

## **BRIDGTON PLANNING BOARD MINUTES**

**Downstairs meeting Rm**

**December 18, 2018**

**6:00pm-9:00pm**

The Bridgton Planning Board was called to order at 6:00p.m. by Steve Collins, Chair. Those in attendance were: Steve Collins, Chair; Deb Brusini, Vice Chair; Kenneth Gibbs; Dee Miller, Catherine Pinkham; Diane Paul, Alternate and Doug Oakley, Alternate.

Administration present: Brenda Day, Secretary; Robert Baker, Code Enforcement Officer.

### **The Pledge of Allegiance**

**Appoint Alternate(s) to vote in place of any absent regular member(s), if necessary.**

No Alternates appointed.

**Approval of Minutes:** none

### **Public Hearing- Hotel Bridgton**

Saunders Mills, LLC

12 Bacon St. Map 22 lot 85, 86, 70

Presented by Michael E. Tadema-Wielandt, Terradyn Consultants, LLC

### **Old Business:**

None

### **New Business:**

None

**Approved Applications** as per Bridgton Site Plan Review Ordinance 4.A.1

None

### **Topics of discussion**

1. Other

**Adjourn: Deb moved** Ken 2<sup>nd</sup>. At 9:02p.m. 5 approved 0 opposed.

Respectfully Submitted,

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Brenda Day, Administrative Assistant  
Town of Bridgton

Bridgton Planning Board

# 12-18-2019 BPB Audio Only.wav

 Tue, 01/29 12:36PM  193:00

## SUMMARY KEYWORDS

area, building, ordinance, shoreline, site, plan, feet, hotel, foot setback, proposed, question, structures, applicant, district, stream, applicable, setback, development, zoning, zone

## SPEAKERS

Susan Hatch, Doug Oakley, David Lourie, Justin McIver, Cathy Dipetro, Cathy Pinkham, brenda day, Dee Miller, Deb Brusini, Ken Murphy, Mike E. Tadema-Wielandt, Steve Collins, Diane Paul, Ken Gibbs, Rob Baker



Steve Collins 00:00

Sorry about the delay. There was a little mix up with the TV filming. And I want to make sure that we have every minute of these meetings on record for everybody's review. The next order of business is appoint alternatives to vote in place of any regular member if necessary. We had the full board for the opening of this hearing last Wednesday and Mr. Gibbs has been detained for a few minutes. So I propose to have him remain as the voting regular. The only thing we'll do before he gets here, I think is procedural anyhow, certainly no votes. So if there's no objection, that's what we'll do about the Constitution of the board tonight. fourth item of businesses approval of minutes, there are none before us. So that brings us to item five, which is the real business of the evening. The continuance of the public hearing on Hotel Bridgton Saunders Mill, LLC, 12, Bacon Street map, lots, 85, 86 and 70 for a hotel, it's represented by Michael Tadema-Wielandt of paradigm consultants, its continued from December 12, 2018, I'll call for motion that we remove it from the table and and reopen the hearing. Ms. Miller so moves. Ms. Pinkham seconds. Discussion of the motion to take it from the table. Hearing none. All in favor signify by raising your hand. Let the record show four to nothing to reopen. Now, we have several steps to go through Before we get to a decision on this application. We went through the applicants presentation and the public's response to the 27 elements of the site plan review ordinance. The planning board has its chance to pose it evidentiary of seeking questions and we need to get through that. This is associated with shoreline regions, and according

to the site plan review ordinance that links us into this shore land zoning ordinance. So we need to get through that. And I propose that we do it in the same format that we did with the site plan review ordinance. which is asked the applicant to go through the elements of burdening the applicant to prove, have public input against shoreland elements and then followed by the board. Before we do that, I want to take up a very salient question which we ended the hearing a week ago. I did some layout work on the plot plan and I thought that I found an incursion of the building into the shore Land of the stream protection district of the shoreline zoning ordinance. That was a very alarming discovery, if it was accurate. Because, we do not have the authority to grant waivers or variances from the terms of the shoreline zoning ordinance. So if that incursion into the stream protection district did exist, that was a showstopper and because we can't remedy it no matter what are the board's feelings might be positive or negative. So that's why I tasked the applicant to take a look to see whether he was an agreement with my reading and to come back and tell us where he stands with the matter. I propose that we look at it very roughly and see if he thinks he's cured the problem or there is not a problem. if we're temporarily satisfied by that then we'll put it on the table and wait until we get to shore land zoning. if we don't I think we need to settle the question now because as I say I considered a showstopper. Does that that seem reasonable? Applicant Would you please tell us all where you stand on this.



Mike E. Tadema-Wielandt 04:47

Hi Good evening Mr. Chairman members of the board thanks for having us back so quickly. I am Mike Tadema-Wielandt of Terradyn consultants here on behalf of the applicant Justin McIver who is here with me and Mr. Chairman, your point is well taken. it was recently discovered or recently brought to our attention that in fact a portion of the project site is in the stream protection district of the shoreline zone. While the remainder of it is in the general development district We didn't catch this because the Shoreland zone map we're working off was printed on an eight and a half by 11 sheet made available on the town's website and in conferring with the town code enforcement officer we thought we had it properly mapped in the in the general development district that said



05:55

we have



Mike E. Tadema-Wielandt 05:57

we have done our research into the issue and what you see on the screen now is a an

existing conditions aerial photograph in yellow. If you can see this boundary. This is the the overall project site boundary. The the majority of the site that includes the mill development is in fact in the general development district with that area within 75 feet of the stream. So this sort of dark dashed line here represents a 75 foot set back off the stream. So this area in here is within the general development district to the shoreline zone. This parcel here outlined and Mr. Chair This is the property line that you asked us to show on the plan. This was a separate parcel and this parcel is maps in the stream protection district. Again it's the area within 75 feet of the stream so again it's this area in here is stream protection district. Here is the proposed development the plans that we previously submitted back in October I believe. This is the plan you saw last week with with one edition and that edition is well two additions one of the additions is the this property line that I spoke about and the other one is the 75 foot set back off the stream which is the shoreline zone and there's a there's sort of a white hatch or a solid white shading within the shoreline zone Now talk about setbacks as we can as we get into the standards, but the setback reject, if I may, this is exactly what I had seen in my workout. I just wanted to make that remark. Great. Okay. So as I'm sure the board knows, the the setback in the stream protection district is for for structures is 75 feet. And as you mentioned, Mr. Chair, that the board no one has the ability to to reduce that setback to allow a lesser setback, that setback in the general development district is 50 feet but the board has the ability to reduce that by 50% down to 25 feet and and we will we are asking the board to do that in the general development district. There is a small triangle of the building located right here. That is in the stream protection district and it is also within the 75 foot setback. So that's the issue that you raised your correct and we just recently realized that. Its largest dimension it's about 10 feet into that 75 foot setback we have gone through the exercise of moving the building slightly moving it back and rotating it in order to to see if we could successfully get it out of that 75 foot setback while still retaining the overall design the parking in the vehicle maneuver areas and we've arrived at it is this which is I know it's not showing up very well here this is also the plan that I handed out before the meeting and so this represents a slightly tweaked building location so the building was moved to the east and rotated in a counter clockwise direction slightly and it moves the building out of the 75 foot setback in the stream protection district. We've modified the edge pavement the sidewalks in the front of the building as necessary to tie them into where the the front of the building is on this new plan and as you can see the concept holds pretty well that the rotation and the movement of the building was was slight enough that it doesn't really affect the ability to construct this parking area as well as the same vehicle movements both through the drop off area and bypassing the drop off area. so with that said we understand we need to officially resubmit this as a revised plan to the planning board but given the fact that there are very minor changes to the overall concept and the way we intend to meet the standards of the shoreline zone will not change as a result of this would we'd still like to go through the shoreline zone review standards tonight and

describe how we think we're meeting them.



Steve Collins 11:57

Comments from the board Ms. Brusini



Deb Brusini 12:01

before we even get



Steve Collins 12:05

i would like to simply ask for a judgment, do we think that this is a plausible solution to the problem? This is not the final debate or even the the beginning of getting evidence on it. But just if we think that it's reasonable to pursue to proceed tonight that will have we in the public will have the full ample opportunity to debate this to look for evidence , Ms. Brusini



Deb Brusini 12:34

Yeah, my answer is I'm not sure because there's another standard on page 21 number four of the shoreline zone that says the total footprint area of all structures, parking lots and other non vegetated surface within the shoreline zone which would be which includes the shall not exceed 20% of the lot or a portion thereof located within the shoreline zone, including land area previously developed except in the general development district were a lot covered shall not exceed 70%. So my, concern is that the splitting of this into stream protection and GD now brings in another conflict, which may also be a showstopper. So if you understand what I'm saying only 70% of the GD district now, which is now smaller can be developed. And it looks on this map to me just approximate you're at about at least around 80% of that and only 20% in the stream protection area, which you can see where the hotel is that looks very, very tight. I can't say that's 20 30 or 40. But my concern is that's another show stopper that would require significant alterations as opposed to just five feet. And so I'm It's not that I don't want to discuss the other items. I just hate to go down. If I'm correct in this I hate to go down a path that we spend a lot of time commenting on something and then you're going to end up chain have to have to change it all anyway.



Mike E. Tadema-Wielandt 14:29

Yeah, if I may, Mr. Chair. We've looked at that as one of the standards in the shoreline

zoning ordinance. We're comfortable that we meet that standard. And I'll talk about that if allowed to go through these standards.



Steve Collins 14:48

Anything further as I say if we take this solution to the incursion into the stream protection, 75 foot setback as being arguable, will put it into the discussion as we go through shoreland zoning. rather than debate the fine topics now, are you content with Mr. Wielandt?



Deb Brusini 15:14

Well, I'm not sure how we get to that. But I'm willing to



Mike E. Tadema-Wielandt 15:17

start with that. I'm happy to start with that standard. if it would make you more comfortable.



Deb Brusini 15:22

Yes.



Ken Gibbs 15:25

Yes. Now that I hear that would be very interested in how you're going to deal with the 70% on the diminished general development area? Lot. So is it possible to proceed on that?



Steve Collins 15:41

Sure. Let's let's give that a try.



Mike E. Tadema-Wielandt 16:05

Mr. Chair, would you like me to go through that standard right now,



Steve Collins 16:08

please?

M

Mike E. Tadema-Wielandt 16:08

Sure. So that is standard 15 b 4 I believe, and it reads the total footprint area of all structures. parking lots. And other non vegetated surfaces within the shoreline zone shall not exceed 20% of the lot or portion thereof located within the shoreline zone, including land area previously developed except in the general development district where lot coverage will not exceed 70%. So the way we've analyzed this is, again, we have the area within the shoreline zone in the stream protection district, this area here in white, but it's truncated at this property line. And once that building is rotated out of there, in fact, the area of structures are or non impervious area will be zero. So that's how we're meeting that standard in the stream protection district. You understand differently.

D

Deb Brusini 17:28

Yeah, ask a question about that. Is any of that area that you're saying is not impervious, been called? let me see if I get this right. was any of that lot in the storm water report counted as impervious? So in other words, can't have your cake and eat it too. kind of thing. You know what I'm saying? So what you're saying is, there's there's no impervious on there, except for the little small bit there. Right. You got a little bit of the of the porch. a little bit of this building.

M

Mike E. Tadema-Wielandt 18:12

Yeah. The remainder of this will all be vegetated.

D

Deb Brusini 18:15

So you're saying that's really undeveloped. Excuse me. You're saying that whole liaison developed? Except for that?

M

Mike E. Tadema-Wielandt 18:24

No, I'm saying it's not a structure, parking, lot of other non vegetated.

D

Deb Brusini 18:29

Alright, so I'll hold that thought when we get to. We get to storm water.

- M** Mike E. Tadema-Wielandt 18:33  
Great. And then when we look at so. So I can give you some numbers on that. So the area within the stream protection district is 15,477 square feet. And the total footprint of all structures, parking, lots and other non vegetated surfaces will be zero. What once that building is rotated out of there, which is clearly less than that 20%. within the general development District, which is this area here. Again, the standard is 70%. That total area of within the general development district is 20,864 square feet. And the total footprint of all structures, parking lots and other non vegetated surfaces is 7888 square feet, which is 38% which is less than the 70%.
- D** Deb Brusini 19:36  
I thought the general development district was I'm sorry, what? I thought the general development district was that entire block that was left over
- M** Mike E. Tadema-Wielandt 19:47  
it's the area within 75 feet of the stream.
- D** Deb Brusini 19:49  
That's the setback.
- S** Steve Collins 19:52  
that's what the the ordinance applies to.
- M** Mike E. Tadema-Wielandt 19:55  
That's the limit of the shoreline zone.
- K** Ken Gibbs 20:12  
yeah, this is a very complicated set of lots. One thing that also not being considered is that the tear down building actually belongs to another different set of regulations and ordinances that's strictly site plan according to the way that I'm reading shoreline zoning is that you cannot expand it except by amendment to the entire shoreline zoning ordinance. And as a consequence, the small lot at the upper right hand corner is not part of the general development area. So just eyeballing it, it's hard for me to see with all the



surfaces there. Of course, the parking lot pervious or impervious is a structure correct that how you're getting less than 70%.

M

Mike E. Tadema-Wielandt 21:10

So again, I'm studying the area within the general development District, which is only the area within 75 feet of Stephens. Brook. that's the limit of the Shoreland Zone.

S

Steve Collins 21:23

Yes, that's the way we've practiced this.

