

Brenda Day

From: Christine Erikson <chris26ink@gmail.com>
Sent: Monday, January 28, 2019 1:47 PM
To: Brenda Day
Subject: Model of Kennard St. neighborhood

Hi Brenda,

I wanted to give you a heads up about the 3 dimensional model of the Kennard St. neighborhood that I have constructed. My husband ran into Steve Collins at Hannaford and Steve suggested that I bring the model to you. It is rather large at 40" x 48" and is on a board so it can't be rolled up - and there are 2 removable sections (the Saunders Mill and the Hotel Bridgton) which are also on mat board. I think you will need a separate table for it.

I want to include some notes on the way the model was made so that you and the Planning Board can be assured that the buildings are accurate - I hope that you will pass this information along to them.

For the buildings:

- As you know, the website of 'John O'Donnell and Associates' has a scaled drawing of all of the buildings in Bridgton which is where I got the footprint dimensions for all of the Kennard St. houses, the Saunders Mill, two Highland Rd. properties and three Main St. properties. To construct each 3 dimensional building I used this information along with photography, Google Street Views and my best educated guess to get the heights (elevations). I used the height from 'ground level' for all of the structures. My 'educated guess' comes from a history that includes architecture:

- I am a Freelance Illustrator and have illustrated 168 books, many of these involving architecture for the publisher The Taunton Press.
- I have designed and drawn the floorplans and elevations for 10 houses in the area.
- I have worked as an Assistant to a General Contractor and worked on the construction crew as well.
- My work often includes working 'to scale' and usually involves envisioning information and conveying it in a clear visual way for the layperson to understand. The Planning Board may recall the floorplans and site plans that I did for B&B Cultivation out on Burnham Road.

- For all of the structures I used their basic shape or volume. I did not include porches, decks, eaves or any details. When a dormer was part of the basic shape of the house I included it when it was just a single dormer I did not.

- To make the model of Hotel Bridgton I used the dimensions on the floorplans and elevations provided by Terradyn Consultants.

- All of the buildings are made to a 1" = 20' scale and I am providing some small rulers in the 1" = 20' scale in case anyone wants to double check any of the dimensions of the buildings.

For the map:

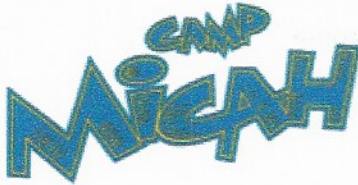
- From the O'Donnell website I also got the Tax Maps for the town of Bridgton (maps 22 and 23). I placed the maps into Adobe Illustrator on my computer and scaled them up to 1" = 20'. You are probably aware that the Tax Maps are not super accurate, so I would consider this to be a 'general guide' to show the proximity of the buildings to one another, the brook, town property, etc. For the site plan/parking area of Hotel Bridgton I took an iPhone photo of the latest plans at the Town Office and scaled it to 1" = 20'. The Hotel Bridgton site plan and the Tax Map lot do not align perfectly, but I thought it was important to show the parking area along with the hotel structure even though I had to skew the parking lot slightly to make it fit. I made the map as accurate as possible given what I had to work with.

I have heard that the meeting has been postponed until Wed. I am not sure exactly when I will be delivering it since I haven't quite finished it yet and with the storm tomorrow I think it will be Wed. - I will let you know beforehand. If any of the Planning Board members would like to come to my house to see it in advance they would be welcome - it is mostly complete with all of the structures made and just some finishing touches and gluing to go.

I hope this model provides the Planning Board what they need to make an informed decision about the scale of the Hotel Bridgton project. The beautiful thing about a scale model is that it represents what exists (or would exist), a miniature version of reality without any distortions due to perspective or camera lens.

If possible I would like the model returned to me when you are through with it.

Thank you,
Christine Erikson
chris26ink@gmail.com
207-647-0903



Where the Sun and Kids Shine!

February 8, 2019

Dear Bridgton Planning Board Members,

I am writing this letter in support of the Hotel development being proposed for the town of Bridgton. I would have liked to be there for the meeting in person but other business obligations got in the way.

As a business owner in Bridgton for the past twenty years and as someone who worked with the board when building Camp Micah, I understand the process well and wanted to weigh in on your decision.

With careful planning, I see the hotel as an important enhancement to Bridgton's economy. We have over 400 campers who come through Micah during the summer. Two hundred and seventy have their parents visit camp in July and they all stay as close to camp as they can. For many, the only rooms they can find are in South Portland. Having our parents stay in Bridgton would definitely be a positive for them and the town's economy.

