

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
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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

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