K

Ken Gibbs 21:50

Yeah, I'm having a little bit of difficulty. I'm sorry, maybe I can be clarified and elucidated. The general development area is a specific area in and of itself. And according to the shoreline zoning, with the overlay of any district shoreland zoning takes precedence over any other district. So as an overlay, you have to look at the entire general development area as being one set of regulations. And then the lot that was purchased to the left of the general development area where that's primarily and totally stream protection zone, and that has the 20% cover, then you have the general development area, which has 70% covered limitation, and that's a becoming a relatively small area of that you're trying to work within. Yeah, so am I wrong in

M

Mike E. Tadema-Wielandt 22:59

this charity Baker in the in the audience? Maybe he could, shed some light on this,

S

Steve Collins 23:07

Mr. Baker, if you would,

M

Mike E. Tadema-Wielandt 23:08

and just to, you know, when you look at applicability in the Shoreland zoning ordinance, it talks about all land areas within 75 feet, horizontal distance, normal, high water line of streams, so that's, that's how I

- R** Rob Baker 23:25  
can I'm not Could you come up here and just show me where your What are you talking about?
- K** Ken Gibbs 23:30  
Yeah, there are as far as I can read, there are three areas
- R** Rob Baker 23:34  
and it not in shoreline zoning correct. I think the general development the shoreline zone goes back 75 feet to the stream which is 75 the quarter by quarter inch or other surely, surely.
- K** Ken Gibbs 24:05  
Yeah. But this is the GD1
- R** Rob Baker 24:08  
appears down here in the stream. The shoreland zone once you get past 75 feet you are no longer in Shoreland Zone
- K** Ken Gibbs 24:19  
that's interesting because the company has the lights 75 feet and GD one allows the setback to be closer to the stream but stream protection does not.
- S** Steve Collins 24:35  
That's correct, right?
- K** Ken Gibbs 24:38  
The only reason why the buildings down can be that close to the stream is because it is General Development
- S** Steve Collins 24:46

now only that only 75 feet,



24:49



Cathy Pinkham 24:51  
right.



Deb Brusini 24:55  
I'm having the same



24:56



Deb Brusini 25:04  
Can I have a clarification Rob?



Rob Baker 25:09  
my interpretation is 75 feet from the stream, your out of shore Land zoning



Cathy Pinkham 25:14  
correct



Rob Baker 25:52  
I'm not saying I'm right. That's how I've always interpreted



Deb Brusini 25:56  
so that's the way I interpreted point of clarification. Rob



Steve Collins 26:02

please please be sure to use the microphone

**D** Deb Brusini 26:06  
on a map in the big map

**R** Rob Baker 26:09  
shoreland zoning map

**D** Deb Brusini 26:10  
yeah the biggest Shoreland zoning map does it have the GD one district mark for that entire lot or just for that 75 foot portion or this is what I kind of read the I read the ordinance the same way Ken did but so I'm just trying to understand right that stream protection

**R** Rob Baker 26:40  
on the other side of the stream that is GD one but

**D** Deb Brusini 26:44  
right but that so that entire May I just come up kind of small so on the on the shoreland zone map this entire year's is Marked at GD 1,

**R** Rob Baker 27:04  
lot right along the here 75 feet from the stream protection not way back here, along the stream, not whole lot

**S** Steve Collins 27:21  
That's the way

**R** Rob Baker 27:22  
once you get past that shows, all right and beyond that your out of GD 1

- D** Deb Brusini 27:31  
show you So what you're saying is it doesn't apply to the entire district, which is the way I read that ordinance, but only to the stream this only to the 50 foot setback or the 75 setback
- R** Rob Baker 27:47  
that you're out of shoreland zone, Shoreland zoning does not apply once you get past the 75 foot.
- S** Steve Collins 27:53  
And I can confirm that that's the way the board is has performed. To give you an another instance the the Shoreand zone on a great pond is a 250 foot setback. If you have a lot it's 1000 feet deep on a great pond. The argument that we just heard was that you couldn't build anything beyond the restrictions of the great pond protection for the other 750 feet of that lot. And the same thing applies here that the shore land applicability is for that setback area that's defined in the statue. Mr. Gibbs
- K** Ken Gibbs 28:40  
still having a little difficulty because the GD or the general development areas arer labeled as districts as opposed to just simply setbacks. if it's general development areas, only a setback, then the only thing that pertains is the setback from the stream. And a general development area allows then a 50 foot setback as opposed to a 25 foot setback, but the table of regulations don't seem to indicate that that's or it's seem that that's a district
- D** Dee Miller 29:26  
so you're saying that because it uses the word district you consider the whole rather than a little ribbon. a setback?
- K** Ken Gibbs 29:39  
Yes. If you look at just streamland, stream protection and you go down the table of usage. It says commercial No, absolutely no.

- S** Steve Collins 29:50  
Yes with within whatever. The depth of the protection area and the depth of protection for stream protection is 75 feet and it's 50 feet waivable by us to 25 feet, the balance of those properties are not encumbered by shoreline zoning.
- K** Ken Gibbs 30:10  
Okay, if that's so then it means that the rest of the lot that the parking lot and perhaps portions of other buildings are resting on is then governed entirely by site plan.
- S** Steve Collins 30:23  
Exactly. Yes, exactly.
- K** Ken Gibbs 30:25  
Then site plan is actually more restrictive than they
- S** Steve Collins 30:31  
will then when we when we quiz the applicant on on our turn for site plan
- K** Ken Gibbs 30:37  
okay. If that's the accepted then the district is just simply it's a word at whether
- S** Steve Collins 30:44  
a name that was conjured up when we when the board made the draft for shoreland zoning
- K** Ken Gibbs 30:52  
okay
- S** Steve Collins 31:30  
what I'd like to do now is to have the board do it's evidence gathering and as has been our habit I'll go down the table starting with Ms. Miller and she may pose all the questions

that she wants to pose to the to the applicant concerning site plan review.

D

Dee Miller 31:58

I'm still concerned about traffic I distinctly remember back in was it April that I asked for some cameras so we actually could see the the turning patterns and such of automobiles and I feel that has been totally overlooked and replaced by a set of numbers which to me are like hieroglyphics you know I was a liberal arts major And I wanted to know in dealing with these numbers which are really approximations with the same numbers which are dealing with trips and dates and such be applicable to any road or let's say Portland street or any place in town so little skinny rows along Bacon and Kenard are evaluated by the same data that main street or Portland for any of the other streets in town

M

Mike E. Tadema-Wielandt 33:35

yeah it if I may add the we've submitted a traffic study that was presented by

D

Dee Miller 33:47

I remember

M

Mike E. Tadema-Wielandt 33:49

yep Miss moraveto last week we we intend to bring this moravito back at a future meeting and I think she's by far the best qualified to answer questions on traffic. So I'm happy to to answer questions outside of traffic. But if it's okay, if we can hold traffic questions until Miss Moravito

D

Dee Miller 34:13

pros, or is it going to be numerical?

M

Mike E. Tadema-Wielandt 34:19

I'm sorry?

D

Dee Miller 34:20

In other words, will I be able to understand it? Because I'm not a number person

M Mike E. Tadema-Wielandt 34:28  
that

D Dee Miller 34:29  
gives you a lot of information on Supreme Court decisions. But that's not what we're dealing with. And I don't have a degree in that in a traffic engineering plus I still haven't seen any camera that would show how a person how an automobile driven by a human being would react with literally how far is it how difficult it is to turn that into Kenard from bacon, where is the curve can you see beyond that curve? Because I use that a lot and it's it's like one of my surprise streets you know, you never know what's coming along. And so do those numbers would they reflect the unusual configuration of the streets or with the same numbers be applicable to a straight road?

M Mike E. Tadema-Wielandt 35:46  
Yeah, again, I'm going to let Ms. Morbito I think very, very skilled at explaining the nuances of traffic

D Dee Miller 35:57  
I really want an explanation rather than another set of numbers

S Steve Collins 36:04  
if I may this Mr. Wielandt comments, almost presume a continuance of the hearing and I think that you've, you've made the point that we're we're really like to see Ms. Morabito again,


D Dee Miller 36:18  
I don't care who it is, I'd like to understand


S Steve Collins 36:20  
Thats who he's offered Ms. Miller


D Dee Miller 36:25




well, if she can frame the explanation to so that I can understand it. Second issue and you said that building is ADA compliant house?


 Mike E. Tadema-Wielandt 36:48  
How is the building ADA compliant?


 Dee Miller 36:53  
Is there an elevator?


 Mike E. Tadema-Wielandt 36:54  
Yo, I'll let just Justin's the builder so I'll let him deal with the question on the building.


 Justin McIver 37:02  
Hello. Hi. Dee


 37:05


 Justin McIver 37:05  
Hi. I'm the building is ADA compliant, it has to be ADA compliant. It goes through the state story. It goes to the State Fire Marshals department to get approval through the state on this.


 Dee Miller 37:21  
So how is he going to be achieved in a multi story building?


 Justin McIver 37:25  
he signs off on a stamps on it. It has an elevator,

 Dee Miller 37:28  
you have an elevator?


 Justin McIver 37:29  
Yes, it's on the it's on. It's on the floor plans inside the plans that I gave you. And also I do for the record. I do feel as I've done 100% my due diligence and hiring a traffic engineer that has been doing this for 30 years, right? Way more qualified than anybody in this room to do this. And I spent a lot of money to have her do this traffic engineer, and by far passes with flying colors. So I feel as though I've done my due diligence on that you may be happy to I'd be happy to have her


 37:57


 Justin McIver 37:59  
What else more? Or should I write? Because I can only I can only go out

 Dee Miller 38:03  
and show us the configuration I hired.

 Steve Collins 38:07  
I hired an engineer Dee I hired a engineer to do this. What else do you want me to?

 Dee Miller 38:12  
I want to camera to what

 Steve Collins 38:15  
she does. There's zero concerns to hear if she said there was a concern that she should she should move the camera? What

 Dee Miller 38:21  
was she sitting here going to vote for you

 Justin McIver 38:28  
have done my due diligence,



Dee Miller 38:31

be adversarial. I'm asking for something that I asked for in April.



Justin McIver 38:36

I think that creates a burden on me. That's what I feel dee is creating an undue burden



Dee Miller 38:43

Well, all I can say is that I have seen a study with a camera done down at the intersection where Food City and the bank and such are. And this was a time when people were thinking of a traffic circle and having the actual patterns, seeing where the cars were going, where the pedestrians were going.



Justin McIver 39:13

She studies all



Dee Miller 39:16

to us say a traffic circle would work. And and that is gone now. And I think you can see those patterns better. So what you're saying to me is, and I've been driving longer than this woman has been alive. Probably what you're saying is because this is an engineer that you have spent money for the questions I have are not relevant.



Justin McIver 39:55


No, I definitely think that that's why we offered her to come back with the next meeting. And to get into that too, making more comfortable Dee. What I'm saying is I've done my full due diligence I called the state of Maine who they highly recommended Diane Moraveto. Okay. So they made the recommendation of who she comes out to the site and spend time and studies the whole entire project to make sure that all of that work,



Dee Miller 40:15


I understand that. But I'm sitting here on this board. And I said, I would like to see some camera work so I could see where these cars are going for that are so why do you call somebody and say, How can I put up a camera


- J** Justin McIver 40:32  
because I I feel as though the where is the limit to this right? I've already spent so much money on a traffic engineer that now you want me to spend more time and more money on that it creates a hardship on my end. That's what I'm saying. I feel like I've done my due diligence. If that's what you're requesting for the project to be approved, then I'm going to have to do
- D** Dee Miller 40:51  
I am not giving you a hard time but you know, it's pretty easy to use due diligence. I mean,
- J** Justin McIver 40:57  
what's the camera gonna going to show you that
- D** Dee Miller 41:00  
it'll show me where the cars are going. And how wide their path is in taking that curve. It will show me how much traffic there is coming down Main hill at bacon, or how many cars are turning into the gas station. I
- J** Justin McIver 41:22  
do that with measurements. And on paper to
- D** Dee Miller 41:25  
Well, I haven't seen any of them. I kind of resent it, frankly. Because I think what you're doing is you're taking a lay board with a lay person and you're floating all these numbers in front of us and expect me or anyone to just say, oh, okay, I know you've done what you consider due diligence. But I asked for something and you didn't even think about I'm sorry. But also I feel kind of left out or left off. In the reasoning of the square footage, you have said that you have actually less square footage of a footprint with the new building, then you ruin in aggregate of all the other buildings. But they're dinky little buildings. And this is not a dinky little building. And so I think we're dealing with issues of bulk and proportions so that the building is not overwhelming to the site or to people walking by. That's why Portland is so pleasant because it has a human scale. New York is like being in the Grand Canyon. human scale and proportion is important. And I feel I keep youve made a miss representation. I reserved the rest of my comments later.


 43:23


 Steve Collins 43:24  
Mr. Gibbs

 43:25


 Ken Gibbs 43:31  
I'm sorry. I was distracted. Can I pick anything?


 43:35

 43:35


 Steve Collins 43:42  
Anything to do with site plan?

 43:44


 Ken Gibbs 43:46  
I think my, my greatest concern is with the setbacks and especially on the property that intrudes into your lot there. If you if I look at the large map and measure I get less than 10 foot setback of the parking lots from the wall, or fence for that particular piece of property according to site plan, the setbacks from the property lines of other butter should be 10 feet, I would presume that 20 feet it there would be you desire space for vegetation in front of that fence anyway. And that a five foot setback, which is what I'm measuring inaccurately by five finger with is is probably too small and and actually doesn't permit you to to put a nice aesthetic barrier around that particular fence.

 Deb Brusini 45:04  
Ken you said to set back as 10 bit?

 Cathy Pinkham 45:07  
Can you repeat that?


 Deb Brusini 45:08  
I thought it was 20


 45:08


 Ken Gibbs 45:10  
parking structure. It has its 20 years, even even more thing I'm trying trying to get to the dimensional requirements of site plan, which is what they're in when they're getting that particular piece of property. how come you never can find a page when you're looking for it?

 Steve Collins 45:32  
There's a rule about that.

 45:33

 45:33

 45:33

 Deb Brusini 45:43  
setbacks are in Section 10 I think



Ken Gibbs 45:49

its in section 10 if I can find it. Do you have a page number on site plan



Deb Brusini 45:56

getting there? it's under special special regulations and dimensional requirement.  
dimensional restarts on page 38,



Ken Gibbs 46:10

Oh, fine. Thank you No, it's not on mine, you've got a different site plan,



Deb Brusini 46:20

page 39



Ken Gibbs 46:21

I got it on 39 minimum side and rear sight. You're right. It's 20 feet, and then the village center district that's two feet. But this is not in that district. So it is actually you've got even more space that has to be set back from that property line. And also the property line on the west of the property also is less than the 20 foot setback and the small parcel that where the house existed on the parking lot there is less than 20% if you go through, you know, the question I would presume is a parking lot of structure and there are numerous indications that previous or impervious a anything that is on the surface of the ground that is permanent. I presume that you're not going to be able to roll the parking lot backup at any time counts as a structure. And so it is in encroaching on the setbacks that are stated in site plan.



