I am not sure if **the 3,230 gallons over the applicant's approval for 3,690 gallons** going onto the town sewer system requires more independent professional research, but I just wanted to bring this matter to your attention.

Thank you for serving on the Bridgton Planning Board; having served on the Sweden Planning Board myself, I know full well that many times it can be a thankless job.

John P. Smith

Bridgton property owner and tax payer.

10-144

Chapter 241

STATE OF MAINE

SUBSURFACE WASTEWATER DISPOSAL RULES



DEPARTMENT OF HEALTH & HUMAN SERVICES  
MAINE CENTER FOR DISEASE CONTROL & PREVENTION  
DIVISION OF ENVIRONMENTAL HEALTH  
11 STATE HOUSE STATION  
AUGUSTA, MAINE 04333

EFFECTIVE DATE: ~~January 18, 2011~~ 2014

Appropriation 014-10A-2426-012-2658



**TABLE 4C  
DESIGN FLOWS FOR OTHER FACILITIES**

**NOTE:** The design flows calculated in this table represent the design flow for purposes of calculating the septic tank capacity (Section 6(G)(7)(F)) and the size of the disposal field (Table 4D), unless otherwise noted. Important: See notes 1, 2, and 3 at end of Tables.

Type of facility	Design flow per user or unit
Airports	5 gpd per passenger plus 12 gpd per employee [1]
Assembly areas (Meeting hall, no seats)	2 gpd per person
Auditoriums/Stadiums:	5 gpd per seat
Bakery	100 gpd per bakery plus 12 gpd per employee [1, 2]
Bar/Tavern/Cocktail lounge	add 12 gpd per employee to each
w/ limited food	15 gpd per seat or 13 gpd per patron
w/o food	10 gpd per seat or 7 gpd per patron
Barber shop	50 gpd per chair
Beauty salon	100 gpd per chair
Bed and breakfast	90 gpd per bedroom per operator's quarters and 75 gpd per rental room
Boarding houses with meals	180 gpd per house plus 40 gpd per boarder
Bottle club	10 gpd per seat plus 12 gpd per employee
Bunkhouses (no plumbing)	20 gpd per bed
Bus service areas	5 gpd per passenger plus 12 gpd per employee [1]
Butcher shop or department	100 gpd per shop plus 12 gpd per employee [1,2]
Cafeteria, open general public	30 gpd per seat plus 12 gpd per employee [1,2]
Cafeteria, private	15 gpd per seat plus 12 gpd/employee [1,2]
Campground sites served by central toilets	60 gpd per site
Campground sites served by individual water and sewer hookups	75 gpd per site
Campground/Transient dump station	50 gpd per user not served by individual water and sewer hookups
Campground park model trailer sites	125 gpd per site
Children's camps, day use only	15 gpd per camper plus 12 gpd per staff person
Children's camps, day and night	20 gpd per camper plus 12 gpd per staff person
Churches	4 gpd per seat for general seating and 8 gpd per seat for seats in a dining area
Dance hall	5 gpd per attendee plus 12 gpd per employee [1]
Day care facilities serving meals	15 gpd per child plus 12 gpd per adult
Day care facilities not serving meals	10 gpd per child plus 12 gpd per adult
Dining hall (separate from any other facility)	5 gpd per meal per seat [2]
Dog kennel (boarding and grooming)	15 gpd per dog or per run, cage, kennel or stall, whichever is greater; add 7 gpd per dog bath given; add 12 gpd per employee [5]
<b>Eating Places</b>	add 12 gpd per employee for each [2, 4]
Banquet /Dining hall	5 gpd per seat per meal
Cafeteria	5 gpd per customer
Catering	50 gal/ 100 sq. ft. floor space
Delicatessen, food prepared and no seats	100 gpd per deli or 1 gpd per meal served plus 12 gpd per employee [1, 2] (whichever is larger)
Delicatessen, no food prepared and no seats	50 gpd per deli plus 12 gpd per employee [1]
Drive-in, no full meals and no china service	30 gpd per car space plus 12 gpd/ employee [1, 2]
Eating place, takeout	100 gpd or 1 gpd per meal served plus 12 gpd per employee [1, 2] (whichever is larger)
Eating place, paper service	7 gpd per seat plus 12 gpd/ employee [1, 2]
Ice Cream Stands, ice cream only with no seats	150 gpd per stand plus 12 gpd per employee. [1, 2]
Eating Place 1meal/day	10 gpd per seat plus 12 gpd per employee [1, 2]
Eating Place, 2 meals/day	20 gpd per seat plus 12 gpd per employee (1,2)
Eating Place, 3 meals/day	30 gpd per seat plus 12 gpd/employee [1, 2]
Specialty food stand or kiosk	50 gpd per 100 sq. ft.
Employees at place of employment with no showers	12 gpd per employee [1]
Employees at place of employment with showers	20 gpd per employee [1]
Fairgrounds/Flea market	3 gpd per attendee based on average daily attendance
Gyms, not associated with schools	10 gpd per participant plus 3 gpd per spectator plus 12 gpd per employee [1]



