

**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@gwi.net  
**Subject:** Hotel Bridgton Proposal concerns, Doug Oakley - Bridgton

April 25, 2018

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

CC: [dscollins@gwi.net](mailto:dscollins@gwi.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



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:** Perri Black <perrilb@gmail.com>  
**Sent:** Wednesday, April 25, 2018 10:36 AM  
**To:** bday@bridgtonmaine.org  
**Subject:** Hotel Bridgton Traffic

To the Planning Board:

First of all, let me reiterate:

Based on observations, conversations, and information gleaned from a wide variety of sources, no one is against economic growth in Bridgton. No one is against developing the Saunders Mill property. And no one is against having a hotel/conference center in Bridgton.

The problem is that the proposed Hotel Bridgton project as it currently stands is grossly inappropriate for the site of the former Saunders Mill on Bacon Street. Hotels are 24-hour commercial activities that are not compatible with residential neighborhoods. I was willing, in the spirit of civility, to give the developer, Justin McIver, the benefit of the doubt to show some common sense and aesthetic sensitivity, but as I learn more about the project and Mr. McIver, that benefit is eroding.

Others have written, and will continue to write, about various issues related to the proposed hotel - I will not rehash what they have said. However, I will say that, contrary to Mr. McIver's inordinately effusive report on his project in the March 29 issue of *The Bridgton News*, I do not know, nor have I heard of anyone who is "happy," "relieved," "pleased," "reassured," or expressed "a great deal of approval" about any aspect of this project. In fact, I hear quite the opposite. In addition, comments from the LEA and a water supply expert indicate that the "ecologically-minded manner in which the Hotel is being designed" is rather questionable.

Mr. McIver claims that "Hotel Bridgton will, in theory, have a minimal effect on the day-to-day traffic in the area." He also claims that he has "no plans whatsoever to...in any way impact Kennard Street." **This cannot possibly be true.** The proposed hotel has 68 rooms and 87 parking spaces (and he admits 10 of those parking spaces are extra). Based on what "theory" can this be described as having a "minimal effect" on anything? (Not to mention the detrimental environmental effects imposed by asphalt parking lots). The proposed project would produce a great deal more light and noise pollution (e.g. around the clock 'security lights' and car doors slamming); drastically increased automobile traffic; and significantly more human activity in a quiet, residential neighborhood. Most importantly, all these issues will affect the area **24 hours a day, 365 days a year.**

When it was operating, the F.P. Saunders Mill started work at 8 a.m. and ended at 4 p.m. (according to one letter to the Planning Board). I also assume the mill was closed on the weekends and holidays. Western Maine Dance and Gymnastics, which currently occupies the mill building, only has classes in the afternoons and evenings and



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



“feasible” does not make it right. As another guest columnist in *The Bridgton News* pointed out, “if [Mr. McIver] cannot make a profit on a structure more suitable for this location, it is a strong indication that this is the wrong location.”

The proposed Hotel Bridgton project is much better suited to one of Mr. McIver’s properties coming in to town along Route 302. The road there can handle traffic and potential traffic lights better, more space is available for expansive structures and parking lots, and the 24-hour noise, light, and traffic won’t disrupt so many lives. Mr. McIver has other projects that would be much more appropriate for the Saunders Mill site.

If the hotel is built further out of the center of town there is also the potential to develop a unique shuttle bus service that could serve as a model for towns all across the state. It could reduce downtown automobile traffic and the need for extra parking; improve downtown walkability for shoppers, diners, moviegoers, and residents; offer a pick-up and delivery service; and provide a number of jobs for local people. I am surprised Bridgton’s so-called Young Entrepreneurs have not considered this. (I am willing to share my ideas and my consulting fee is reasonable).

In conclusion, a complex such as the proposed Hotel Bridgton project would probably be good for Bridgton’s economy, but only if it is built in the right location and designed to be compatible with its surroundings. That Mr. McIver is adamant about pursuing this project so inappropriate for the former Saunders Mill site, makes me wonder about his real motivations.

Perri Black  
Bridgton

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



# 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.)



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 versus 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 cursive script, appearing to read "Colin Holme".

Colin Holme  
Executive Director

CC: Justin McIver, MEH



## Brenda Day

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**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

## Board of Trustees

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Re: Hotel Design Proposal

Dear Justin;

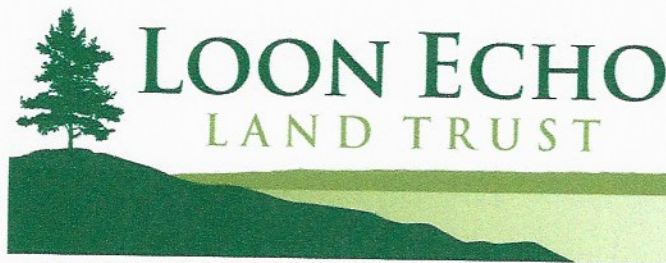
I appreciated the opportunity to meet with you a couple weeks ago to discuss your plans for a downtown Bridgton hotel. You desire to build a hotel with an architectural style that will blend harmoniously with the surrounding neighborhood. Our discussion included reviewing architectural examples from 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.

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.

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.