Camp Micah and the many other camps in the area also have families that tour camp every summer. Micah alone has over 50 tours and numerous visitors who do not stay at camp and need to stay in the area. We would be pleased to tell them to stay in town and see all that Bridgton has to offer. The influx of tourists in the summer months helps to sustain so many local businesses and I see the proposed hotel as revenue for them as well as all the winter businesses that are also seasonal like Shawnee Peak and others who would also benefit from having additional lodging right in Bridgton.

Hannaford's was such a wonderful addition to the town and although they are part of a large chain things have worked out well. I believe the Hotel can be integrated in the same way and will wind up being a positive for so many of the businesses in town including ours.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Mark H. Lipof", written over a horizontal line.

Mark H. Lipof, LCSW
Co-owner/Director

Winter: P.O. Box 67414, Chestnut Hill, MA 02467 • (617) 244-6540 • fax (617) 277-7108
Summer: 156 Moose Cove Lodge Road, Bridgton, ME 04009 • (207) 647-8999 • fax (207) 647-4145
www.CampMicah.com • info@campmicah.com

Brenda Day

From: Michael Tadema-Wielandt <mtw@terradyconsultants.com>
Sent: Monday, February 11, 2019 9:08 AM
To: Brenda Day
Cc: 'Justin Mclver'; Alyssa C. Tibbetts
Subject: Micah Planning Board letter 2-19.tif

Hi Brenda,

The letter below was provided by Camp Micah in support of the Hotel Bridgton project. Please make this available to the Planning Board members and include in the project file.

Thanks,
Mike

Michael E. Tadema-Wielandt, P.E.
Vice President / Civil Engineer

Terradyn Consultants LLC
565 Congress Street, Suite 201
Portland, ME 04101
(207) 632-9010
mtw@terradyconsultants.com
www.terradyconsultants.com

Brenda Day

From: Christine Erikson <chris26ink@gmail.com>
Sent: Tuesday, February 5, 2019 3:33 PM
To: Brenda Day
Subject: Scale model
Attachments: MEHfinal.pdf

Hi Brenda - would you please forward this to the Planning Board - thanks so much - Christine

To the Planning Board,

I am the person that constructed the model that was presented by the Save Kennard St. group on 1/30/19. Since I did not attend the hearing, I was interested what MEH had created for a model and a friend sent me some photos. A couple of things jumped out at me immediately. I suppose that I am in a unique position - having spent many hours drafting, cutting, folding and generally just handling the shapes of each building that I made - and therefore I probably have a keener sense of the scale of the buildings compared to someone who has just glanced at them for the first time.

First, I noticed that Susan Hatch's house (on the corner of Kennard and Highland Rd.) looked too big on the MEH model, and then I thought the Chalmers NAHGA building looked too big as well. This sparked my curiosity enough to take the photo and scale it up. Using the Hotel as my benchmark, I adjusted the photo of the MEH model so that the 161' length of the Hotel matched my scale of 1" = 20'. Then I made orange shapes representing the actual footprints of those two buildings and placed them on top of the photo. I did find that the buildings in the MEH model were off by what I would consider to be a significant amount.

Before I go further, I will say that when using a photo there can be distortions - and that I am presenting my findings to you in the hope that you will check the measurements of some the buildings of the MEH model using the scale to which the model was constructed. An architectural massing model is the best way to communicate spatial relationships of buildings. Accuracy is imperative so that you can assess the comparative sizes - I do have some question about that with the MEH model - and, in the spirit of civic duty, I am saying this so that you can make your decision about this project with the best information available.

I proceeded to make scaled footprints of other buildings in the area - the other Chalmers building, Chuck Renneker's gold colored building, Craftworks and the green building next to it - and found all to be constructed significantly larger than they should be, thus making the Hotel look smaller in comparison. Since I was looking at buildings near the Hotel site I wondered if all of the buildings in the model were too large - so I checked out Reny's and the Magic Lantern - and I found those to be quite accurate. (The MEH model shows the porch around the Magic Lantern which I did not include).

I went to the Town Office yesterday to see the model in person. I asked several people if they knew what the scale of the MEH model was and they didn't. I had brought a couple of scale rulers with me and found that a .5millimeter = 1' scale would work (using the Hotel as my benchmark). I measured several of the buildings in question and they corroborated what I had found in the photo. I will attach the photo with the with the scaled footprints (in orange) of the buildings so that you can compare. To give a few examples:

- For the Chalmers NAHGA building the MEH model shows it at 80' x 44' = 3520sq'. It is actually 72' x 34' = 2448sq' (see my orange rectangle).