Type of Facility	Design Flow per User or Unit
Health care facility :	add 12 gpd per employee to each
Adult daycare (no overnight, 4 to 8 Hrs. per day)	25 gpd per client
Hospitals, medical	165 gpd per bed (includes laundry)
Hospitals, psychiatric	100 gpd per bed
Nursing/Convalescent home	w/ laundry 125 gpd per bed
Nursing/Convalescent home	w/o laundry 75 gpd per bed
Medical office/Dental office	80 gpd per medical staff, plus 5 gpd per patient
Residential care/ Retirement home	60 gpd per resident
Health clubs	10 gpd per participant plus 3 gpd per spectator plus 12 gpd per employee [1]
Hotels and motels with shared baths	80 gpd per bedroom plus 12 gpd per employee [1]
Hotels and motels with private baths	100 gpd per bedroom plus 12 gpd per employee [1]
Hotels/Motel with kitchen	60 gpd per bed (2 person)
Hotels/Motel without kitchen	50 gpd per bed (2 person)
Laundry, self-service	300 gpd per machine plus 12 gpd per employee [1]
Limited operation hunting camp	45 gpd per owner/occupant plus 12 gpd per hunter/guest
Marina	100 gpd plus 10 gpd per slip or mooring (clothes washers are not included; design flow for clothes washers must be calculated separately); w/bathrooms add 30 gpd per slip; w/o bathrooms add 100 gpd per slip.
Medical offices, clinics, and dental offices	80 gpd per medical staff plus 5 gpd per patient plus 15 gpd/office employee [1]
Nursing Homes	150 gpd per bed plus 12 gpd per employee [1]
Parks and picnic areas, public rest rooms and no showers	3 gpd per attendee or 40 gpd per parking place, which ever is greater, plus 12 gpd per employee [1]
Parks and picnic areas, public rest rooms and showers	8 gpd per attendee or 40 gpd per parking place, which ever is greater, plus 12 gpd per employee [1]
Prison/jail	120 gpd per inmate, plus 12 gpd per employee
Public restrooms	325 gpd toilet, 162 gpd per urinal, or 3 gpd per user
Rooming houses, no meals	180 gpd per house plus 30 gpd per roomer
Recreation/sporting camps	45 gpd per owner/occupant plus 25 gpd per bed/sportsperson
Rental cabins and cottages	50 gpd per bed plus 12 gpd per employee [1]
Rental cabins, housekeeping	50 gpd per cabin, plus 50 gpd per bed
Rental cabins, with no plumbing fixtures	20 gpd per bed
School, Grades Kindergarten to 12	10 gpd per student plus 12 gpd per teacher and other employees; w/cafeteria add 3 gpd per student; w/cafeteria, gym & showers add 8 gpd per student. [1]
School, boarding	75 gpd per student plus 12 gpd per teacher and other employees [1]
Dormitory/Boarding hall (no eating facilities)	40 gpd per student, plus 12 gpd per employee
Service stations	100 gpd per fuel pump cabinet or 250 gpd per toilet plus 12 gpd per employee [1]
Shopping centers or stores, public rest rooms and showers [3]	325 gpd per toilet plus 20 gpd per shower plus 12 gpd per employee [1] Design flows for any eating places or butcher shops must be determined and added to total design flow.
Sports Bars	20 gpd per seat plus 12 gpd per employee [1, 2]
Sports centers	add 12 gpd per employee
Bowling center w/ snack bar	75 gal per lane
Country clubs	60 gal per member or patron
Fitness, exercise, karate or dance center	50 gal per 100 sq. ft.
Tennis or racquetball	300 gpd per court
Gyms/Health clubs (not associated with schools)	10 gpd per member, plus 3 gpd per spectator
Golf course/Driving ranges, only snack food, no showers	250 gpd per toilet
Go-kart/Motocross/Batting cages/Mini-golf	250 gpd per toilet
Pool halls/Arcades	250 gpd per toilet
Swimming pools, Bathhouses & Spas	10 gpd per person or 250 gpd per toilet



Lots of facts, figures, and technical data were mentioned during the hearing for the Bridgton Hotel project, and the Planning Board has stated that it must not be emotional when considering a project, which makes sense. They must be fair to each applicant and objectively determine whether a project abides by the rules. But what about the intangible factors?

The very first objective stated in ARTICLE VII — REVIEW STANDARDS for the Town of Bridgton — implying it is the most important objective — is to "preserve the traditional New England character of the downtown." This is inherently subjective and emotional. It involves the "character" of a place, which cannot be measured with facts and figures. A tremendous amount is at stake regarding the proposed hotel project, and the wrong decisions could mean the beginning of the end — the start of a slide downhill to mediocrity, at best. However, with careful thought and consideration, this can be avoided.

Not everything that counts can be counted. The character of a town is its soul. How do you measure a soul? It is the essential quality that makes a place unique and stand out from the crowd. In Bridgton, it is based on strong community and history, a slower pace of life away from the "rat race," and beautiful natural surroundings. It is why people choose to visit, settle, raise families, and retire here. It is also why Bridgton has long been a popular destination for returning, long-stay tourists, as well as rustic summer camps for boys and girls. Think about it — why do you (planning board members) live here? (Note: the project applicant does not live in Bridgton).

A soul cannot be measured with facts and figures — it is a feeling, an ambience, an indefinable essence that draws people. It is harmony, aesthetics, and uniqueness. It is community, neighbors, neighborhoods, Main Street, and small businesses. It is also very fragile, precious, and priceless — once it is destroyed, it is gone forever. The people of Bridgton must establish some sort of vision for the future that includes thoughtful, careful, considered growth and sustainable development to preserve the town's character and attract the right kind of businesses and people. The Town is now at risk of becoming generic and unlivable, just like other towns suffering from a lack of vision that results in big box urban blight. Bridgton deserves better than that.

Clearly the Hotel Bridgton as proposed for the Saunders Mill site does not fit in with the traditional character of Bridgton's downtown. It is blatantly too big for the site. It is not "harmonious with the terrain and existing buildings in the vicinity" (Review Standard 2), it is not "of compatible scale and size" (Review Standard 2a), and it is questionable that it "protect[s] the value of abutting properties" (the fourth objective of the Review Standards). It would dwarf the surrounding homes, inundate a very busy public Town Beach, and drastically disrupt an established residential neighborhood where families, children, and elderly residents live. It does not represent "traditional New England character," unless "traditional New England character" is the malignant, unchecked growth that can be seen in places like Windham and North Conway. Big box, cookie cutter architecture cannot be disguised by slapping dormers, awnings, or varying rooflines on a looming hulk. That is "putting lipstick on a pig" and it is not acceptable.

The fact is, this could be a win-win situation for all parties — the town, residents, tourists, and the applicant. No one is saying (or has ever said) that the Saunders Mill site should not be



developed — just put something more appropriate there that would fit in with the essential character of the town.

Why not build a smaller hotel, maybe half the size of the one proposed? Problem solved. A residential project or retail or restaurant spaces (like some of the applicant's other constructions) would also be suitable and much less objectionable. One citizen suggested a nursing home, which could offer much-needed services and create more well-paying jobs for local workers than the Hotel. It would also be much quieter, less intrusive, and possibly even more lucrative. There are many other possibilities to consider outside the big box. The ultimate visionary act would be to create a public park on the site as an extension of Shorey Park. That would be a significant contribution to the downtown for residents and visitors alike, and it would earn the applicant a great deal of respect.

No one is saying (or has said) that they are against a hotel in Bridgton. The current proposed Hotel Bridgton complex could be built on the outskirts of town where the roads can more easily handle the increased volume of traffic and it would not disrupt residential neighborhoods. Problem solved. Some see it as aesthetically appealing, so it could even fulfill the second objective of the review standards: "to present an attractive gateway area." Also, if built elsewhere it would "preserve the traditional New England character" of Bridgton's downtown — the primary objective stated in the Review Standards.

"You don't know what you've got 'til it's gone." (Joni Mitchell) To lose Bridgton's essential nature would be a great tragedy, especially because it does not have to happen. The proposed big box hotel, associated buildings, and parking lots, which are more appropriate elsewhere, will destroy the town center and irreversibly alter the character of Bridgton for the worse. The Planning Board has the power to prevent this. I urge them to think VERY carefully about the fragile, intangible qualities at stake and protect the uniqueness of the downtown. Do not sell Bridgton's soul to the highest big box bidder.