Mike E. Tadema-Wielandt 47:32

Yeah, I will say i was not interpreting site plan standards in the same way. I was, I believe those to be building setbacks. But again, I know Rob ultimately, I think, Rob, the code enforcement officer



Ken Gibbs 47:50

makes that my comment on this, as I read through, you know, both side plan ensure land zoning, it always includes parking lot as structure. And there are several instances where

parking lobby is a structure once you do a permanent item on the ground of which pads and patios that are permanent, also considered as structures. And maybe if Robbie wants to make a judgment on Well,

**D** Deb Brusini 48:25  
I'll read the definition if you want Ken

**K** Ken Gibbs 48:28  
Yes, go ahead.

**D** Deb Brusini 48:31  
This is on page 52, the site plan structure anything constructed, erected, replaced on the ground which is permanent, temporary or mobile structures include but are not limited to buildings, mobile homes, recreational vehicles, piers, and pads and storage and processing facilities. boundaries, walls, fences and a flag poles are not considered structures.

**K** Ken Gibbs 48:58  
Yeah, so that the various the start of it anything constructed erected placed on the ground is a structure now it doesn't include driveways are accepted. Yeah.

**D** Deb Brusini 49:17  
does include piers and pads.

**S** Steve Collins 49:18

**M** Mike E. Tadema-Wielandt 49:19  
Yeah, I guess I will say in in the in in past projects in Bridgton. That's not been the way it's been applied. That's not to say

**D** Deb Brusini 49:31





Ken Gibbs 49:34

Yeah, I think that, you know, when you have a complex project, the letter of the regulation or the ordinance is probably has to be followed in order to, you know, make it as clean a project as possible.



Mike E. Tadema-Wielandt 49:52

Absolutely. But yeah, I mean, in ordinances is clearly meant to be interpreted in I guess what I'm saying is that in the past, I don't think it's been interpreted that way.



Ken Gibbs 50:04

Well, it says clearly in the ordinance 20 feet



Mike E. Tadema-Wielandt 50:09

for and I would agree with you, and I'm showing a 20 foot setback, but but my experience has always been applied to to buildings.



50:19



Mike E. Tadema-Wielandt 50:22

again, I'm willing to hear otherwise,




Steve Collins 50:27


again, the conversation has implied a continuation of the hearing the the remind the applicant that he has the burden of demonstrating to our satisfaction that he meets the his burden with respect to the code and so be aware.



50:50


Yeah, there besides the definition, there are numerous instances which I could compile where the parking lot is considered to be a structure.


 Mike E. Tadema-Wielandt 51:00  
Okay, well, we'll we'll have a look at


 51:01


 Mike E. Tadema-Wielandt 51:01


 51:01


 Steve Collins 51:11  
more MR. GIBBS

 Ken Gibbs 51:15  
No, I think I'll relax for a bit.

 Steve Collins 51:19  
This is Paul is not a voting member of this hearing, that she does have the right to participate. So you may pose questions you have to the applicant?

 Diane Paul 51:30  
I have a concern and a question and we got to one way in one way out, especially for the area on the top where it has the popular at the very top area here is there any thing that the that the applicant can do for instead of just a one way in one way out can be something other than that, in regards to safety,

 Mike E. Tadema-Wielandt 52:05  
you're talking about a single a single point of access

 Diane Paul 52:07

exactly emergency purposes, have you thought of any anything else that could

M

Mike E. Tadema-Wielandt 52:17

we have, we we originally you'll remember we had we had access on to canard, we removed that after we heard concerns from the board and from from the neighborhood. But we have discussed replacing or providing emergency access. So if it was the will, of the board or of the fire department requested it or something like that we could we could design this fence in a way that would allow access for an emergency vehicle only, but not for, you know, daily traffic.

D

Diane Paul 53:03

Okay, very good. Also, in regards to that area, to the rest of all your parking area, except for on the south area is all porous material could that area also be because it says regular pavement, could that area also be porous,

M

Mike E. Tadema-Wielandt 53:24

it could be the reason we've specified that to be and it's this parking, this row of parking spaces here is is specified to be standard pavement. And the reason for that is snow should not be stored on pervious pavement. Okay, that's a you know, because you if you storing snow, on payments, snow has particles of sand and other things in it. So if you if you put it over a pervious payment, it increases the likelihood of clogging. So we've specified that a standard payment with the intent of storing snow on that in the winter, it that area still does drain down on to the pervious payment. So it does that's still does develop, receive the benefit of of the infiltration. But that was that's why we specified that as standard payment.

D

Diane Paul 54:28

Also, I have one more question regards to lighting on bacon street. There is a shows of course it shows the sidewalk and in your lighting, there's one area with lighting goes down to absolute zero. Is there any way that that's a danger to anyone wants to just walk into town and back out? Is there any way that additional lighting could be placed in that area?

M

Mike E. Tadema-Wielandt 55:05

So say you're looking at down at the

D Diane Paul 55:07  
Yes, right to be a lot because the lighting goes down to absolute zero.

M Mike E. Tadema-Wielandt 55:13  
Yeah, but we will certainly have a look at that and see what we can do. Yeah,

D Diane Paul 55:17  
okay.

C Cathy Pinkham 55:25  
I got all kinds of questions. First of all, I did read your traffic study update. But she did mention that the last meeting about that telephone pole could have been a concern, and maybe we doing something with that, which I think is great. I don't know where you want to go with these questions. how do you plan on going to treat right off from the pavement and roof in the impervious surface.

M Mike E. Tadema-Wielandt 55:58  
So the the, again, the pavement is designed as a as an infiltration system So that it's, it's treated directly under the paved areas, the runoff from the roof, the The larger of the two buildings, it'll be collected in a gutter system, and piped to another underground infiltration system behind the building in the smaller this area of building over here will be piped under this parking lot to the infiltration system. That's that's under there.

C Cathy Pinkham 56:35  
Okay, I'm drainage swales, do you plan on using them?

M Mike E. Tadema-Wielandt 56:40  
There are no proposed brain swells.

C Cathy Pinkham 56:44  
Let's see. We do support print to 30,000 square foot. Correct in a prior application. I believe That was from your last meeting

M Mike E. Tadema-Wielandt 56:57  
it was reduced? Yes. Okay. And you will have a storm water treatment plan.

C Cathy Pinkham 57:04  
You have a storm water treatment plan.

M Mike E. Tadema-Wielandt 57:06  
Yes. That was provided in the application or October.

C Cathy Pinkham 57:10  
Yeah, and I just had a question on the map. Just to clarify Stevens Brooke area. I had a question. And you probably have already answered it on your large map where the brook is. And maybe if I can show you you might understand better it's a 25 foot setback. And then as you're you come down this line here has goes down like that, and then back up. And this is your brook here.

M Mike E. Tadema-Wielandt 57:40  
So so you want an explanation.

C Cathy Pinkham 57:42  
I just wanted an explanation of it.

M Mike E. Tadema-Wielandt 57:44  
the brook itself that the property line as shown on on all the plans is the, the edge of Stephens brook. The high water line Stevens brook So. So the, within that. And so, there is a dashed line shown that is 25 feet off,

C Cathy Pinkham 58:04  
right, 25 foot offset of that,

M Mike E. Tadema-Wielandt 58:06

And within that area is the Stevens Brooke trail. So I think what you're, I think the line you're referring to, which is sort of the edge of the Stevens Brook trail. Which will be again, a sort of exists today in theory, although it's very poorly defined, as we saw out there. So that will be more formalized along Stevens, Brook, because I think that's what that's what you're seeing there.



58:33



Cathy Pinkham 58:36

I made a big box drain system filter system capable of holding and trapping oils, petroleum, I just have a question now, I don't know if anything like this really exists, but, you know, sometimes there they have these pads that can be put to help collect and filter these concerns. Is there anything such a thing that exists? Are you aware of? It's like a cloth filter system,



Mike E. Tadema-Wielandt 59:10

and where are they installed?



Cathy Pinkham 59:12

It's like absorbent pads. You know, sometimes people put them where there's leaks or potential hazardous, I didn't know if there was a possibility, if there is such a thing that would be could be used, also capable of holding and trapping the oils of petroleum if you're going to be using, you know, the pavement? Yeah,



Mike E. Tadema-Wielandt 59:42

I can't think of a way to where that would be be used in application.



Cathy Pinkham 59:49

it was just an idea that somebody you know, I throw at me and I just, I don't know if there's such thing exist, I have no idea. But I can ask you questions, ask. And I, I did have a question about the Edu

M Mike E. Tadema-Wielandt 60:07  
Sure.

C Cathy Pinkham 60:11  
Which I actually found the answer to your, your total Edu new new use that you people were allotted. We're 41 correct.

M Mike E. Tadema-Wielandt 60:29  
In the updated it was right.

C Cathy Pinkham 60:30  
You a lot at 42. But you're going to use 41 as I understand.

M Mike E. Tadema-Wielandt 60:35  
Yeah, in the updated calculation. So that changed slightly when the when the banquet hall got really close. And I provided some updated calculations in October. So it's actually it's 40 is is what

C Cathy Pinkham 60:49  
40 is expected. Right? Yeah, yeah. Um, I I have information here that that that stated that there was it explains the breakdown of the edu and the development has been proposed, they have more capacity, there is more capacity if needed, as far

M Mike E. Tadema-Wielandt 61:15  
as

C Cathy Pinkham 61:15  
Yes, yes. And I have that document here under the wastewater ordinance. If you anybody in the ordinance audience have any questions, they can read page 24 and your wastewater ordinance and it breaks it down and gives you the clarification.



Steve Collins 61:37



Cathy Pinkham 61:44

third party review was just a curious question. If we were to we recommend maybe a third party review that you know, might come down the road independence



Steve Collins 62:00

I've done I think we have the authority to invoke up to debate



Cathy Pinkham 62:04

Yes, I'm just saying these are questions that I have written down that I just wanted to share with these guys. So you know, and grease traps as from the report evaluation from Mike Harris. He recommended grease traps and I'm sure you read his report.



Mike E. Tadema-Wielandt 62:22

Yes,



Cathy Pinkham 62:25

pump station should be a duplex pump. I'm sure you have all that information we do. Okay. And that's all I have to say for now.



Mike E. Tadema-Wielandt 62:33

Thank you.



Steve Collins 62:34

Mr. Gibbs.



Ken Gibbs 62:36

Just as a clarification when I was talking about setbacks in shoreline zoning it has this curious statement that principle on accessory structures including parking lots should be 10 feet that's where I got the 10 feet that's on page 22 there's a interesting contradiction



between site plan and shoreline zoning and this mentions all sides and rear non shoreline zones should be have a 10 foot setback if you're in a general development industrial district and that's why I get confused because the set mean that that district could be any amount back from the stream any any acreage or



63:24



Cathy Pinkham 63:24

ask Robbie



Mike E. Tadema-Wielandt 63:25

yeah I again I think the shoreline zone ordinance applies to the area within 75 feet of distributed



Ken Gibbs 63:32

specifically states here in the in the ordinance that that 10 feet applies to all non shore land zone property lines so that gives you a little bit of a break from 20 feet if that's the way to read this



Steve Collins 63:50

what now which documents are you



Ken Gibbs 63:53

shore lands




Deb Brusini 63:54


but the tighter but the tighter one always prevails?





Ken Gibbs 64:00


states specifically though all principles Shelby at least 10 feet from the side and rear non sure land


 Deb Brusini 64:09  
it says if that's in conflict with another ordinance that tighter ordinance prevail and the way probably after get a reading the way I


 64:16


 Mike E. Tadema-Wielandt 64:19  
The way I interpret that when it talks about non shore land setbacks. It's a setback from a property line rather than a setback from a water body,


 Ken Gibbs 64:29  
which which would pertain then to the rest of your area there.

 Mike E. Tadema-Wielandt 64:33  
Sure. And again, I you know, I think that that 20 foot setback applies outside of the shoreline zone. And certainly, I think as was pointed out, the more restrictive of the two would apply. So

 Deb Brusini 64:52  
here's just a comment. The rest of the zone is not in the rest of the district is not in the shore land zone. the rest of the parcel is not in the shoreline zone. So therefore, you're at 20 feet. Okay,


 Ken Gibbs 65:09  
different numbers.


 Deb Brusini 65:11  
Oh, it's, it's


 Steve Collins 65:14  
Europe.

- D** Deb Brusini 65:15  
Okay, I think I'm gonna throw an easy one at you. First, great I'd asked last week, because it had come up in April, as well as it's a sitewalk, the number of trees that would be removed.
- [icon]** 65:30
- [icon]** 65:30
- M** Mike E. Tadema-Wielandt 65:41  
So this plan shows the trees that will be removed in the ones that that long I don't know what's going on with the projector. But so that there are we had all trees six inches in diameter and larger on the site survey located and then we've identified which trees are will be removed and which trees will be preserved. And in total, there are 48 trees that will be removed. Those were all outside of the shoreand zone. So primarily there they're up in this area here is the majority, there's a there's a small cluster sort of over here. And then I think there are two over in this area.
- D** Deb Brusini 66:32  
Okay, now, but when I looked on the maps, comparing the maps, it looked like quite a few trees were being taken out of the shoreline zone area as well.
- M** Mike E. Tadema-Wielandt 66:41  
Now that there are so there are no
- D** Deb Brusini 66:47  
because I'm looking at comparing your original map to the final map.
- M** Mike E. Tadema-Wielandt 66:53  
So So here's an aerial photo. And again, so see this black line here. that's it. Anything stream word of that line shoreland zone. Yep. There's, there's no clearing proposed in


there, you know, you can see that there's a building here, this is all already all developed.  
And this is all lawn area today


 Deb Brusini 67:14  
can so can you do you mind coming to the table,


 67:17


 Deb Brusini 67:38  
so hopefully you can clarify something. So this is the, this is the original. This is the current  
site prescription for what we're saying. Just to be clear, here, Stevens brook here. Stevens  
brook. So,


 68:10

 Deb Brusini 68:12  
nothing. So, when I just glances this looks to me, like there's parts that are coming out of  
there. So,


 Mike E. Tadema-Wielandt 68:26  
so these are all the trees,


 Deb Brusini 68:28  
right?

 Mike E. Tadema-Wielandt 68:29  
So, I'm saying nothing, nothing here will be.


 Cathy Pinkham 68:33  
So all of this will stay here. Okay.


