

Brenda Day

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 steams 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

Brenda Day

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
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)

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.