Perri Black, citizen

Please see below info: Public Comments in RED applicant comments in blue

Hotel Bridgton Application:

- The burden of proof is on the applicant to provide evidence of compliance with all 28 Bridgton Site Plan Review (SPR) Standards.
- Since the Steven's Brook passes through the Hotel Bridgton properties, the applicant must also provide evidence of compliance with all Shoreland Zoning Regulation in order for the application to be approved.

The following is from the narrative provided by the Applicant that claims compliance with key Bridgton Site Plan Review Standards.

**19. Protection of waters and shoreland:**

**Whenever situated in whole or in part, within 250 feet of any pond, lake, river, will not adversely affect the quality of such body of water or unreasonably affect the shoreline of such body of water, and will be in compliance with the Shoreland Zoning Ordinance of the Town of Bridgton.**

(Applicant Narrative): The area within 75 feet of Stevens Brook is in the General Development District as shown on the Town's Official Shoreland Zoning Map. The proposed development was designed to meet all applicable review standards of the Shoreland Zoning Ordinance and will not adversely affect the water quality or shoreline of Stevens Brook.

Tax Map/Lot 22/85 0.76 acres parcel purchased from the Town of Bridgton by the Applicant is in FACT designated as **Stream Protected District** in the Shoreland Zoning Map (see attached high resolution map inset and Bridgton Shoreland Zoning Ordinance SZO). NOT designated as in the General Development District as stated in the narrative provided by the Applicant. The applicant must show that they meet all the SZO requirements.

**Page 13 SZO Regulation:**

In areas adjacent to great ponds classified GPA and adjacent to rivers flowing to great ponds classified GPA, the designation of an area as a General Development District shall be based upon uses existing at the time of adoption of this Ordinance.

There shall be no newly established General Development Districts or expansions in area of existing General Development Districts adjacent to great ponds classified GPA and adjacent to rivers that which flow to great ponds classified GPA.

**Page 14 SZO Regulation:**

**Section 13. Establishment of Districts**

**D. Stream Protection District**

The Stream Protection District includes all land areas within seventy-five (75) feet, horizontal distance, of the normal high water line of a stream, exclusive of those areas within two hundred and fifty (250) feet, horizontal distance, of the normal high-water line



of a great pond or river, or within two hundred and fifty (250) feet, horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.

Extending the 25 foot setback line on Lot 75 from Steven's Brook on the Applicants blueprints to the proper required 75 foot setback on land designated in the Stream Protection District shows the proposed main Hotel building is actually within the 75 foot setback and therefore **does NOT meet this Standard**. There are no provisions for a variance or waiver of this requirement in the Bridgton SZO. The burden of proof is on the applicant to show they meet all the requirements of the SZO.

#### Page 16 SZO

##### Section 14. Table of Land Uses

- 27. Filling & earthmoving of less than 10 cubic yards (SP – NO)
  - 28. Filling & earthmoving of greater than 10 cubic yards (SP – NO)
  - 33. Earthmoving, vegetation removal, Or construction affecting more than 100 square feet of land area on any property parcel with-in any two year period. (SP – CEO Approval)
  - 34. Earthmoving, vegetation removal, or construction affecting more than 10,000 square feet of land area on any property parcel within any two year period. (SP – PB Approval)
- The Applicant Blueprints show a proposed Storm Drain (SD5 & SD6) installation passing through the 75 foot SP area of Lot 75 (currently the storm drain is on lot 76, but will need to be relocated to go around the Hotel building, which as stated previously is inside the 75 foot setback. It is not clear if digging this storm drain should be approved by the CEO or PB)

#### Page 19 SZO

##### Section 15. Land Use Standards

###### B. Principal and Accessory Structures

- 1. In the General Development Districts the setback from the normal high water line shall be a minimum of fifty (50) feet horizontal distance.

The Planning Board may reduce the setback requirement for projects in the General Development District by up to 50% upon a positive finding of fact that, for any lot of record, all of the following provisions are met:

The Applicant proposed Building 2 and adjacent parking area are just outside a 25 foot setback of Stevens Brook and almost entirely contained within the 50 foot setback requirement. The Applicant must be assuming that the PB will grant the 50% reduction in setback from 50 feet to 25 feet. The applicant has not directly provided any narrative describing how they meet all of the requirements for being granted this reduction.

- a. The total area impacted by the proposed setback reduction shall not exceed 25% of the portion of the lot lying within 50 feet of the normal high water mark of any river or tributary stream regulated by this Ordinance.

The proposed building 2 and adjacent parking lot appear to impact a far greater portion of the lot within 50 feet, and the applicant does not appear to provide the data with proof of less than 25%. The applicant is required to show they meet all the requirements for



the waiver. There is no data showing they meet this requirement. cannot be met the waiver cannot be granted.

b. Infiltration systems shall be installed and maintained to infiltrate storm water runoff from all man-made impervious surfaces on the property. Systems shall be sized to accommodate all runoff from a two inch precipitation event of 24-hour duration and shall be located at least 50 feet from the normal high water mark of any river or tributary stream regulated by this Ordinance.

The applicant does provide design and specification numbers for an infiltration system that appears to be adequate. A third party Engineering review should be required to confirm this.

c. There shall be a net increase in the area of the lot which is covered by multi-level vegetation combining ground cover, bushes and trees with at least 50% evenly-distributed tree leaf canopy as viewed from above. All areas of the property not covered by structures (roads, buildings, parking areas, septic systems, etc.) shall be re-vegetated and maintained in such a manner.

The proposed Hotel, Building 2, and all parking areas cover nearly the entire property that is within the land designated as General Development District, including the land with the residential dwelling on the corner. It is impossible to see how the Applicant has meet the requirement to increase the area on the lot covered by multi-level vegetation ... at least 50% as viewed from above. If this requirement cannot be met the waiver cannot be granted.

d. The proposal shall be designed and built to reduce the gross amount of phosphorus exported from the property by a minimum of 10%.

The Applicant claims that the project will reduce the gross amount of phosphorus, but does not appear to specify to current levels or the percentage of reduction to a minimum of 10%. The applicant must supply data showing they meet this requirement or the waiver cannot be granted.

#### **Other Requirement:**

**3. Vehicular Access:** The proposed layout shall ensure that vehicular and pedestrian traffic conditions shall not exceed reasonable limits for the neighborhood. Special consideration shall be given to the location, number and control of access points, adequacy of adjacent streets, traffic flow, sight distances, turning lanes, and existing or proposed traffic signalization and pedestrian-vehicular contacts.

The project was designed to ensure the safety of vehicular and pedestrian traffic on the site and throughout the neighborhood. A Traffic Impact Study was conducted by Maine Traffic Resources to assess the traffic impacts that the project is expected to have on the neighborhood. A copy of the Study is provided with the Site Plan Application materials.