- D** Deb Brusini 68:38  
Okay. So,
- D** Diane Paul 68:40  
but you taken out the invasive species?
- M** Mike E. Tadema-Wielandt 68:43  
Yes. Yes.
- C** Cathy Pinkham 68:43
- D** Deb Brusini 68:47  
So because when I look at this map ad you can see, just look at the corner now doesn't So maybe you can rectify that in this is the is this looks like there's less trees. So
- M** Mike E. Tadema-Wielandt 69:04  
these are the same busier because of all the notes.
- D** Deb Brusini 69:09  
So but what you're saying is nothing will be removed from the shoreland zone with the trees.
- M** Mike E. Tadema-Wielandt 69:16  
With the exception of nothing, nothing is proposed to be removed from the shoreland zone, vegetation trees with the exception of invasive or or dead diseased or dying trees that will be identified with the help of code enforcement in the field,
- D** Deb Brusini 69:44  
you have a feel for how many, treasonous


 Mike E. Tadema-Wielandt 69:49  
I don't right now.


 Deb Brusini 69:52  
So it for the scale, are we talking

 69:55

 Deb Brusini 69:57  
of 20, you know, like 20, or 30 trees, like five or six,

 Mike E. Tadema-Wielandt 70:02  
I would guess it would be closer to five, six.

 Steve Collins 70:06  
And remember, the ordinance gives us the authority to demand of the applicant that that he paid for expert systems Soil and Water Conservation arborist and so forth.

 Deb Brusini 70:23  
Correct. Okay, so let me move on, then, to scale. So the, in addition to size, the, this is standard to I think I'm on now, if I've got all my junk, right to a be of compatible set scale and size. And this is in relationship to the surroundings, and with so it says, with the terrain and the existing buildings in the vicinity. And so by my calculations, when I look at scale, which I think includes scale isn't a term that's a ratio. So it's relative to in this case, it's relative to things around it. So it's a ratio include size, it includes both bulk of the structure, which is kind of a qualitative visual perception of its composition and shape. So, you know, the shape varies, it won't look as bulky as an example. And then very importantly, massive the building which includes volume and and then relationship of that mass to a joint to surrounding or adjacent buildings. And By my calculations, the, the new structures will be about double the volume or the mass of the existing structure. In fact, it little bit more than double that's comparing to, you know, what's what you're considering a fairly large facility there that's decrepit, but it's still there. And in relationship to the surrounding buildings, which are the homes I think it it, it dwarfs them significantly more. So I I do have

a question there as to whether or not scale is really compatible with the surrounding area. And compatible means existing or living in harmony, capable of existing in harmony so as to minimize conflict, or the suitability of adjacent uses to each other. So I don't know if you would want to comment on that.



Mike E. Tadema-Wielandt 72:51

Yeah, I think what we've heard, we heard from the public a lot about that clearly, I think, I think the chairman was, was asking for some information that related to to that at the end of the the meeting last time and, and so we would like the opportunity to, to go put some information together and help you better understand how how we think it means that standard.



Deb Brusini 73:19

Ok. I will add to that, because it's been brought up several times now, at the April meeting at a meeting last week, maybe at the sitewalk, but maybe not anyway, it would if there was some sort of a scale model, you know, even a crude one. But if it was to scale with streets, trees and the surrounding buildings, I think that would help immeasurably unless you can do it on a computer where you're almost, I don't know, you know, almost like a Google Street View. But you need to make sure the proportions don't get you know, that those can be can get tricky. And the proportions could be out of whack fully under so. So that's that's one item there.



74:10



Deb Brusini 74:14

Yes, we did. So we need a I don't think I demanded a scale model. But I would suggest that it could be really helpful to visualizing improving your your point



Mike E. Tadema-Wielandt 74:26

yeah, or not understood.



Deb Brusini 74:27

I also have significant questions about traffic, but I will will hold those questions unless you

want to take them back. But maybe

M

Mike E. Tadema-Wielandt 74:38

I will listen and take notes if if you're willing to.

D

Deb Brusini 74:42

Okay. Yeah, so first of all, we're any counts performed in the summer? I know, the data package says that they were done in April, you came to us April 25. So the had already been done, and I thought it was fairly evident at the meeting that we asked that counts actually be performed in the summer months. So I guess I'm asking more any counts done?

M

Mike E. Tadema-Wielandt 75:14

And I don't know the answer. You don't know the answer that okay.

D

Deb Brusini 75:18

I would like to know how tractor trailers and buses were accounted for was an actual act was did she utilize an axle correction factor, I do believe the tubes if she used the right ones, allow her to do that. I'm going to wanted to walk through some of the calculations, her growth rate of 1%, which was done retrospectively and didn't use the continuous counts location, which is, which is what I understand from do t should be used to estimate growth. And unfortunately, that unit has been broken, apparently, since the last time it took counts in 2014. So I have significant questions about the 1% growth rate, particularly when I look at this the immediately surrounding roads from Main Street, Highland road, and the intersection down upon is true square had significant and, and around the monument had significant growth rates of about 15%. So that's, that's, that's a and then there were things we asked for in that study on the 25th that I did not see in there, the Kenard and Highland road evaluations, we asked for those streets as well as Main Street and bacon we asked whether there be any impact on the beach, which I can't assess. Without, I didn't see a way to assess that. And I think that's it on traffic. Okay,

M

Mike E. Tadema-Wielandt 77:12

thank you



- D** Deb Brusini 77:12  
on parking. Can you just show how you mentioned that the conference center that everything will be unloaded at that front door? So that's, that's everything, you know, when they bring the laundry furniture, what I mean, obviously, it will be the furniture will go in before people get there, but going to have laundry trucks and stuff like that. So everything's coming in through that front door, not through a rear door. Any other area?
- M** Mike E. Tadema-Wielandt 77:41  
I believe so yeah, as there are there's a side entrance here as well, I will be honest i do not have great information on on operation of services, but we could we could get some more information.
- D** Deb Brusini 78:10  
Okay. And the other thing I had a question on is, can you just walk me through how the how if the hotel is at full capacity, all 68 guests rooms, and in the conference center is at full capacity, hundred 75 people how that relates to the parking provided so thank you in including employees, I think we said 10 employees, right. So the you have some overlap probably between the six people in the 68 rooms in the conference center, I realized that and then you have 10 people, you have 80 , 86 parking spaces,
- M** Mike E. Tadema-Wielandt 79:05  
84
- D** Deb Brusini 79:05  
parking spaces, assuming employees are going to take probably going to take at least six or seven with 10 employees. And then you have 42 in the other area
- M** Mike E. Tadema-Wielandt 79:20  
in in one configuration. Yes. And the configuration we've shown
- D** Deb Brusini 79:23  
Yeah. Okay. So could you just just walk me through how you feel? That would be adequate parking?

M

Mike E. Tadema-Wielandt 79:29

Sure. So under under typical conditions, we I think we have a parking ratio of about 1.2 spaces per room so again, that's that's not including the comp the banquet, right when you when you look at bank would centers, of course, like you mentioned, there's an overlap with hotel guests. But then there's also a ratio of parking ratio applied because people are sharing rides, right? If you you've got 100 people there, you're not going to have 100 cars, you're probably going to have closer to 30 usually the ratio used I think, in the ite Institute of traffic engineers, as a

D

Deb Brusini 80:13

uses three. So if you had 100, 175, and they were all not staying at the hotel, that would b 58 spaces. But obviously, some people are staying at the hotel.

M

Mike E. Tadema-Wielandt 80:27

Right. Right. And,

D

Deb Brusini 80:30

and there's some people not going to the conference that are staying at the hotel, right, different set of cars,

M

Mike E. Tadema-Wielandt 80:35

that as well in that. And certainly there may be a situation where, where some, some other extreme measures need to be taken again, whether that's if, and that'll be, will be, they'll be able to see that coming. So whether that means valet parking you the satellite parking lot, that'll that'll allow them to park a lot more cars than 43, maybe even up to double and, and, and again, from an operation standpoint, they they'll have to secure other parking to to accommodate those those events. But those are not expected to be the norm. So

D

Deb Brusini 81:27

On stormwater, I think that I'm going to recommend based on my review, and based on the complexity of the project, that there's a third party review. And I would recommend the Cumberland County Soil and Water Conservation District I have a bunch of questions, but I think maybe I'll just try to hold it. I'll just try to hold to certain things on the on the

reduction of the phosphorus loading what was the reduction it looked like it was maybe like 80% or something like that.

M

Mike E. Tadema-Wielandt 82:18

So in the in the stormwater management report, that was not not spelled out explicitly, because that analysis was was really done for main dp and, and that's not a standard that that they're looking at. But what we have since looked at that and so we know that , we know that phosphorus coming off the site today, according to the calculations that that are in the DEP manual on on phosphorus, it's about point three, nine pounds of phosphorus per year, because it's a developed site, there's gravel, and there's there's no stormwater management today, no treatment today, with the developer proposed development and the infiltration system, the proposed in the proposed condition, phosphorus export will be reduced down 2.211. And so that's a 45% reduction.

D

Deb Brusini 83:31

Not quite 90%. Yes. Significant. Okay. The other question I have is, is is now that this is a two districts stream protection. And

S

Steve Collins 83:45  
GD1

D

Deb Brusini 83:49

and I guess this third party review might bear this out, but does it change what you're calling is the developed portion and undeveloped portion? Maybe not because you're talking about the whole parcel. But as I looked at it, I, I started, you know, I'm not an engineer. But as I kind of went through a few resources, you know, I started getting questions about, well, can you really say, this area's developed or not, you know, because, you know, obviously, all of that one lot, almost all of the bought stream protection is, is undeveloped. So I don't want to get into quibbling about the numbers I found and all of that. But I think it's really important as to how much is being developed, how much is and how much is imperfect is considered now impervious and in it does Are you looking at the right category of treated impervious has to be 61%, all of those in is it you're obviously counting this as a redevelop area, not a new development. And I'm not saying I'm arguing with that. But I'm saying all of that, to me says was with something that's sensitive in this environment, that the third party review makes sense. So I just kind of leave it at that. And then moving on the water use. So it says, 10,020 gallons. That's what the allocations for

hat, Where'd that come from? Because I just saw a number on a page.

M

Mike E. Tadema-Wielandt 85:28

that that was. So that was a very early estimate of water use that we made, I think you'll you'll find that that that letter goes back a year or more. So we base that off what we thought the hotel would generate, I think based on maine state plumbing code, again, when you when it comes to water use estimates. There's a lot of lot of different ways to do it. So we we chose to use the for that I think we chose to use the maine state plumbing code and came up with that number. And, and the water district confirms that they they had the capability to

D

Deb Brusini 86:10

to provide that could provide

M

Mike E. Tadema-Wielandt 86:13

and that's a you know, we consider that up. Okay, very conservative.

D

Deb Brusini 86:18

Alright, so I'll move on to you ok. Steve, with me, just keep going through it. Okay, I'll move on to the sewage sense of sort of, I'm not going in order, but it's sort of related. So the first estimate in March, somewhere between 6800 gallons per day to 8200 at various times as things were being sort of adjusted to put the application in and I believe that came from the state plumbing code. Okay, so last one I saw was, was around 7000 or something gallons per day of wastewater. Then in April, before the April meeting, the project engineer Brent bridges came up with 41, which was 34 for the hotel, which is one unit for every two rooms. And then for the banquet center, he came up with seven, which got you to 41, and that was have to then in October, that was changed to 40 because the conference center size went down. But the calculations were the same hotel 34 conference center 30, I mean, six, which is 175 divided by 30. And then in a subsequent email shortly after the Brent again, said the hotel was 34, the conference center was four or excuse me, the banquet Center staff was one the pool was one fitness center was one still adds up to 41, but I haven't by according to the ordinance of a banquet hall is the number of seats divided by 30. So I would still have come out to six for that. And then he's got the staff the pool in the fitness center. So I don't know if there's some assumptions built in here. But certainly in the ordinance what it what the ordinance says is that if something's not defined that the wastewater Superintendent makes that designation, Brent is not the

wastewater superintendent, but he made that designation, but I understand I understand why added staff pool and fitness center, I think don't understand how you reduced the banquet center to four. So I don't know if this number should really be 41 or it should be for it should be 43, which I think is critical. I think that's what you get if you added those 34 and six Yeah, 43. So that's, I would like that clarified, and I don't know if Brent needs to come here. But I would like that clarify. Because it's it doesn't make sense to me. And I don't know that it follows the ordinance. The other thing I would like clarified is it's one edu for 30 people in a banquet center or banquet hall says bank banquet says assembly hall or bank with facilities, but it's, it's 21 people per per, excuse me? Yeah, one. edu per 21 people for a conference center. And so there's no definitions in that ordinance as to the difference between a conference center and what you're calling a banquet center. Okay. But they have substantially different uses. So it's another thing I would like it. Yeah, I can speak to that one.

M

Mike E. Tadema-Wielandt 90:29

Because we, when we were going through these numbers, we had some of the same questions. And as I understand it, that a banquet center more closely represents what's going on here, a banquet Center has an event that has a period of time of four to five hours, where, whereas a conference center is expected to have an event that would last a full day. So that that was the explanation given to me. So that's why we chose Okay,

D

Deb Brusini 91:04

thank you do expect to have conferences there. I mean, Chalmers got up last week and talked about that, or somebody has, so that's, that's, that's my concern that I'd like to get it get address, because, I mean, I hope you'll be successful and have conferences come for three days or something, right? Or, I mean, that's what I used to do sit there, look outside and wish you could go do something listen to who is talking. So I would like to get that squared away. And then in addition, I just have this, you know, sort of doesn't really make sense question for in reality, so when you look at the Edu of 40, that's 3600 gallons of water a day. But when you look at what the plumbing code tells you, it's it's will say 6800, because that 68 or 6900 last number, that's that's a difference of double and something doesn't stop one of those, you know, if it was only a difference of 10 or even 20%, I would say, okay, you know, that's the variation in for the town what the town's doing versus but that's a big variation. And I know what the ordinance says, but I just have a concern because it's so divergent,

C

Cathy Pinkham 92:30

we could get a letter

**R** Rob Baker 92:39  
Deb was you referencing the mainstay plumbing code? And the difference that

**D** Deb Brusini 92:45  
I was I was referencing I was referencing, so calculations are done initially by the applicant that were around a while we started 10,000 went to 9000 and it up I think around 6800,

**R** Rob Baker 93:02  
they're using the mainstate plumbing codes for those.

**D** Deb Brusini 93:05  
Right, right. I understand. So what my concern is, how does the plumbing code come out with something double what our ordinance

**R** Rob Baker 93:13  
for the legislature and the Department of Human Services but this has nothing this this application to do with the Maine state plumbing or septic system?

