

Brenda Day

From: Wilbert Libbey <56highland@gmail.com>
Sent: Tuesday, January 8, 2019 11:28 AM
To: bnewseditor
Cc: Brenda Day
Subject: Hotel Bridgton

To the Editor:

A major controversy for the Town of Bridgton the last 12 months has been the Hotel Bridgton project. I have observed the various parties at each of the public meetings. My first thought is to question the competency of Mr. McIver's engineer? Is he trying to deceive the Planning Board, or is he simply incompetent? The number of errors or oversights seem to give way to a pattern that indicates his attention to details is severely lacking for someone who uses the title of "Engineer". Now the question begs, is he being directed by Mr. McIver? If this is the case, then he lacks professional character. That might be a more serious flaw than incompetence. I have observed many presentations to the Planning Board by other engineers concerning other projects and I have never witnessed the problems that are occurring with this project.

My second thought, if this poorly designed project passes the Planning Board criteria, the Town of Bridgton, the people of this town will be stuck with the result. Buildings that are poorly designed set on a site that is inadequate to support the use. The negative impact on our traffic, shoreline quality, and water usage/discharge will effect the town forever. There is no do-over or going back when it comes to development.

Sincerely,

Wilbert E. Libbey

Perri Black letter to the editor, The Bridgton News, Jan. 17, 2019 issue

To The Editor:

In his Letter to the Editor in *The Bridgton News*, Jan. 10, 2019, Mr. Libbey rightfully questioned the professionalism of the Licensed Engineer representing the Hotel Bridgton applicant after the engineer acknowledged missing the fact that the parcel of land for the Hotel Bridgton project that was acquired from the town is in the Stream Protection District, according to the Shoreland Zoning Ordinance. This is clearly shown in yellow on the large-scale map in the town Code Enforcement Officer's office. This major blunder and the engineer's feeble excuse for the oversight (the map downloaded from the town website was too small) should have ended the Planning Board's review of this application. It should also be reported to the Maine State Board of Licensure for Professional Engineers.

If it was only this one oversight, and the engineer was to provide a proper *mea culpa*, the Board of Licensure might forgive the mistake. However, a member of the public attempted to point out to the Planning Board Chairman — after the Chairman allowed the applicant to redesign, reposition, and “slightly tweak” the principle structure (hotel building) and move it out of the Stream Protection District — that there are numerous other serious, “show stopping” infractions in the application that have been blatantly overlooked by the applicant, his engineer, and team of “professionals.” The project engineer also stated that “conferring with the town Code Enforcement Officer we thought we had it [the project] properly mapped in the General Development district.” So — is the engineer suggesting that the Town Code Enforcement Officer misinformed him, or that the CEO also missed the Stream Protection District designation on the huge, high-resolution map on his office wall? Who is the incompetent party?

The applicant's engineer should be reminded: the Maine Board of Licensure for Professional Engineers Rule 02-322 Chapter 4: Code of Ethics states in Section 2: Obligation to Society, Part 1 — “In the performance of their services for clients, employers and customers, Licensees shall be cognizant that their first and foremost responsibility is to the public welfare.” Part 5 also states, “Licensees shall express a professional opinion publicly only when it is founded upon an adequate knowledge of the facts and a competent evaluation of the subject matter.”

Something is not right here...

Hopefully the Planning Board will vote to deny this application based on Shoreland Zoning oversights, rather than assign additional "homework" and give the applicant yet another chance to get it right. How many times does this team of "professionals" get to redo their “homework” before they are given a failing grade?

Perri Black

Sweden and Bridgton