Vehicle access to the site will be from a single full-movement driveway located off Bacon Street. A formerly proposed second access from Kennard Street has been eliminated. Maine Traffic Resources measured sight distance at the proposed driveway to be 275' to the right (to Main Street intersection) and 225' to the left (to Kennard Street intersection), both of which exceed MaineDOT requirements.

The project is expected to generate between 38 and 49 one-way vehicle trips during peak hours. Vehicle trips are primarily expected to travel through the intersection of Main Street and Bacon Street. This intersection currently operates at a good Level of Service (LOS "B") during both the weekday AM and PM Peak hours and is expected to remain at this level with the hotel fully occupied. As a result, the proposed layout will ensure that vehicular and pedestrian traffic conditions will not exceed reasonable limits for the neighborhood.

There are no high crash locations, as determined by MaineDOT, in the vicinity of the project.

1. Google maps primary (fastest) driving directions from Norway, Paris, Oxford etc. to Shawnee Peak or points West instruct drivers to go ME-117 S to Dugway Road to Highland Road to Creamery Street, then back on US-302.

2. April Traffic Study did not account for Bridgton specific seasonal traffic. The data set used was gathered in the first week of April (extremely low traffic time for Bridgton) and seasonal correction averages for towns of similar size in Maine were applied. This could have easily been done in the summer when the data could have been useful. It appears that the time frame was chosen as it would yield the best results for the applicant. This doesn't pass the simple logic test. The study should have been done with traffic cameras at all the intersections around the project as well as Main Hill per a traffic engineer I spoke with. A peer review is definitely in order. Neglecting this could put Bridgton into gridlock for many months during the summer.

3. April Traffic Study did not account for the 175 person conference center (conferences, weddings etc.). The effect of this many vehicles coming and going for hotel functions cannot be minimized.

4. Limited parking during large events will likely clog Town Beach parking area and result in street parking on Kennard St, Bacon St, Nulty St, and possibly Highland Rd.

5. Traffic Study had data only for Highland Road and only for 2013 (no data for 2005, 2007, 2010, or 2016). No data for Dugway, Kennard, Bacon, Nulty, or Chadbourne Hill Rd toward Bridgton Academy (also a common short-cut)

6. Traffic study did not include the impact of seasonal speed bumps now being installed on Highland Road in front of the Town Beach since 2018 was the first summer the bumps were deployed. These speed bumps being used during peak season shows that the Town acknowledges a traffic hazard already exists for beach goers at the Town Public Beach.



7. Plan calls for pedestrians traveling from off-site (Nulty St) parking to the hotel will be encourage to walk out to Main St then turn on to Bacon St. (does anyone believe this?) Shuttle service will be offered, but no mention of the route the shuttle will travel (likely Nulty St to Bacon).

## Section 15. SZO Land Use Standards

### G. Parking Areas

NOTE: Section 16 . H of this Ordinance provides significant penalties for violations involving vegetative cutting , earthmoving or other construction conducted before or after the issuance of any permit .

1 . Parking areas shall meet the shoreline and tributary stream setback requirements for structures for the district in which such areas are located.

The setback requirement for parking areas serving public boat launching facilities , in Districts other than the General Development Districts, shall be no less than fifty (50) feet, horizontal distance, from the shoreline or tributary stream if the Code Enforcement Officer finds that no other reasonable alternative exists further from the shoreline or tributary stream.

2. Parking areas shall be adequately sized for the proposed use and shall be designed to prevent storm water runoff from flowing directly into a water body, tributary stream or wetland and where feasible, to retain all runoff on-site .

3 . In determining the appropriate size of proposed parking facilities, the following shall apply:

a. Typical parking space: Approximately ten (10) feet wide and twenty (20) feet long, except that parking spaces for a vehicle and boat trailer shall be forty (40) feet long.

- 25 -

b. Internal travel aisles : Approximately twenty (20) feet wide.

## Section 15 . Land Use Standards

### H . Roads and Driveways

NOTE: Section 16 . H of this Ordinance provides significant penalties for violations involving vegetative cutting, earthmoving

or other construction conducted before or after the issuance of any permit.

The following standards shall apply to the construction of roads or driveways and drainage systems, culverts and other related features .

I . Roads and driveways shall be set back at least one-hundred (100) feet, horizontal distance, from the normal high-water line of a great pond classified GPA or a river that flows to a great pond classified GPA, and seventy- five (75) feet, horizontal distance from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland unless no reasonable alternative exists as determined by the Planning Board. If no reasonable alternative , the road and/or driveway setback requirement shall be no less than fifty (50) feet, horizontal distance r upon clear showing by the applicant that appropriate techniques will be used to prevent sedimentation of the water body, tributary stream, or wetland. Such techniques may include, but are not limited to, the installation of settling basins, and/or the effective use of additional ditch relief culverts and turnouts placed so as to avoid sedimentation of the water body, tributary stream or wetland.

On slopes of greater than twenty (20) percent the road or driveway setback shall be increased by ten (10) feet, horizontal distance, for each five (5) percent increase in slope above twenty (20 ) percent .

Section 15 (H) (1) does not apply to approaches to water crossings or to roads or driveways that provide access to permitted structures, and facilities located nearer to the shoreline or tributary stream due to an operational necessity, excluding permanent or temporary docks for recreational uses. Roads and driveways providing access to permitted structures within the setback area shall comply fully with the requirements of Section 15 (H) (1) except for that portion of the road or driveway necessary for direct access to the structure.

**The parking spaces in the SZ do not meet these requirements. The burden of proof is on the applicant to show they meet all requirements of the SZO.**

A sidewalk network is proposed within the site to facilitate safe pedestrian access to and from the buildings. A sidewalk is also proposed on the west side of Bacon Street for pedestrians to safely connect to the existing Main Street sidewalk in order to access the shops and restaurants in the downtown area.



Any crossings over the stream must be approved by DEP. Applicant has not shown they have the required approval for this.

The Stevens Brook Trail traverses the project site starting at Bacon Street and running along the north side of Stevens Brook. The trail, which is and will remain accessible to the public, will be improved with a more uniform surface and low level lighting.

**7. Existing utilities: The development shall not impose and unreasonable burden on public utilities.**

The project will utilize the public water and public sewer utilities. The Bridgton Water District has confirmed that it has the ability to serve the project. A copy of the confirmation letter was previously submitted to the Planning Board. According to the design flow rates provided in Appendix B of the Bridgton Sewer Ordinance, the project is expected to generate wastewater at a rate equivalent to 40 single family homes (40 EDU). The applicant has reserved an allocation of 42 EDU from the Town of Bridgton.