**D** Deb Brusini 93:20  
No, I understand that. So just

**R** Rob Baker 93:22  
so I don't know why would be questioning and we have an ordinance that says 90 and EDU's that's what we use not state plumbing code.

**C** Cathy Pinkham 93:29  
Okay. So we just go with what our ordinance

- R** Rob Baker 93:34  
was this it was a private septic system. we would use the maine code. Okay. town septic system will be going okay. We use the Towns ordinance.
- D** Deb Brusini 93:43  
one more question for you, Rob. While you're up there, on on your impact statement. You said we'll we'll need confirmation from sewer from sewer Superintendent that the town site will handle the Edu needed, So we still need that
- R** Rob Baker 93:59  
we got it from purchase was the engineer right. You don't have the superintendent
- D** Deb Brusini 94:03  
so. Okay. So we still have to. So we still don't have the wastewater approval. In other words
- R** Rob Baker 94:09  
not from the superintendent.
- K** Ken Gibbs 94:11  
We have a letter we have
- C** Cathy Pinkham 94:12  
a letter letter.
- D** Deb Brusini 94:14  
The letter doesn't say he
- R** Rob Baker 94:17  
we want one thats been recent.



Ken Gibbs 94:23

Okay. When I bring that up, I mean, the letter.



Deb Brusini 94:26

I do want to bring it up. I just I guess my question for Michael is are all the things that we specified by in the letter from the wastewaters from the sewer Superintendent? Are all those going to be done? We're going to be able to be done.



Mike E. Tadema-Wielandt 94:43

Yeah, clearly, we'll work through



Deb Brusini 94:46

if it stays that way. I guess it



Mike E. Tadema-Wielandt 94:49

Yeah, I think clearly, we intend to work through the the details. You know, question number one is their capacity. We believe that that the town you know, whether it was the the engineer that the town's engineer has indicated that that capacity exists. And then next step is to work through the details of the system with



Deb Brusini 95:19

my reading of the letter for the Super



Cathy Pinkham 95:21

that's a superintendent This is from



Deb Brusini 95:24

you know, yeah, I know my my reading from the superintendent is that he's not sold yet but he would have certain conditions. So I think it's really important to get that because the plan has changed a little bit since he wrote this back in March, his he said, if you go forward, he would recommend and he's got all these things. And I don't know if those still apply given the change in storm water and all of this. So I just that that person needs to



weigh in and needs to be aware of the changes and give their approval or not. And if they have conditions, you know, if the conditions understood, Diane, Diane, has something to say?

**S** Steve Collins 96:17  
Okay, go ahead. And Ms. Paul

**D** Diane Paul 96:18  
Michael's letter dated March six

**S** Steve Collins 96:21  
microphone, please.

**D** Diane Paul 96:25  
In the email sent on March six, he did mention that they wanted an onsite wastewater disposal specific to treat the GPA GPD that cannot be directed to the public system has been incorporated in the plans.

**M** Mike E. Tadema-Wielandt 96:42  
No, there's no on site wastewater disposal propose we, you know, after that we've we've actually received information through code enforcement that that the public system does have capacity to to take 100% of the flow from

**D** Diane Paul 97:02  
Yeah, okay. I

**D** Deb Brusini 97:06  
think I'm almost done here maybe just on impact statements who who may be Rob the answer this who who agent for medical as part of that, because that's part of what's asked for in here is that there won't be any impact on emergency medical services, etc.



97:25



Deb Brusini 97:33

on lighting can can some of it can the lights that surround the home here? I don't know if I have the right yeah, those those lights I know they're going downwards. But apparently there's some lights where they're only going to shine in one direction. So they really shouldn't there should be even maybe that part of the property



Mike E. Tadema-Wielandt 98:06

they are so so the the life is to resolve these lights coming different distributions, depending on where you use them. For instance, if you're using them in the middle of a parking lot, you'll have a you'll you'll specify a distribution that likes all around it sort of equally. Yeah, if you're using a light on the on the edge here, where you only want it light forward, you use a forward throw distribution. So yeah, attendees can be you can specify different optics specific to each location.



Deb Brusini 98:38

And your your little your chart that has all the light of units. I forget what they're called a foot candles. Oh, yeah, that's like a 400 year old one. Does that take into consideration the light that would come from the hotel, which is three stories high in the conference center, because there will be light leakages from that at night. Obviously, in the summer, it won't be as bad, but particularly in the conference center when there's weddings, and then, you know, in the, in the evenings when, you know, people are preparing to go to bed. It may not be for very long, it may be all done at 11 in most cases, but was but in the winter, that's going to make a difference.




Mike E. Tadema-Wielandt 99:21


Yeah, I guess what else said no, no, it does not. I, you know, and I don't really know of a way to with the software that was used to take that into account. And mostly because what what we're measuring is, is, is light levels on the ground. And, you know, it's so maybe even though you can see a light in a window, you know, that that I don't think that light is in right, so is adding to the light levels of the ground,





Deb Brusini 99:51


right. But it could be it could be adding to the light sort of contamination that gets to the abutters is my concern, maybe we one thing that you could look into is the types of glass that face that direction, because I think there are some types of glass that lower the impact of light leakage, so that it doesn't cause this this what you will call contamination. Light. Well, yeah, sorry. contamination. Slight evolution, I think in terms of Oh, yeah, no, sorry. One more. One more question. Two more, actually. So the hotel itself, is this going to be what I know it's going to be a boutique hotel? What kind of clients is it going to serve? Is it going to be, you know, you're going to have a price point? So is it going to be an economy a mid mid range or an upscale hotel?

 Mike E. Tadema-Wielandt 101:07  
I'll have Justin answer that,

 Justin McIver 101:12  
yes, it's going to be a mid-scale to upscale hotel ID scale the hotel.

 Deb Brusini 101:17  
So what what's the price point range on that

 Justin McIver 101:21  
it's going to vary on average,

 Deb Brusini 101:24  
but you're you're probably talking around \$100

 Cathy Pinkham 101:28  
a night. Wow,

 Justin McIver 101:30  
on average,

D

Deb Brusini 101:32

okay. And then I probably want to stay up there for this on financial I looked at the financial letter, and it does not actually say that you have financing, what it says is that the bank feels that confident that you can secure financing from strategic partners. And so could you explain that, because what that tells me is that the financing is not there yet, and that other people are going to be involved in the financing. And when I hear strategic having been in the, in the business world, for one part of my career, strategic partners are usually aligned in the same business, you know, so if it's, it's like, defines a chemical company. And Dow was a strategic buyer, because they're a chemical company. So I'm thinking strategic partners are people in the lodging business. So could you could you could you help out with that? And if you can't today, I think that's that's where I'm looking. I'm looking for something there that In addition, that has some estimate of what this hotel will cost and that these strategic partners if they exist, because I'm not sure they exist yet are are going to fund that. Yeah,

J

Justin McIver 102:52

yeah, it's I mean, there's a lot that has to go into place to secure the final financing. But what the bank saying is that I qualified with my past projects and everything I'm capable of doing this project.

D

Deb Brusini 103:06

So I mean, with the bank give you that direct.

J

Justin McIver 103:10

The money's not sitting in the bank right now and approved, there's a lot that has to go into place before that can happen. They can't just approve the financing right now.

D

Deb Brusini 103:18

Okay. So so I'm not sure I'm hearing you right. And I'm not trying to put you on the spot. So I apologize. It feels that way. But I'm not. So are you telling me that that the bank feels that it can can extend the financing to you just that bank? Or is that so that so they're not counting on strategic partners? So I mean, I guess what I'm asking, Are you counting on financing from hotel partners?

- S** Steve Collins 103:50  
No, I feel as though that the bank has basically said that I have the adequate financial capability to do the project.
- D** Deb Brusini 103:58  
Okay, we we might need to have more more on that at a later date.
- M** Mike E. Tadema-Wielandt 104:05  
So well, I find,
- S** Steve Collins 104:07  
I think this is the time that we're trying to pin these things down and give a definitive list.
- C** Cathy Pinkham 104:13  
Yeah,
- M** Mike E. Tadema-Wielandt 104:14  
if I may. So this is a this is a standard that that needs to be met for every application in front of every planning board and in front of every state agency. So I see this a lot. And, and the type of letter that Justin provided is, is the type of letter that banks are willing to provide at this stage, of course, they're not going to provide a loan approval for a project that doesn't even have approval, they just won't do that. In in, in certain cases, what I've seen happen is a condition of approval, where once that loan is approved, in that money that the financing is finalized, that can be provided to, you know, say rob or someone in the town, essentially, it can be a conditional approval, that
- C** Cathy Pinkham 105:10  
could that be a condition of approval?
- D** Deb Brusini 105:12  
I don't know, I mean, I think



Mike E. Tadema-Wielandt 105:14

because it, you know, it's, it's nearly impossible to, to get financing for a project before it's a product, it just



Deb Brusini 105:20

Yeah, but I guess my counter to that is, you must have some idea of what it's going to cost to build this hotel. So it's going to be 10 million or \$15 million and wider pro forma looks like. And in a number of municipalities, when a financial capacity is asked where they would actually, you know, in a lot of them, it's a pro forma, it's, this is what it's going to cost. And this is when it's going to pay back and this is the capital I need there for the fund. And the bank says they're going to be able to do that with these conditions. And so that is something I would like I would like to see, because I think that that also becomes really crucial if we start talking about modifications to the hotel in which could impact the payback which might be might not be acceptable to the applicant or might be, but I mean, there's good, obviously impacted in addition to just being able to manage it financially. So, I mean, I, I would, I would like to see some level of pro forma that, you know, has, what it's going to cost to build how long me before it's paid back, and the revenue that's expected. I know there's a model in the 2014 study, but I have to believe that I mean, you know, if you want to take a portion of that model and use it, that's fine, but I want to know what it is.



106:59

Yeah. And



Mike E. Tadema-Wielandt 107:01

so I when we're talking about financial capacity, we're talking specifically about financial capacity to build the project and meet the standards of the site plan review ordinance and the shoreline zoning ordinance. Correct?



Deb Brusini 107:20

Correct. but part of that is, how much is it? So how much is it going to cost to build what's the capital outlay? How much will be some, some of that will be may not be, it's not going to be laid out all at once. Sure. Something something along those lines. I mean, you know, the other thing I'm responding to, is that when questions came up about the hotel being smaller, we were told the numbers just don't work. Yeah. And so I see I kind of see this

coming down the road. And this is, you know, one reason why I'm asking about a pro forma. Okay, so, but you know, that I'll leave it to you.



Cathy Pinkham 108:03

I had a question about under our site plan about noise, executive noise and unreasonable hours down the future. I know because of the location, can you hear me? Okay, do I need to yell only because I know is sometimes hotels people get really like happy and you know, especially in summer, so I just I don't know what kind of Management Protocol will be put in place running this establishment that that could possibly be required in the event of, you know, not disturbing the neighborhood. just maybe some sort of Management Protocol or what,



Steve Collins 109:07

Mr. Gibbs



Ken Gibbs 109:09

have to do sort of minor questions. Just for clarification, since this project constantly brings up the second parking lot, would it be appropriate for us to have a site plan for what what's intended for that second, second park? Yes,



Mike E. Tadema-Wielandt 109:30

that's provided a plan of that back in, you know, but I haven't seen it with the parking spaces laid out and that's been provided,



Cathy Pinkham 109:40

I think it's on your drive on the



Ken Gibbs 109:45

second thing is, is that there's a small intrusion of wetland into the property has that been addressed by the Department of Environmental Protection



Mike E. Tadema-Wielandt 109:56

so that that will require a permit through the main dp and and it will, it'll be done at the

same time as the stormwater permit. So these these permits, if all these permits are required, obviously, prior to the beginning of construction, we have determined that that this the site plan review is I guess, most likely to results in changes. So this is kind of as, as we've seen, it's kind of a fluid process here. So we're holding off on submitting to the to the DEP until we have a site plan that we feel comfortable



Ken Gibbs 110:42

that you have or figuration on the local board will get



Steve Collins 110:45

okay. for clarification, you're referring to that little stream that was Northwest southeast?



Ken Gibbs 110:51

No, not the stream, there's indication that's been on all the site plans have a wetland sort of like a thumb coming in to the to the lock on the western got you and



Steve Collins 111:06

yeah, that that's a little stream I had reference. Yeah,



Mike E. Tadema-Wielandt 111:08

in fact, it's not a we've had that studied by scientists, we've asked DEP to come out and look at it in the field and make a determination on on what it is whether or not it's a stream or non because it you know, it comes out of the woods there, and quickly becomes channelized and then goes through a covert several culverts actually before and outlets into the brook, and so they've determined that there is this finger, or thumbs will Wetland that extends onto the property and once it becomes channelized that's a man major drainage and so it's it's a non regulated draining it's not not a wetland and not stream it's a ditch



Deb Brusini 112:00

yeah so just going back to the letter on financial and unfortunately I'll have it right in front of me because I must have misplaced it but I believe that it says that the bank believes the applicant will be successful Justin quote and is planned use of strategic partners



relating to financing construction and management so that doesn't say that the bank is financing anything and it's in the contradicts what Justin said so I just I would like that cleared up is it is Where's it coming from? Yeah,

M

Mike E. Tadema-Wielandt 112:39

okay. And I'll tell you that that's I can't tell you how many of those letters I've seen every single project I and I understand it's not a it's but it's the letter doesn't say anything I get it. It's a it's a non committal

D

Deb Brusini 112:52

it's the statement planned use of strategic partners if they could find another way to say again, yeah, you know, I'm saying,

M

Mike E. Tadema-Wielandt 113:00

Yeah, I do. Okay.

D

Deb Brusini 113:02

And then on the technical capacity I I saw your all the things for constructing it, but I think I mentioned this back in March technical capacity for this would also be the ability to, to run this hotel the way at least I think of it and so I think could you speak to that because it's not I think it was addressed verbally, that Mr. Mciver said he was going to run it, but I need to understand that because I know he's not in the hotel business.

J

Justin McIver 113:49

yeah, I'm not in the hospitality industry.