- For the front portion of Mr. Renneker's building the MEH model shows it at 56' x 24' = 1344sq'. It is actually 40' x 20' = 800sq'.

- For Susan Hatch's house the MEH model shows it at 28' x 30' = 840sq' (not including porch). It is actually 27' x 22' = 594sq'.

Please take a look at the photo attachment where you can see how those I mentioned and others compare to the footprints that I got from the John O'Donnell website.

One final note - when I was gluing down the Hotel I realized that the connector between the Hotel and the Conference Center was different (in size and shape) on the new Site Plan compared to the First Floor Plan (which is where the dimensions are and what I used to construct the buildings). I suspect the applicant has not had time to update these yet. Robbie Baker and Brenda Day helped me find the most current data and in some of the written materials it says that the size of the Hotel has stayed the same and the size of the Conference Center has been slightly reduced. Without the new dimensions I can't say for sure but it does appear that the Conference Center in my model is slightly too large and the connector is slightly too small.

Thank you for your time,
Christine Erikson





To Whom It May Concern:

RE: Paula Faye Rubinow

Once Paula Faye Rubinow has established a business account showing sufficient funds, we do not require an approval from the zoning board before she begins the business proposal to the town.

Sincerely,

A handwritten signature in black ink that reads 'Victorya M Gavett'.

Victorya M Gavett
Personal Banker
1 Harrison Rd
Bridgton, ME 04009
Tel: (207) 647-3344 ext. 1240
Direct: (207) 393-3633
Fax: (207) 647-3524
VGavett@norwaysavingsbank.com

To Whom It May Concern:

RE: Application for Downtown Hotel/Conference Center

Feb. 22, 2019

This letter is in response to a statement given by Mr Mciver at one of the public meetings about the application for a Hotel/Conference Center in Bridgton, ME.

When questioned about providing documentation from his Bank stating that there were sufficient funds for this project, his response was that he did have the funds but the Bank would not give him that letter until he got approval for this project from the Town.

I went into the same Bank he stated told him this, Norway Savings and asked if I needed approval from the Town before they would give me a letter confirming that I have sufficient funds for a similar project. The included letter clearly shows that the Bank can provide a letter confirming funds and requires no approval from the Town in order to do so.

Sincerely,

Paula Rubinow

A handwritten signature in black ink that reads "Paula Rubinow". The signature is written in a cursive style with a large, looping initial "P".

8 Cottage Street Bridgton ME, 04009

Brenda Day

From: Justin Mclver <justin@mainecohomes.com>
Sent: Sunday, February 17, 2019 7:33 AM
To: Justin Mclver
Subject: Fwd: hotel - lodging

Justin Mclver
Owner
Main Eco Homes
175 Portland Rd.
Bridgton, ME 04009

Office: (207) 647-3883
Cell: (207) 441-8544
Email: justin@mainecohomes.com



Begin forwarded message:

From: Jim Chalmers <jchalmers@chalmersinsurancegroup.com>
Date: February 15, 2019 at 3:31:02 PM EST
To: "justin@mainecohomes.com" <justin@mainecohomes.com>
Subject: hotel - lodging

Justin, see below. This is another reason you need to stay and course and make the hotel happen. The ACA is the American Camping Association. They visit different states and next year will be in ME. The owners, as you can see, will be staying in Portland and Windham area because of lack of accommodations in the Bridgton area. I did recommend The Noble House, Black Bear Inn, Tarry A while and Highland Lake Resort, amongst others but most want a hotel option for 2-3 nights.

James B. Chalmers, CIC
4th Generation Owner

Youth Summer Camp
Business – Personal – Benefits

☎ 800-360-3000 | 📠 207-647-3003
100 Main St. Bridgton, ME 04009

Locations in ME & NH



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From: Ron Hall [<mailto:camps@mainecamps.org>]
Sent: Friday, February 15, 2019 2:33 PM
To: Jim Chalmers
Subject: hotel - lodging

Jim,
When will that new hotel be finished in Bridgton
ACA is planning a tour of some Maine camps and is looking for good+ hotels for camp owners and directors
Some will stay at Marriott in South Portland some are staying at Microtel in Windham I'm helping the research locations - thoughts on Highland lake resort?
Thanks
Ron

Ron Hall
Executive Director
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A membership association for Maine youth camps
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