The applicant claims he has purchased the last 42 EDUs in March 5, 2018. This will prevent any further development in the area served by Dodge Field. The town is concerned enough about this they are applying for a increase in the Dodge Field approved capacity. It is unclear that this will be approved by DEP as the test results from that field do not meet the requirements for the expanded use. This leaves the town with zero capacity for any purpose. (The chart provided by Woodard and Curran shows a discrepancy as it shows he purchased 41 units) The documents show he did purchase 42 units. This allocation of 42 EDUs is 20% of the entire capacity of Dodge Field.

This should have been discussed publically as it exhausted the sewerage capacity and was not disclosed to the public. This is an excellent example of why we should have impact fees.

**17. Provisions for adequate sewage waste disposal:**

According to the design flow rates provided in Appendix B of the Bridgton Sewer Ordinance, the project is expected to generate wastewater at a rate equivalent to 40 single family homes (40 EDU). The applicant has reserved an allocation of 41 EDU from the Town of Bridgton. Wastewater will flow by gravity to a series of septic tanks and a pump station located on the project site. Effluent will be pumped to the town's public sewer system, and will ultimately be disposed of at the Dodge Field, located off Wayside Avenue. The design team is continuing to work with wastewater superintendent Mike Harris on the final details of the wastewater system design.

The Town of Bridgton does not have the sewer capacity for any further growth in the area served by Dodge field. The 42 units the applicant has purchased would cover the addition of 18-20 new businesses that could otherwise come to Bridgton. Any new growth will be stymied until the new system comes on line in 3 plus years. The Applicant has not provided a letter of approval from the Wastewater Superintendent for this project, likely because he is aware that Bridgton no longer has the capacity for this project.

The Saunders LLC submittal does NOT meet the Bridgton Sewer Ordinance (June 14, 2016) wherein it says that:

1. Anyone who proposed to build a structure within the Town that is a source of sewage shall conform to the requirements of this Ordinance. (shall is mandatory, may is permissive).

2. The SUPERINTENDENT shall have the following powers and duties relative to the Bridgton Sewer System:

J. To issue permits for connections to the Bridgton Sewer System; to designate Equivalent Uses including equivalent use values; to supervise and participate in inspection of private sewer connection to the public sewer, including Town sewer lines and all plumbing tributary thereto, and to assure compliance with this ordinance.

3. Subject to any allocation policies adopted pursuant to Section 4D and upon the Superintendent's determination pursuant to 4B2N

(To determine, in accordance with this Ordinance and any applicable rules adopted by the municipal officers, and after consultation with the Town Engineer, which structures or properties within the Bridgton Service Area may or may not be allowed to connect to the Bridgton Sewer System. Such determinations shall be based at least the following considerations:

(1) Bridgton Sewer System location, capacity and use.

(2) The volume and character of existing and potential wastewater generation from the subject property or structure(s).

(3) Ability to treat wastewater on site in accordance with the Maine Subsurface Wastewater Disposal Rules, 10-144 C.M.R. ch. 241.)

of this Article that the owner is allowed to connect to the Bridgton Sewer System, the Superintendent shall issue a Public Sewer Connection Permit consistent with this Ordinance.

The submittal does NOT show a permit for sewer connection NOR any documentation to support the assertion that they have reserved an allocation for 40 edu. It has been stated publicly that such a reservation has been made (Bear Zaidmen said it I believe) but the submittal provides no documentation of the reservation.



**23. Location in Flood Zone:**

The subdivider shall determine, based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, whether the proposed development in whole or part, is in a flood prone area. If the proposed development, or any part of it, is in such an area, the applicant shall determine the one hundred (100) year flood elevation and flood hazard

boundaries within the development. The proposed development plan shall as a condition of site plan approval assure that the principal structures on lots in the subdivision shall be constructed with their lowest floor, including basement, at least one (1) foot above the one hundred (100) year flood elevation.

The project is located within a C Zone, but is adjacent to the A5 Zone per the FEMA FIRM Panel 2300410010B. The flood zone elevations vary between 417' at the dam upstream of the site along Stevens Brook, to 410' at Bacon Street Culvert along Stevens Brook. The proposed buildings will be located at a finished floor elevation of 420', at least 3' above the 100-year Flood Zone.

It is likely that the applicant has used the outdated old data for their determination of compliance. In addition, the finished floor of the buildings will be at the 420' elevation. This will require up to 6 feet of fill on the downhill side of the structures. SZO requires the height measurement restriction be measured from the original grade at the lowest point of the structure or the original grade, not the top of the fill. The applicant has not accounted for this in the height of the buildings (they are measuring from the 420 foot elevation to the ridge. This is incorrect. The burden is on the applicant to show they meet all the requirements of the SZO.

December 11, 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 revised application for Hotel Bridgton (October 25, 2018) as well as the Supplemental Information (March 22, 2018).

#### Shoreland Zoning

1. No where in either the application, nor in the supplemental information is it acknowledged that the former Town plot (Tax Map 22/Lot 85) is within the Shoreland Zone – Stream Protection District, i.e. that protection extends on that parcel 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. The parcel is within the stream protection district as defined in Section 9, Part A and in addition, that same parcel is bisected by the Erosion and Sedimentation Control District line for Highland Lake (between 250 and 500 feet from the lake).
2. Even though Saunders LLC purchased three lots which have become one property for tax purposes, that does NOT change the designation of the former Tax Map 22 Lot 85 from Stream Protection District to General Development District 1 because the Ordinance in Section 13 C. 2 states "There shall be no newly established General Development Districts or EXPANSIONS in area of existing General Development Districts adjacent to great ponds or adjacent to rivers that flow to great ponds."
3. The applicant has not acknowledged Section 11 Land Use requirements which state "No Building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, expanded, moved, or altered and no new lot shall be created except in conformity with all of the regulations herein specified for the District in which it is located".
4. The applicant has not addressed how "Within the Erosion and Sedimentation Control District, no construction related activity or land use condition shall



cause or contribute erosion or sedimentation to any land area within 250 horizontal distance, of the normal high water line of any great pond or within 250 feet horizontal distance of the upland edge of any freshwater wetland contiguous to a great pond."

5. The applicant has not addressed Table 1 Land Uses in the Shoreland Zone, under the Stream Protection zone, where no residential, commercial, industrial, governmental or institutional uses are allowed, nor are structures accessory to an allowed use permitted in this zone, nor is filling or earthmoving less or more than 10 cubic yards. Excerpts from Table 1 – Land Uses in the Shoreland Zone are reiterated below.