D

Deb Brusini 113:51

It's a toy industry. This is why

J

Justin McIver 113:53

I plan on owning the hotel and hiring a manager management company to run



Deb Brusini 113:58

All right. So you would, you would hire a, I take a reputable hotel management company for moderate to



Justin McIver 114:06

upscale, very large investment of mine. And I would absolutely are somebody very reputable and, and to address the, I think the people I mean, over the past six year, the years I've been working on this project, the people that will be staying at this is probably your family and friends, right? Because most of the homes I build on the water and the lakes on the on the waterfront, they don't have room for their extended family just come and stay. So over the years, I've been hearing this so much that there's nowhere for people's families, friends, people that do want to visit the area and stay. So that's what prompted this whole thing was the community outreach to me saying, hey, look, we need a place to stay, so that's why I'm doing this project. Yeah,



Deb Brusini 114:46

I understand. I believe, and just Could you just this is my last question on the you spoke to the to the comprehensive plan, but maybe you could speak to the part of it that says this will retain the small town feel, and character is that that is that's what said, for that area of land use in the comprehensive plan. Just give me your view of that, please.



Mike E. Tadema-Wielandt 115:27

Yeah, so I mean, you know, my view of this is, you know, I see this area as sort of an extension of, of the downtown area, you know, what I mean, we talked about the butters, you know, towards the, towards the east, but directly to the west, the butters are our commercial properties. So, you know, I think it maintains sort of the feel of the downtown and as, as you transition from this, this downtown area, into the residential neighborhood, you know, you've got this use, it's a hotel, it's designed to, to look like or to have design features similar to a residential use, certainly, Justin's made a lot of effort into making it look historic, and make it give it the feel of some of some of these hotels that that have been in town in the past. So do small towns have have hotels? Yeah, they do. So you know, that that's, that's, I guess, one way to look at it.



Deb Brusini 116:39

Okay.

- M** Mike E. Tadema-Wielandt 116:40  
And Justin can can add to that as well. So as the CDC also mentioned, right, and they've been a lot of them active members in writing the comp plan, they all 100% support this project and think it is in line with the conference of plan. Also, I've mentioned it before, but I've worked with on the redesign to this and the location of this project with the main preservation
- J** Justin McIver 117:06  
advisors, and
- D** Deb Brusini 117:07  
they mentioned that
- J** Justin McIver 117:08  
right. And I think that's really
- D** Deb Brusini 117:09  
there's quite a large difference in the look of the hotel. And
- J** Justin McIver 117:12  
yeah, I think they advise the Historical Society, right. And he said, it's the Chris class who is head of what to do in historic downtown. So he gave me the colors, the style, the window grids, everything on this and he said, 100% fits with with the tradition character of Bridgton and also said he said it would be catastrophic to located outside of town, he said, that is 100% and the exact location that should be in he advises the Bridgton Historical Society and our the downtown so I think that that's very
- D** Deb Brusini 117:46  
why why do you think it would be catastrophic to put it outside the downtown because
- S** Steve Collins 117:49  
he said, it's like taking the post office out of the downtown, right. It gives you that

community where everybody can get out, walk and walk around so you want to congregate to the downtown so people can walk around and shop and that was his Yeah, rather than driving and you know, being outside of the town and disconnecting the people

**J** Justin McIver 118:12  
from the downtown okay yeah,

**D** Deb Brusini 118:15  
so I don't know if it'd be catastrophic but that those

**J** Justin McIver 118:18  
were his words in the boat, the boat, it's, it's right. It's not a Best Western going into downtown, I would never want that, right. I'm going to go on record saying that it's it's a boutique Hotel that will be all about Bridgton. Everything inside of this hotel will be bridgton in whether it's artwork whether it's loon Echo, I think you saw the letters that I sent to you, all these organizations want to be a part of this and have the trails all about the trails in there. You know, my vision was to have about the lakes, all about the lake trace of the guests coming here. We can educate them on the water quality, how important the lakes are. So this place is all about Bridgton, which fits with why it fits with the downtown and Bridgton. It's not like I'm taking a branded hotel that they tell you everything to do with this. This is completely what I want to do and try to match with the downtown Bridgton in our tradition.

**K** Ken Gibbs 119:14  
was a study ever done of the feasibility, which, whether it's catastrophic or not of having the conference center located at another site, does the conference center have to be a part of the hotel development itself? Is that essential? I can envision a conference center that is somewhere else we have I did

**J** Justin McIver 119:39  
think of that can I weighed out again, I've been working on this for six years. So I did consider every single option and spoke to a lot of different people about it, and listened a lot to the community feedback. I think everybody can tell that I've made significant changes based upon feedback on the board in the community. So I am listening to people

in this town. But yeah, I can you repeat that again? Can



Ken Gibbs 120:05

Yes, I can envision the conference center. Oh, yeah. Usually has day visitors.



Justin McIver 120:12

Yeah, so my vision of it was right, when I go to stay at a place, I mean, how convenient would it be to be able to stay and be attached to the place whenever I go and travel, it's much nicer if I go to to have a place that has that ability for the people don't have to leave. So that was my, my take on it to congregate more in one area, rather than spread it out and try to create more travel between the places it's just a convenience thing that I think that it adds more value to the property to people want to stay right there. And they don't have to travel to go to a banquet the banquet. So that's that was the and then rather just develop another site too, right.



Ken Gibbs 120:53

Yes.



Justin McIver 120:54

Yes. And it was more just the vision of it. And I think that it would be more success festival, right. Have a project have it connected? I think that that's that that was my thought on that. Right. That was the other big



Ken Gibbs 121:11

accommodation. Yes, yes.



Justin McIver 121:13









Yep. Yep. Yep. Exactly. Yeah. So it was more of just what I have to talk to people. Yeah, yeah. Now you can parked and then you don't have to drive as much around down and



Ken Gibbs 121:29

so you're going to have a pool in the

- J** Justin McIver 121:31  
Yes. In in the Yep. Yep. And we did consider, I strongly consider because I think it'd be great to have a pool for the community, right? I think it would be a great idea. But with the additional impact of the site with people using more water, right? More usage of the site, more parking more everything is just at that point. If somebody wants to use the pool, they can rent a room and they can use the pool that way. That's why because it would it would spike all of the water usage up all of everything, it would be much more impactful to the neighborhood to the area. Right. So that's why I said you can't have it to the public. Yeah, but they can more than welcome. stay the night there.
- D** Dee Miller 122:20  
With as you say, what is the scenario
- J** Justin McIver 122:22  
parking having school buses, right. Right. Yeah, yeah. So the guests to write them in fact, the guests
- D** Dee Miller 122:32  
to be inclusive into the town. Yeah, but it's not open.
- J** Justin McIver 122:38  
Right? Yeah. When I was a kid my vacation last night, right? To go to the rage, right? So that was my vacation as a kid was the club spotlight the pool and then go to the pool. So I think you will find a lot of locals will spend a night there, bring their kids to the pool and use it
- S** Steve Collins 122:56  
remind you again of the microphones this
- D** Deb Brusini 123:00  
Are you Are you finished?

-  Dee Miller 123:02  
Yeah, sure.
-  Deb Brusini 123:04  
Well, if you're not keep going.
-  Dee Miller 123:08  
Well, that was one of the questions. Um, I don't know how the people in the immediate area feel I know how everybody feels. In fact, I wanted to comment that last week was wonderful example of respect for from everybody. Everybody said exactly what was true to him or herself. And it was I think it was very well done. Um, what? So is this going to be like a more of an education center and ecological or environmental education center with sorry, not going to have pictures of people bringing in the Hay, you're going to have more gallery information about them, as you say, the lakes and such. So that's
-  Justin McIver 124:19  
Yes, you're absolutely and being all
-  Dee Miller 124:23  
experience rather than correct one that's just going to be physically
-  Justin McIver 124:27  
love the zoo. Yes. I wanted to tell a story about Britain and the old mill history
-  Dee Miller 124:33  
as well. Yeah, so we're going to have photos of the old mill and operation it's going to be all about Bridgton. Yeah, my vision. Also, the art in the parks in the wintertime, can have a facility to to show their artwork, right. I want to have local artwork throughout the whole hotel as well
-  Justin McIver 124:51  
with the art gallery. Yep.

D

Dee Miller 124:53

Yeah, these is a little details. I think that the people who are really concerned about the presence of this business building my it might make them more comfortable to know what's going on, you've done wonderful job with the outside. And I've never seen you not do what you say you're going to do. But I think it is maybe an important thing to give people a concept, an idea of what's going to be going on inside just because they would know rather than just have a beautiful building.

J

Justin McIver 125:40

It's a mid scale. It's not an economy motel eight, this is a nice place that's going to represent Bridgton very well. Yeah, that's going to create a place I want to create a place when people come and visit Bridgton. It leaves a great memory. Yeah, in there, you know, a good experience for visiting our town.

D

Dee Miller 125:56

No, I I think it's,

J

Justin McIver 126:01

but I'm trying my best to appease everybody and trying to do things that will reach them back to

D

Dee Miller 126:07

the report used as its basis chain hotels. It mentioned Fairfield and Renaissance. I'm not Renaissance done, but are there are Did you look at other management schemes that because they did the report didn't address anything existing in North Conway or anywhere around that what you're talking about? They they just mentioned chains So I it seems to me that you based on all of your calculations on this one report, and I just wondered if there were other you don't have to answer this. But other other management schemes, you know, other management plans, not scheme?

J

Justin McIver 127:17

Yeah, I mean, typically, a national brand hotel requires you to do everything exactly how they want it. Right. Right. So that's not what my intent is here, right? I it would, it would be a brand new would be a soft brand, it's called right, where you can do whatever it does to



fit the tradition of your town, your hometown, right. So that's, so that's the route that I'm taking here is to create a soft brand, potentially, where you still have some of the reservation system and some of the exposure but they don't tell you what to do with it. You can do exactly what you want.

D

Dee Miller 127:50

Yeah. And they are reservationsystem for smaller hotels. Yeah, and I think that's again, another concern people have see know that there would be a certain unique feature factor Absolutely. in the community. Yeah. Okay. So you don't have to serve Big Macs, right?

D

Deb Brusini 128:20

Yes. On the the fire chiefs impact statement back in April, he mentioned something about being the pounds of pressure that the pavement needed to support in case of a fire in but that wasn't that was with impervious pavement, not with this porous pavement, will this pores pavement support that same weight or whatever?

M

Mike E. Tadema-Wielandt 128:50

Yeah, it certainly will. Yeah, it will be designed to there, there's, you know, there's no loss in in strength when you start to go, okay, support payment, if if design correctly, DOT has a specification for it, it's been used at the DOT installed it on the main Mall Road, which is one of the busiest roads in the state of Maine. And it's been in operation for the past eight or nine years, very successfully,

D

Deb Brusini 129:19

right one, and I know there's another installation in that area. One of the reasons I asked for that third party independent review was be there aren't a ton of these yet main. And also when I read through some of the maintenance items, and some publications put up by do t I saw one publication that says no salt or sand. And that was actually in the rules from do t. And then I noticed in Portland, they use Brian and a combination of salt in your maintenance section that talks about, I think, doing the vacuuming twice in the spring, but look at the Portland's heavier use. But if you look at what the guidelines there and DOT rulemaking it implies for heavier use area, so for light areas a couple of times a year, but I think this will be more than light, it's not going to be like main mall, but it recommends, you know, one to two times a month, I think is what I remember, for this vacuuming. So there's those sorts of things that were questions that came up for me that I think a third

party review would really it might come back and say, You need to vacuuming, vacuuming at twice as fine might say, need to vacuum it, you know, six times? I don't know.



Mike E. Tadema-Wielandt 130:34

Yeah. And and I can tell you do the DEP will also weigh in on that. And and I think our maintenance plan right now, I



130:44

think you're correct. It calls for



Mike E. Tadema-Wielandt 130:48

vacuuming at twice. I think do I've had conversations we had a preliminary meeting with dep where we did where we described the project and just sort of in very generalities talked about the use, of porous, pavement and and they gave us the indication that they're going to recommend four times a year on the on the vacuuming with regard to sand and salt sand is not to be used on porous payment because it it could potentially cause it And we around in the northeast, we're very lucky to have at the University of New Hampshire, they have a very sophisticated storm water center where a lot of a lot of the research happens on all sorts of stormwater management BMP. And and porous pavement is one of the systems that they've they've looked at, and they're probably the experts in the region on that and they issue specifications and they issue maintenance plans on that, right. For the most part, we we follow, right, follow all those records.



Deb Brusini 131:52

Right, I ran, I ran across a nice PowerPoint presentation. So one other question the fire chief in that statement, Brenda, maybe you could read it, I can't read his impact statement for just say we can, we can go on to somebody else that's just



Ken Gibbs 132:12

just going on the porous pavement, what sort of ice removal is generally used on porous pavement

M

Mike E. Tadema-Wielandt 132:24

so so you can saltolve it and it's been the interesting thing about porous pavement is it doesn't stay wet right so so when you get icing and particularly black eyes, that's a situation where you you've got a thin layer of water and then you get a nighttime you get a freeze and and that's when you get this layer of of black ice with with porous pavement you don't get that because the water goes through so it's been it's been shown that your your salt application can go are actually greatly reduced you can put you do put salt down and it can be a brine as well I don't like to do t will use a brine just because they have the you know the trucks to do that so it can be lightly salted but it but again it's it's salted at the beginning of a storm and then and then typically that he doesn't need to be applied again because it's

K

Ken Gibbs 133:30

just a another question about the pervious pavement I noticed in my garage when I drive the car in the tires bring a large amount of sand in with them and that's not a good substance for the porous pavement to absorb so you take that in consideration that no cars coming in the winter are going to drag material in from from the streets

M

Mike E. Tadema-Wielandt 134:00

yeah and so the the sweeping and vacuuming we were talking talking about is intended to to to handle that so you have a you know a purpose built truck vacuum truck vacuum sweeper specifically built for for this purpose and there are a few outfits throughout the state that that have these machines that can maintain the payment and essentially it's a high powered vacuum with with a sweeper so it sort of agitates that gets down in and in sucks it sucks it out of the out of the voids

K

Ken Gibbs 134:35

and because you don't have an ice layer forming on it you can do that in the wintertime

M

Mike E. Tadema-Wielandt 134:40

yes

S

Steve Collins 134:50

microphone please Diane

D Diane Paul 134:52  
pressure high pressure flow on that

M Mike E. Tadema-Wielandt 134:56  
so I think in in in extreme cases where where there's a where there is like a small area of clogging and the vacuum truck isn't isn't getting some of the material out I think you can use a high pressure sort of like a pressure washer type system just to sort of loosen it up again and agitated and then

D Diane Paul 135:17  
next so that was in one of the documents I've been on what is the

S Steve Collins 135:28  
my fellow board members have got almost all of my concerns on the table I've got a weenie little when I if I remember right the sewer allocation was one edu for the for the pool yes one once in a while you'll have to have to empty and refill the pool what happens then

M Mike E. Tadema-Wielandt 135:50  
so so the emptying of that will will be that will be scheduled with the the wastewater department so you know sewer you can imagine sewer flows very throughout the day. So and and of course the the treatment plant is designed or the the wastewater field is designed to, to handle those those spikes in flow. So it's typically that sort of activities scheduled at a low flow time when the system is more able to to handle it.