Sincerely,

Martha J. Cummings  
Museum Director - Curator



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,

A handwritten signature in black ink that reads "Thom".

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

## Brenda 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



## 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.



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## 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.



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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 ABSOLUETLY HARM Bridgton if this proposal is approved. Thank you for passing it on to the appropriate people.

Gail Burfeind  
2007 Fairland Avenue  
Bethlehem, Pa 18018

717-379-0926



## Brenda Day

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**From:** tami prescott <piddersmom1990@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

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**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@gwi.net](mailto:dscollins@gwi.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

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**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.

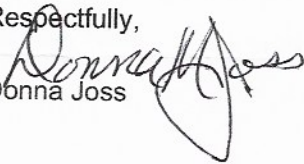
As a health care professional, I am well aware of the serious health effects of gentrification. Stress-related and economically induced physical and psychological illnesses including hypertension, depression, drug use and alcoholism, family disruption, and dislocation are only a few of the classic short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





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

## 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)

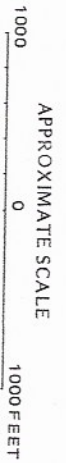
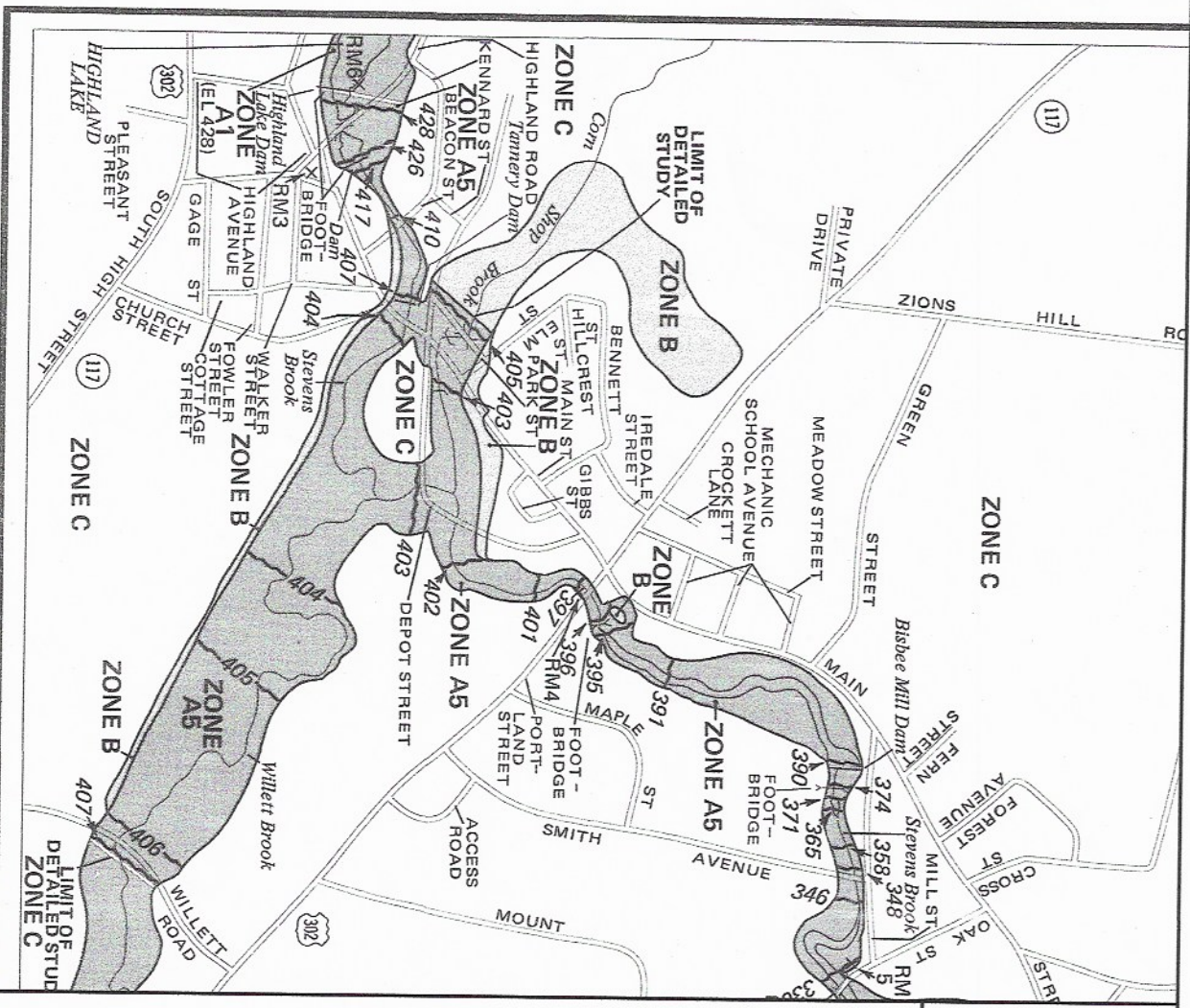
**TPS Group – The Pension Service of Northern New England**

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



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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 Ch-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)

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

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

TO THE PLANNING BOARD:

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

1) The applicant has stated in the Bridgton News of March 29, 2018 that he will make significant changes to what has been proposed. First he has stated that it will be nothing like the Windham 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