Land Use	Shoreland Protection
Nonintensive Recreational Use	Yes
Existing Roads and Trail Use	Yes
Clearing or Removal of Vegetation	CEO
Fire Prevention	Yes
Wildlife Management	Yes
Soil and Water Conservation	Yes
Principal Structures and Uses	
Residential	No
Commercial	No
Governmental and Institutional	No
Small non-residential	No
Driveway for residential	PB
Parking Facilities	No
Filling and Earthmoving of 10 yards or less	No

6. Section 15. A. If more than one residential dwelling unit, principal governmental, institutional, commercial or structure or use, or combination thereof is constructed or established on a single parcel, ALL dimensional requirements shall be met for each additional principal structure or use.
7. Section 15. B. In the General Development District, the setback is 50 feet. While the Planning Board may reduce the setback by 50%, the applicant must prove that the total area impacted by the proposed setback reduction does not exceed 25% of the portion of the lot lying within 50 feet of the normal high water mark of the stream; infiltration systems must be installed and maintained to infiltrate storm water runoff from all impervious surfaces from a 2 inch precipitation event of 24 hour duration, AND there shall be a net INCREASE in the area of the lot which is covered by multilevel vegetation combining ground cover, bushes and trees with at least 50% evenly distributed tree leaf canopy as viewed from above. The applicant has not addressed these three requirements.
8. The required permit from MEDEP pursuant to 38 M.R.S.A. Section 480-C. A person performing any of the following activities shall require a permit from the Department of Environmental Protection pursuant to 38 M.R.S.A. section

480-C if the activity occurs in, on, over, or adjacent to any freshwater wetland, great pond, river, stream or brook and operates in such a manner that material or soil may be washed into them: Dredging, bulldozing, removing or displacing soil, sand, vegetation, or other materials; draining or otherwise dewatering; filling; or any construction or alteration of any permanent structure.

### Floodplain Ordinance

9. The fact that the project site is within the 100 year flood plain of Highland Lake/Stevens 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) 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;

### Public Utilities

10. The Applicant does not show an actual PERMIT from the wastewater superintendent for connection to the current wastewater system.
11. 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, the revised Application shows a design flow of 40 equivalent dwelling units that at 90 gallons per day per dwelling unit is 3,600 gallons per day, but this does NOT include the POOL shown on the first floor Plan A-3. This leaves 6,420 gallons of wastewater per day unaccounted for and untreated and no way to drain the pool if it needs maintenance.
12. The 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.



13. The 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.
14. 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 18,900 gallons per day, of which 10,000 gpd is already used (average flow per day through September in 2018) and the maximum flow recorded this year was 16,384 gallons per day leaving 2,516 gallons capacity for wastewater treatment. This is less than the 3,600 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.**
15. At the Selectboard's public meeting for a revised NPDES permit for Dodge Field, technical issues were brought up including flow and current treatment data that indicate that there is insufficient capacity at the Dodge Field subsurface disposal site. The technical memorandum is appended.

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 disposal field has no good solution and makes the Town vulnerable to violations of the existing MEDEP permit.

Sincerely,

Catherine S. DiPietro, P.E.  
77 South High Street

December 11, 2018

To: Town Manager and Select Board

From: Catherine DiPietro

Re: Proposed Increase in Discharge to Dodge Field

I believe that there are both technical and public relations issues that make this NPDES application unwise. The technical issues are outlined below.

The April 19, 2018 renewal of the MEDEP waste discharge license permitted discharge of 30,800 gallons a day between the two separate wastewater discharge fields (Dodge and Lower Ballfield). It mandated a wastewater treatment plant operator which the Town has hired, and reporting of the average weekly flow to each wastewater discharge site every month.

The permitted flow to each field as well as the actual reported flows through October of this year are presented below.

	Wayside	Lower BallField
Permit, GPD	18,900	12,670
Date		
1/2/18	10,859	11,237
1/9/18	11,994	12,223
1/16/18	16,384	14,051
1/25/18	13,930	13,176
2/6/18	13,467	12,448
2/13/18	12,250	12,575
2/21/18	13,654	13,113
2/27/18	13,763	14,749
3/6/18	11,308	12,708
3/13/18	11,568	13,441
3/21/18	12,448	13,941
3/27/18	12,133	13,063
4/4/18	11,337	13,960
4/10/18	11,621	14,554
4/17/18	12,621	15,094
4/24/18	12,872	16,632
5/1/18	9,912	12,774
5/8/18	5,100	13,830
5/15/18	8,716	13,878



5/23/18	8,679	10,979
5/30/18	7,348	12,327
6/5/18	3,847	11,855
6/12/18	7,238	11,406
6/19/18	6,243	10,778
6/26/18	7,362	10,772
7/3/18	No Data	No Data
7/10/18	No Data	No Data
7/17/18	5,949	7,605
7/24/17	8,399	12,481
7/31/18	9,319	9,602
8/7/18	8,630	10,148
8/14/18	9,140	9,785
8/21/18	8,439	9,594
8/28/18	9,458	9,894
9/4/18	8,309	9,329
9/12/18	9,236	7,025
9/19/18	12,606	10,495
9/25/18	10,333	8,655

As can be seen by the data in red, the Lower Ballfield system is the one that is currently over the permitted flow limit, not Dodge Field.

In August of this year, the Town, the Town Engineer and the MEDEP (August 17, 2018 letter from W&C to MEDEP), discuss the desire for a license increase for LOWER BALLFIELD to its former capacity of 21, F462 gallons per day. The letter from the TOWN ENGINEER to MEDEP reviews the capacity of both disposal areas and states

"It appears from this increase from the original designed combined capacity of 32,235 was due to the increased capacity of each bed from the original 768 gpd with the installation of the Oxypro systems. It appears that this was essentially changed in the Dodge Field calculation that adjusted the capacity to 18,900 gallons per day. IN CONCLUSION, it appears that the Dodge Field loading rate and capacity is APPROPRIATE based on the soils, hydraulic loading, and strength of waste due to the OxyPro pretreatment system performance."

Finally, the Table in the same letter provides data with regard to total suspended solids (TSS) and biological oxygen demand (BOD5) removal through the Oxypro units for both Lower Ballfield and Dodge Field. The Lower Ballfield achieved greater than 90% removal of both of these critical parameters while Dodge Field achieved greater than 90% of the TSS but only 71% of the BOD.

The USEPA standards for treated wastewater (40 CFR 133.102) are presented below. The following paragraphs describe the minimum level of effluent quality attainable by secondary treatment in terms of the parameters - BOD5, SS and pH. All requirements for each parameter shall be achieved except as provided for in §§ 133.103 and 133.105.

(a)BOD5.

(1) The 30-day average shall not exceed 30 mg/l.

(2) The 7-day average shall not exceed 45 mg/l.

(3) The 30-day average percent removal shall not be less than 85 percent.