S Steve Collins 136:30  
Okay. And that's part of your agreement with the water with the shore district

M Mike E. Tadema-Wielandt 136:37  
hasn't been formalized, but I suspected it will be and we can we can follow up with them on that.



Steve Collins 136:43

Thank you.



Ken Gibbs 136:44

Yeah, how many gallons or in the pool?



Mike E. Tadema-Wielandt 136:47

oh that I don't know.



Deb Brusini 136:47

It's it's like 16 by 34. So depends on assuming it's 66



Mike E. Tadema-Wielandt 136:54

my calculator I can



Deb Brusini 136:56

sense there's a lot of water I mean is there any consideration of scale becomes a real issue here to you could take out one floor by removing that pool and probably get the fitness center into one of the other floors. You might have to remove one room or something to get those are sweets I mean bringing that up now so that you're not surprised later on. Just to think about. Yeah, it's an amenity, but it seems to me that the actual banquet facility is more important in the fitness you know, having travel a lot I didn't often have a lot of time to go swimming in the pool but add time jump up in the morning and go visit fitness center later on. So that was an I traveled all over the world that was never big deal for me as a as a business traveler tourists might be a little different. But But you know, I think that would dramatically change the scale at at the bacon side. Bacon street side. Okay, just on lights Stevens Brooke has something like five or seven lights on it and I would just suggest not all those lights are needed to maybe be a little bit more natural and still be perfectly safe and enjoyable for people and what's the reason for the lights being 17 feet high is that a is that a regulation like a state or an engineering regulation



Mike E. Tadema-Wielandt 138:33

so the pole mounted lights so the ones along the trail that their ball LED lights and they're

you know they're three and a half feet high and don't provide much like certainly there there they can be reduced or eliminated should that be the feeling of the board the height of the pole mounted lights you know to balance the higher the lights the more area you can can line so usually with a higher pole you can reduce the number of poles necessary but in a in an area like this where we do have residential a butters we try to keep them as low as possible for scale and you know you don't want a 40 foot light pole like you know across the street from your house so 17 feet is as a you know relatively low light pole height

- D** Deb Brusini 139:33  
and where's the trash taken it it's not going to go to the town dump right I know you guys are going out of town somewhere okay
- M** Mike E. Tadema-Wielandt 139:41  
yeah I assume it again I'm not sure sometimes
- D** Deb Brusini 139:45  
even though you hire contractors they still bring it to the transfer station who is squealed about what the yeah so
- M** Mike E. Tadema-Wielandt 139:52  
yeah so like yeah Justin was saying it'd probably be like a pine tree waste or something like that I think they go to the ECO Maine
- K** Ken Gibbs 140:03  
it's probably not your responsibility but after the trail along Stevens broke leaves your property toward Highland link is that well lite in that direction
- M** Mike E. Tadema-Wielandt 140:18  
I don't think so.
- S** Steve Collins 140:19  
It's not it's not lit so

- K** Ken Gibbs 140:26  
excuse me cross the bridge is that is that lit Christmas tree lights yes but that that does present a small problem for guests who doesn't know Bridgton and saying well you know it's in the evening it's dark darkening I'll follow the trail and then get to a portion that that is not well lite it's got to be pretty hard
- C** Cathy Pinkham 140:53  
yeah I wouldn't be doing i
- K** Ken Gibbs 140:56  
now i mean they're walking toward I can see someone say our water at the beach in the evening
- M** Mike E. Tadema-Wielandt 141:02  
I mean I think there are there are lights at the park other lights in the park I believe
- K** Ken Gibbs 141:12  
but they don't have to swim they
- S** Steve Collins 141:15  
know it's closed
- K** Ken Gibbs 141:17  
you can go go for a walk
- S** Steve Collins 141:19  
it's closed
- M** Mike E. Tadema-Wielandt 141:21

is your concern that that the lights along the path give the impression that the the entire trail is



Ken Gibbs 141:29

they would in some respect you would walk along and say this is a nice trail and you come to the end of the property you say well I guess I could go on yeah and safely



Mike E. Tadema-Wielandt 141:41

you know if that's a concern I you know, they can go away



Dee Miller 141:47

Yeah, that's a problem that I could have. Yeah,



Steve Collins 141:51

we we had a problem getting the fire chiefs new department heads reviews impact statement. Ms. Day has found it and will read it for us



brenda day 142:03

the knox box system will contain keys for the elevator slash utility rooms, the sprinkler control room and key to emergency access gate on Kenard Street. Other fire safety issues are subject to State Fire Marshal approval.



Deb Brusini 142:24

So will this hotel be sprinkled



Mike E. Tadema-Wielandt 142:28

so yeah,



Deb Brusini 142:38

asked about side elevation.



S

Steve Collins 142:41

You brought up the question of scale. There will I am sure be a grand summing up sometime in the future. It's now 830 we have a witching hour of nine and we're just about to embark on the shore Landzone which I hope will be fairly expeditious because the bulk of shoreline zoning has to do with the great ponds and relatively little of it has to do with stream protection in general development districts, but that's wishful thinking. So I'll close off the review of site plan, review and move on to to shore to shore land and I'll ask the the applicant they use the the ordinance with in Section 15 with its performance requirements as our guide again, and we'll follow will follow the same format his presentation followed by the public's participation Finally, by the board's participation Mr. Wielandt

M

Mike E. Tadema-Wielandt 144:01

Okay. Sure. So section 15 land use standards of this Shoreland zoning ordinance 15 is minimum lot standards and the applicable some of these I will say some of these are quite wordy or lengthy and and much of them don't apply. So I'm going to just try to touch on the pieces that I think apply and you if I miss something certainly asked me to address it. But in a minimum lot standards that the applicable requirement is that commercial sites with commercial uses require at least 60,000 square feet principles structure this project site is two and a half acres in size, so meets the minimum standard size Excuse me. So on to the next applicable item is 15 b principal and accessories structures. And the applicable section is all new principal and accessories structures show me step back at least 75 feet, horizontal distance from the normal high water line, other water bodies, streams and the upland edge of wetlands in the general development district to set back from the normal high water line, she'll be a minimum of 50 feet horizontal distance. So again, just to sort of quickly summarize what we've already discussed. This portion of the side is in the stream protection in a 75 foot back 75 foot setback is applicable, we will be submitting a revised plan that meet that requirement with with a slight rotation of the building and a slight shifting of the building the within the general development district, there's a 50 foot required setback. But that section also allows for the planning board that the planning board may reduce the setback requirement for project in the general development district five to 50% upon a positive funding effect that for any lot of record, all of the following provisions are met. And so we are requesting a reduction in the setback requirement and the general development district from 50 feet down to 25 feet. And I will go through the provisions that are referenced in there A through E

S

Steve Collins 147:06

and I would request that you give staff or a narrative or written narrative of why we

should consider the reduction to 25 feet,

M

Mike E. Tadema-Wielandt 147:16

I can do that sure. It would you like me to go to a narratively or or just provide that or verbally or tonight or would you just like me to provide that written

S

Steve Collins 147:26

What's hear it?

M

Mike E. Tadema-Wielandt 147:27

Sure. So a the total area impacted by the proposed setback, production shall not exceed 25% of the portion of the lot line within 50 feet of the normal high water mark of any river or tributaries stream. So the the total area within 50 feet of Stephens, Brooke, within this general development district is 14,022 square feet. And the total area the proposed building, which is this area here, which is the area that will be in but impacted by the proposed setback. production

S

Steve Collins 148:15

is again, please, Mr. Wielandt,

M

Mike E. Tadema-Wielandt 148:17

so it's Yeah, so it's little less than half of this of this area.



148:24

Thank you. And that that's 14, 1432

M

Mike E. Tadema-Wielandt 148:28

square feet, which accounts for about 10% of the area within 50 feet of Stevens Brook. So that's less than 25% a lot of required by the standard be in filtration systems, she'll be installed and maintained to infiltrate stormwater runoff from all man made impervious surfaces on the property systems Shelby size to accommodate all run off from a two inch precipitation event of 24 hour duration. And she'll be located at least 50 feet from the

normal high watermark of any river or trivia stream regulated by this ordinance. We've talked a lot about the the infiltration system that was designed underneath the parking areas. So if there's more questions on that,



149:13

I'm



Mike E. Tadema-Wielandt 149:14

happy to happy to answer them. But that system was designed to meet this particular standard See, there should be a net increase in the area of the law which is covered by multi level vegetation, c'mon and ground cover bushes and trees with at least 50% evenly distributed tree leaf canopy, as you'd from above, all areas of the property not covered by structures shall be revealed, agitated and maintained in such a manner. So again, we're dealing with the general development district, as I mentioned before, there's no clearing of trees proposed within that general development district. And in fact, there are there are there are new trees proposed to be planted within within that area. So the, the, you know, the multi level canopy, the area of multi level canopy will be increased within within that area d the proposal shall be designed and built to reduce the gross amount of phosphorus export from the property by minimum of 10% I went over this quickly earlier that the reduction in phosphorus is 45% from from the existing condition today to the to the proposed condition and that's as a result of the the infiltration system



150:35

he



Mike E. Tadema-Wielandt 150:38

has to do with non conforming lots of record on which only a residential structure exists so I take that as not applicable to to this project so so those are the the the standards that's how we feel we meet the standards to allow the board to to reduce that setback from 50 feet to 25 feet within the general development district



Steve Collins 151:02

if you could give us that in written form narrative form for the record I certainly will thank you yep

M

Mike E. Tadema-Wielandt 151:09

two principal or access rate structures and expansions of existing structures which are permitted in the resource protection limited residential and stream protection district shall not exceed 35 feet in height again that the proposed building is has been reduced from previous proposals down to 35 feet in height three the lowest floor elevation or openings of all buildings and structures including basements you'll be elevated at least one foot above the elevation of the hundred year flood the flood of record or in the absence of these the flood as defined by soil types in summary I address this when we went through the site plan review standards the the defined floodplain elevation varies from about 417 at the damn to 410 at bacon Street and their proposed buildings are three feet above their 420 So three feet above the highest flood Elevation four the total footprint area of all structures parking lots and other non vegetated surfaces within the shoreline zone should not exceed 20% of the lot or portion thereof located within the shoreline zone including land area previously developed except in the GD district we're not covered shall not exceed 70% we went over this at the beginning of the meeting so in the stream protection district there will be no or close to zero non vegetated areas again in in the stream protect district and in the general development district there will be about 7000 or there will be 7888 square feet of structures parking lots and other non vegetarian surfaces and that accounts for 38% of that area which is less than the 70% allowed five retaining walls that are not necessary for roads and controls you'll meet the structure setback requirements except for low retaining walls and associated field provided a set of criteria are met there is one retaining wall proposed and and that that is for erosion control purposes so if the if the retaining wall weren't there it would require a steep slope which would be more difficult to stabilize so so that that that the purpose of that wall is is for control so I think that standard is not applicable five has to do with shoreline access in areas of steep slopes or unstable soil it has to do with it a trail down to to access a shoreline that's not applicable because it's not proposed and in this

n

154:37

application

M

Mike E. Tadema-Wielandt 154:40

six on the principle and accessory structures shall be set back at least 10 feet from all sides and rear lot lines all structures are set back at least 20 feet from our side and rear lot lines on this project which is the requirement of the site plan review ordinance which is so that in fact exceeds their current shorelines ordinance so section 15 c has to do with docks bridges and other structures and uses extending over or below normal high water that's

not applicable in this case section 15 D has to do with campgrounds not applicable 15e is individual private campsite not applicable

S

Steve Collins 155:32

no work and listening mode it will ask questions when when it rolls around us

M

Mike E. Tadema-Wielandt 155:40

section 15 f commercial and industrial uses so this gives a list of new commercial and industrial uses which are prohibited within the shoreline zone and hotel is not on that list The list includes auto washing facilities dry cleaning staff instruments and other other uses that have the potential to pull it in contaminate the the resource so that's not applicable because hotel is not a prohibited use within the shoreline zone section 15 g parking areas one partners show me the shoreline and tributaries stream setback requirements for structures for the district in which such areas are located so in the the only parking area applicable here is this one that is in the general development district and it again we're we're requesting a reduction in this setback from 50 feet to 25 feet for both the building and the parking lots of the parking lot would have the same setback requirement as the as the building in the general development district

S

Steve Collins 157:04

Excuse me violate my own rules

M

Mike E. Tadema-Wielandt 157:24

there is a section on public boat launching facilities which is not applicable to parking areas will be adequately sized for the proposed use and she'll be designed to prevent stormwater runoff from flowing directly into a water body tributary stream or wetlands and were feasible to retain all run off on site that's just what we've done with the design for the the previous payments so they're a little run off will will come from the parking area because it'll all go through and and infiltrate into the ground three in determining the appropriate size of proposed parking facilities the following shall apply that gives a approximate parking space dimension of 10 by 20 all the parking spaces on this side are proposed to be nine by 18 which is a kind of a industry standard for for parking sizes which approximates the 10 by 20 suggested in the ordinance b internal travel aisles approximately 20 feet wide the internal travel aisles are largely 24 feet wide throughout this project they're just provides greater greater area to maneuver again sort of an industry standard at least throughout this area this part of the country is nine by 13

parking spaces and 24 foot wide drive miles so that's what we that's what we've done here and that approximates what what is suggested by the ordinance and again, it's it's not a requirement to the ordinance it just gives approximate dimensions section 15 h roads and driveways is not applicable or no proposed roads here and no driveway within the shoreline zone 15 land you standards 15 l signs there's no signs proposed within the shoreline zone 15 j stormwater runoff all new construction and development should be designed to minimize stormwater runoff from the site in excess of the natural pre development conditions where possible existing natural runoff control features such as firm swales, terraces and wooded areas should be retained in order to reduce runoff and encourage infiltration of storm waters. Again there are no natural features on this site to maintain but we have designed the system such that storm are will infiltrate into the ground and to stormwater runoff control systems to be maintained as necessary to ensure proper functioning we've provided a stormwater facilities maintenance and inspection plan in the in the materials that we submitted section 15 k septic waste disposal this has to do with onsite wastewater disposal, which this project is not proposing. Its proposed to use the public sewer system so the standards not applicable section 15 l essential services there are no essential services proposed within the shoreline zone 15 m mineral exploration and extraction not applicable 15 n agriculture not applicable. 15 O, timber harvesting not applicable 15 p clearing or removal of vegetation for development. This has to do with well I'm sorry, 15 p 1 has to do with the resource protection district. This project is not in the resource protection district and