The Dodge Field oxypro effluent was unable to achieve ANY of the above requirements in the samples collected for the August letter. Treatment efficiency typically goes down as the water temperatures cool and the microbes growth rate diminishes. Thus, it is likely that the Dodge Field BOD removal is less now than it was when the samples were collected prior to the August letter.

In short, there are no good TECHNICAL reasons while the Town should be pursuing an increase to the loading capacity to the Dodge Field.

Which brings us to the public relations issue.

So why exactly is the Town asking to increase the loading capacity of Dodge Field?

The Town campaigned hard to get voter approval of a totally new system in November and was ultimately successful. In all of the mailings, presentations, publications and official announcements from the Town, the existing wastewater system was described as both "at capacity" and "can't be expanded". The new systems was, as you know, voted in.

What now can the Town say to voters if it appears that those statements were not true?

What could it potentially do to voter trust when the Town needs another major capital expenditure ?



## Brenda Day

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**From:** Wilbert Libbey <56highland@gmail.com>  
**Sent:** Saturday, December 8, 2018 3:28 PM  
**To:** Brenda Day  
**Cc:** Tom S; Cathy Dipietro; Perri Black  
**Subject:** Hotel Proposal

Dear Ms. Day,

I am writing to point out two concerns that I have pertaining to the Hotel Project by MEH. I hope these concerns can be entered into the recorded notes of the up coming Planning Board meeting.

Colin Holme wrote in the last LEA News Letter that he is concerned that Maine DEP is not checking projects to see if they meet state stormwater standards. Colin writes: "DEP role in permitting review is to assure that professionals are using the correct procedures and formats in the application, and not to check to see if the application meets any other engineering or design standards. This news is particularly alarming since local town planning boards rely heavily and sometimes exclusively on the DEP's review of large projects. Until this problem is addressed, town review boards should require third- party review of stormwater plans to make sure they comply with current standards". I would also add that the cost of this third party should be paid by the developer, in this case MEH.

My second concern pertains to the porous asphalt that MEH plans on using in the parking lots. When I was the "clerk of the works" for the Bridgton Public Library parking lot, this material was considered as a possible surface for the new parking lot. Tom Peters of Peters Construction who did the parking lot, Jim Kidder of our Public Works and Colin Holme all discouraged us from using this product. It has to do with our northern location and the fact we use a great deal of sand, salt and calcium on our asphalt surfaces in the winter. I will quote the Minnesota Department of Transportation: "Porous pavements eventually clog with dirt and organic debris, reducing permeability advantages. Vacuuming and other cleaning methods employed to maintain the surface are absolutely critical to the success of the product. Toxic spills (example: motor oil) would have a more direct path to groundwater through porous pavements, in such incidents, pavements may have to be removed to address the problem. Deicers also drain directly through porous pavements. Finally, porous pavements often provide less strength and shorter life spans than standard dense-graded mixes". MEH would be tasked to maintain the porous nature of this asphalt material forever. I am assuming MEH is using this material to allow for fewer storm drains, which would lower their overall costs? We must remember Stevens Brook is already in a high risk situation and we can not let the all mighty dollar dictate what is best for the environment.

My belief that the Planning Board's role is to be sure that a developer meets the existing rules/standards. These rules/standards the board has determined will allow Bridgton to grow with environmentally safe and harmonious development. The Board should not feel any obligation to help the developer. It is *incumbent on the developer* to meet these rules/standards. The Board's decision concerning this project will affect the character of Bridgton forever!

Thank you for your time.

Sincerely,

Wilbert E. Libbey

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 usage 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



May 1, 2017

To: Bridgton Planning Board

From: Catherine DiPietro, Bridgton Resident

I had a conversation on Friday afternoon (April 27, 2018) with Mr. Fred Gallant of MEDEP. Mr. Gallant has been working with the Town for the past 13 on the existing wastewater disposal systems (Dodge Field and Lower Ball Field). He said that Bridgton technically has a subsurface wastewater disposal system, even though it is augmented by OxyPro treatment units, so the treatment parameters of Total suspended solids (TSS) and biological oxygen demand (BOD5) do not apply, treatment capacity is judged purely on hydraulic capacity and soil conditions.

I told him that the Hotel had requested 10,020 gallons a day from the Water District and that they were proposed for the Dodge Field wastewater disposal. He answered that he could not stop Bridgton from making a decision that would MORE than allocate all the remaining capacity of the Dodge Field during dry weather but that it would NOT be a wise decision.

Estimated current use for Dodge Field	8,450 gallons per day
Licensed Flow	18, 134 gallons per day
Flow from Hotel Bridgton	10,020 gallons per day per letter from Bridgton Water District

New flow  $8,450 + 10,020 = 18,470$  gallons per day exceeds permitted flow of 18, 134 gallons per day.

In addition, he informed me that both fields exceed permitted flows during wet weather conditions because of leaks and breaches in the existing collection system. Wet weather consists of typical rain events - 1 inch in 24 hours or rain with snow melt. The Town is aware of this.

## Brenda Day

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**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](mailto:jgoodchild@tpsgroup.com)

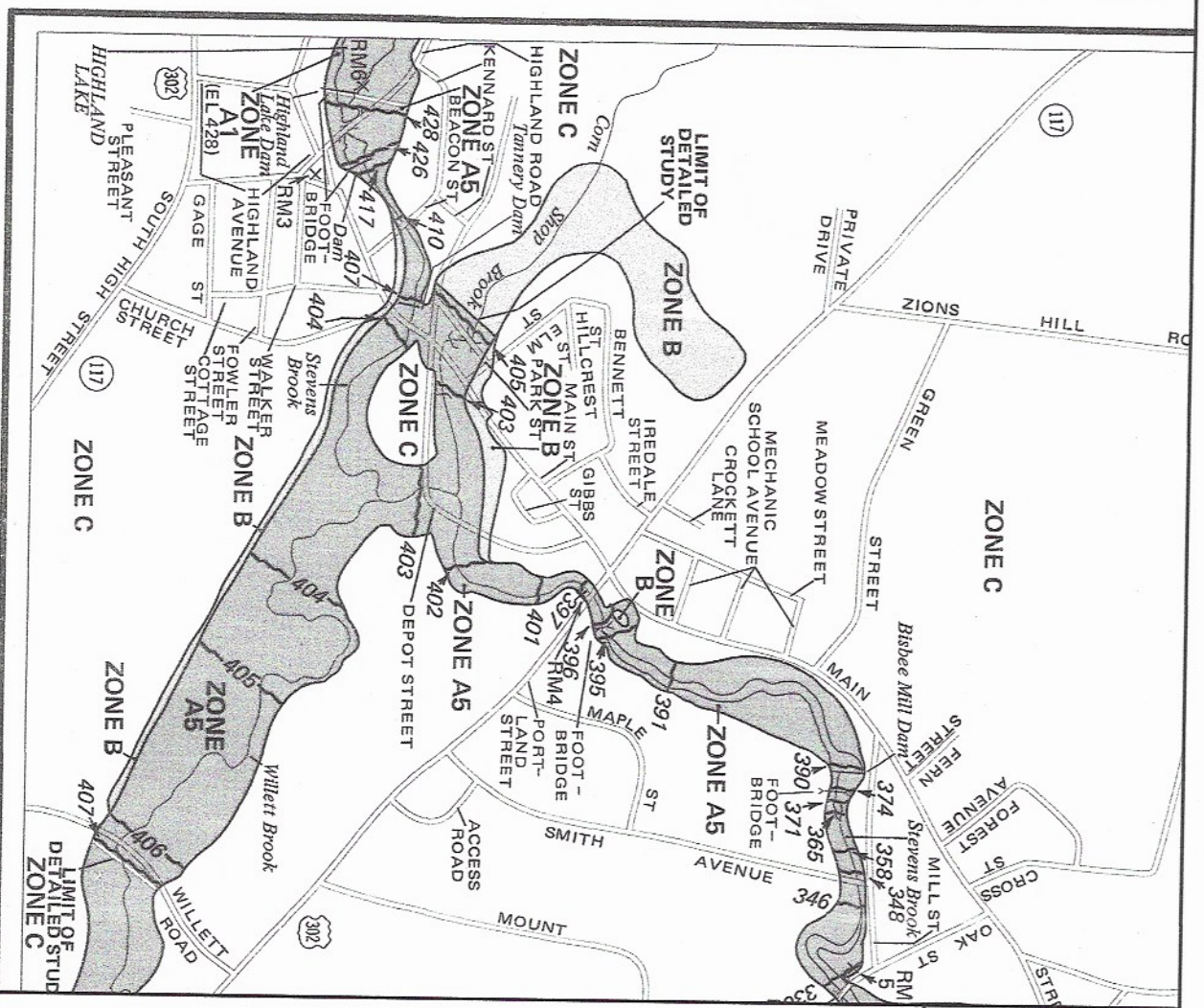
**TPS Group – The Pension Service of Northern New England**

Main Tel 207-887-2184 | Fax 207-854-1305



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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.msc.fema.gov](http://www.msc.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 Microtel 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

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**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

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**From:** Marita Wiser <maritawiser@gmail.com>  
**Sent:** Tuesday, March 27, 2018 4:30 PM  
**To:** info@maineeco-homes.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.

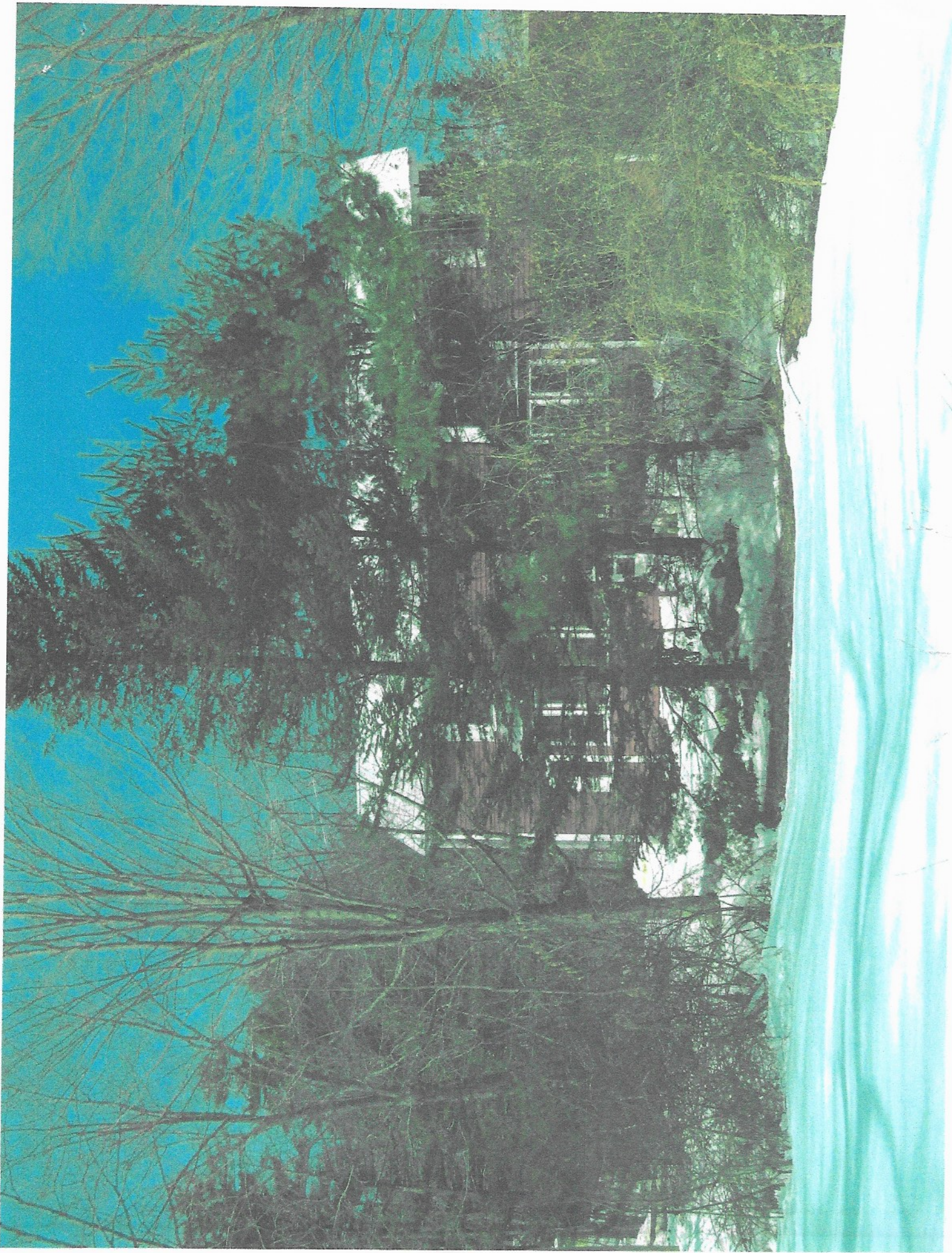
Thanks for your willingness to work with the neighbors.

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

Best regards,  
Marita Wiser













## **Brenda Day**

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**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](mailto: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](mailto: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

C: 207-441-8544

E: [justin@mainecohomes.com](mailto:justin@mainecohomes.com)

W: [www.mainecohomes.com](http://www.mainecohomes.com)

## Brenda Day

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**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](mailto: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

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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 22<sup>nd</sup> 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*  
*[Signature]*

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