Cathy Pinkham 161:33  
15 p 2



Mike E. Tadema-Wielandt 161:36  
give very specific requirements regarding removal of vegetation within the the shoreline zone. And again, there's no clearing proposed within either the stream protection district or the general development district. So within the short lands on along the stream there there's no no clearing proposed again except for the invasive dead dying and disease three again it talks about selective cutting within within 100 feet of a great pond or within 75 feet of normal high water line of any other water body. Again, no clearing is proposed within the stream protection of the general development district for talks about legally existing non conforming cleared openings and how they they may be maintained but shall not be enlarged except by allowed by the ordinance. So there are some existing cleared areas that will be maintained as allowed by that section five fields and other cleared openings which have reverted primarily to shrubs, trees or other woody vegetation shall be regulated under the provisions of earlier section 15 P. Again, no no

response warranted to their 15 Q. erosion and sedimentation control standards. So there there's a 16 requirements for erosion and sediment, sedimentation control. In that standard, I'll point to the the erosion, sedimentation control report and erosion control plans and details are provided in the plan set and that that will meet all the individual standards of that particular section. Section 15 are on soils you know, talks about the requirement that the the existing soils on the site should be suitable to support the proposed development and it talks about depth to groundwater and depth to bedrock and suitability of soils for on site wastewater disposal. So we had a soil scientist conduct test pits throughout the site to see what what was there as well as to use that information in designing the infiltration system. There is a requirement on the state level that separation from groundwater be maintained from the bottom of the infiltration system, I can tell you that the soils on site are generally low me sand groundwater. Seasonal high ground water varies I think at at its shallowest it's about four feet and there were some test pits dug that there was no evidence of seasonal high ground water found and there was a I don't believe there was any ledge found on the site in that area either. So you know, in summary, no wastewater disposal and we found the soils to be suitable for for the infiltration system that we designed 15 s water quality standard number one talks about no activity shall deposit on or into the ground or discharge to the waters of the state, any pollutant that by itself, or in combination with other activities, or substances will impair designated uses, or the water classification of the water body tributary streamer Wetland, and it talks about prohibiting washing, bathing cleaning of humans, animals or objects with soaps, detergents, or cleaning agents. So, you know, to summarize it, none of that is proposed as part of the site development. So I don't think that that standard is applicable here. The only you know, the only discharge will be will be stormwater, which is the case on every project to one of the following methods of phosphorus mitigation must be employed if the footprint of any structure is enlarged within the setback area. And so the project will utilize an infiltration system designed to accommodate runoff generated by a 24 hour to and train fall event in order to reduce phosphorus and phosphorus will be reduced by approximately 45%, s3, wells. Wells may be located within so accurate but there are no wells proposed on this site.

S

Susan Hatch 167:20

And I know everyone's schedule, but I'm wondering if you would request deliver a favor and I'm going to ask to go perhaps a half hour more and why recently is

S

Steve Collins 167:40

you you've made your point, the answer is the staff is the people who get in trouble for running over. So bucket to miss day. So I don't promise half an hour to 930, there you go

with with that hand shape, will will look at 920 at any rate, and it'll be the three minute rule again, with your bullet points, we should be able to do that.

**M** Mike E. Tadema-Wielandt 168:11  
I'm almost done here as well. So that should be should be fine. Sorry, S 4 talks about re vegetation or stabilization within the shoreline zone. If it's approved by the CEO. Again, there is vegetation, additional vegetation proposed, and it'll be done in, in cooperation with with the CEO five the application of well, this one has to do five has to do with subdivisions. And this is this is not a subdivision. So I don't believe it's applicable and 15 t archaeological sites. This talks about development on sites adjacent to sites that are eligible or eligible to be listed or are listed on the National Register of Historic Places. And there are there are no known historic sites in the in the vicinity of this project. And section 15 u has to do with the erosion instead of sedimentation control district provisions. I don't believe those are applicable because I don't think we're in that district itself. So those are those are the ones I saw again, I'm happy to answer questions about them.

**S** Steve Collins 169:43  
You'll have your opportunity.

**M** Mike E. Tadema-Wielandt 169:44  
Thanks.

**S** Steve Collins 169:47  
Okay. Let's rock and roll now. But for the sake of the the process if the public is in agreement, your name again, please sir.

**D** David Lourie 170:05  
My name is David Lori. I'm an attorney and I came here to speak on behalf of Kenard Street Sorry, sorry, start over again.

**C** Cathy Pinkham 170:17  
Yes, we can hear you.



D

David Lourie 170:19

My name is David Lourie, and I'm an attorney and I tend to do a lot of land use law. I represent a number of municipalities and sue the rest of them seriously. I used to be the city attorney in Portland for many years. And I am in private practice in Cape Elizabeth and I'm here representing the safe Kennard Street group which includes two immediate neighbors of this

S

Steve Collins 170:52

may stop you for just a moment I'd like to pull the public and see if their contempt to have you use their three minutes features to make your presentation.

D

David Lourie 171:02

I think it's unfair to have this hearing even be extended for another 20 minutes, we now have a new proposal we came prepared to deal with the proposal and some of the calculations changed completely at the so called tweaking of the building. And I don't mind you asking them but a lot of them are my clients and I'm not speaking in lieu of them I was going to address some of the issues I came here for but principally now I was going to address the fact that they've basically run out the clock and there is really no time 20 minutes to talk about what is a new proposal they should be putting in an amended application plan with the calculations that they threw out here just a moment ago which don't make a lot of which don't make much sense they make as much sense as putting parking spaces where the second egress supposed to be how how is the fire department gonna unlock the gate and drive over the park cars there I mean a lot of this proposal is nonsense you think about it and I can run through some of the substance but it's just unfair to expect them to respond to a plan and new plan which has just been given out orally here with a tweaking that building changes all of the calculations that are done so far

S

Steve Collins 172:31


I didn't I didn't mean to give the impression that this would end the hearing but 920 will be a cut off for tonight's session


D


David Lourie 172:40


okay might you know as I said it's unfair to even have this be part of the proposal it should be there should have been this was not ready for public hearing it did not meet the

ordinance standards to begin with and they should have to file a written before you come back anyway, if you're going will allow this to continue before they come back. They should supply a complete and final plan of how they're going to do this and meet the ordinance standards and document the calculations necessary for their waiver show a meaningful second exit from the property if that's going to be a requirement for approval and the erosion control is not usually a permanent structure fail and a retaining wall permanently. That's not a way to put in a structure words for pivoted otherwise erosion control is usually control of sediment during construction and it's not a an excuse to violate the ordinance I can address more of this point but it's we're already into overtime at this point and I will let you decide whether you want to go on with this farce and hear from my clients substantively tonight or at another time but they brought me here at great expense tonight and I don't know that they should have to bring me back again to deal with a plan which we still still don't really have and tweaking nevermind I won't get into it I think you understand what they what is going on here it's not fair to conduct the public hearing on this basis on a new plan and next time maybe it'll be a different plan

 Steve Collins 175:04  
microphone please Can

 Ken Murphy 175:09  
my name's Ken Murphy. You've heard me before I was on the planning board I was a selectman and I lived on Kenard Street and I'm going to remind people that want to make a couple points all these homes

 Steve Collins 175:29  
Mr. Murphy if you please we're talking about shoreline zoning now we've been through site plan and you're burning up the time

 Ken Murphy 175:38  
burn up the time but we got to realize that when that land where this was the people ran around to that place lived on the streets around it same way but planetary Park I mean putting the cherry square all those homes down and Green Street and everything you know I just want to make that point this time was built because of places like this could be built

- C** Cathy Dipetro 176:19  
Catherine DePietro Okay, yes, I'd like to speak to the shoreline going first. The map
- S** Steve Collins 176:32  
microphone, please. Catherine. It's
- C** Cathy Dipetro 176:34  
Yes. If I could have somebody help me with some of these drawings that you need to say that when they're first there, that's a blob of the shoreline zoning map that shows one thing that has not yet been addressed. And then you see that purple line that comes down through contortions of the lot. That's the erosion control line. Therefore, control erosion control activities have to take place within that stream protection zone which affects the amount of digging filling earthmoving that happens in that zone. Next, yes, then you bring that over the board so they can really see it up close this is the lot as it currently exists. And as you can see in the stream protection zone, there is just there is no structure on that zone. At this point. This purple line up here is the erosion protection area emotion control area
- D** Deb Brusini 177:51  
which which standard are you speaking to?
- C** Cathy Dipetro 177:55  
I'm talking shoreline zoning.
- D** Deb Brusini 177:58  
All right, but is there a particular standard you're speaking to
- C** Cathy Dipetro 178:00  
the standard Yes, sections 14 15 you have that
- C** Cathy Pinkham 178:08  
section Can you repeat that section what

C

Cathy Dipetro 178:12

sections 14 and 15 the applicant has not addressed how within the erosion and sedimentation control district no construction related activity or land use condition shelf cause or contribute erosion or sedimentation to any land area within 250 feet, horizontal distance of the normal high water line of any great pond that would be Highland leg, that purple line cuts right down through that stream protection zone. We also have if you look carefully in the stream protection zone building was in that corner. But there's also a retaining wall with the retaining wall would not need to be there. There were not too solid feet of Phil being added into that area behind building but the two solid feet of Phil's not supposed to be within that 75 feet. So both the retaining wall and the 75 and the Phil should go away as should the new drainage line because no earthmoving is allowed within that zone. So the drainage line has to once again come out of that 75 and that's that portion of the of the territory come around the building from the other side, and then tie in back to where it should be.

S

Steve Collins 179:37

You could wrap up please.

C

Cathy Dipetro 179:39

Yes. And last but not least, if you look carefully at drawing, see for you will see that they're even within the 25 foot line, there are lines of fill even within 25 feet. And you also have to take into account the fact that as you can see, the portion of the building is there. I'm not sure that the applicant has demonstrated that there will be a net increase in the area of a lot which is covered by multi level vegetation, combining ground cover bushes and trees. What we have is a fair amount of parking lot and a portion of the adjacent building. That's it. Thank you.

S

Steve Collins 180:24

Okay, let's start. Laurie has offered a fairly formal objection to our process. I think that it's worth considering and and trying to come to terms with our you agreed. Yes. And I suspect it's going to take more than five minutes to get there. So instead of having the public participation, I think we need to address Mr. Laurie's basically as challenge to our process,

D

Deb Brusini 180:52

yes,

D

Dee Miller 180:57

I sort of took it for granted the we would get a new plan with the now projected placement and that our discussion was going to be based on that. But we have no physical representation. So I didn't object to the process. But I thought that it was all going to be contingent on getting a physical representation of those changes.

S

Steve Collins 181:46

But what helped us out address Mr. Laurie's challenge to our process?

D

Dee Miller 181:55

Well, I I do think that we can't make any kind of formal deliberation until we get the proper placement of the building. And so all these other things were based on this assumption that the building will be located in a certain way, and we haven't seen it yet. So.

S

Steve Collins 182:24

So what we do

D

Dee Miller 182:27

well, I certainly think that we have to continue this hearing. And we have to take a look at where that building the buildings are actually going to be, and what the measurements are and where fill is going to be intruding into places where it might not be appropriate and the measurements that we're

S

Steve Collins 182:55

okay with you you want to suspend the you're recommending we suspend the hearing set a date long enough that we could give us the Yeah, nominal notice. Yes. Mr. Gibbs


K

Ken Gibbs 183:09


I think I agree with with with Dee that we have substantial changes to the plan and that


we really can't address them until we have physical material in front of us to look at those plans and see exactly how they how they exist and where the lot buildings are. And with a lot lines are


 Steve Collins 183:36  
Miss. Paul

 Diane Paul 183:40  
I agree with Ken we should have a plan that represents everything that we've gone over tonight.

 Cathy Pinkham 183:49  
We're sorry,

 Diane Paul 183:51  
screen. I agree we should have a plan that represents all the changes that have gone on tonight so we can see it the public can see the new plans as been

 Steve Collins 184:06  
Thank you. Thank you.

 Cathy Pinkham 184:07  
Yes, Mr. Chair, I think it would be very important for Justin and Mike if you can give us the physical material that you have changed with your with your changes in front of us along with a lot of the things that we have discussed tonight with our concerns and address those and then we can potentially move forward in a productive manner.

 Steve Collins 184:41  
Ms. Brusini

 Deb Brusini 184:42

Yeah, I want to be clear on what we're being asked to do. So let's start there.

S

Steve Collins 184:51

Okay, I'll take my shot at trying to answer that. Mr. Baker,

R

Rob Baker 185:03

I think it should be 12 days before the resume the hearing any information the applicants got to get to the board should be here in the office 12 days before the way it gives the board time to review. It also lets a public review, the application so that they are not blindsided so they will have 12 day or so whatever, whatever you pick three, zoom the hearing, I would recommend all the information that you've asked or going to ask for is here 12 days before that day.

S

Steve Collins 185:31

Thank you. You're basically saying do what the letter of the ordinance is saying

D

Deb Brusini 185:37

This is not a new application. It's an updated application. So I guess I agree with I agree with the rest.

S

Steve Collins 185:45

I think the burden will be on the applicant to figure out what he's changed and what he has to submit new for this review time. If he's confident that he are that it's no change and it's what we have is appropriate. That's that's his risk. But he's supposed to be filing the completed application describing what's before. What will be before us than

D

Deb Brusini 186:13

I'm in agreement with

S

Steve Collins 186:14

that. So next step, I would ask the applicant has heard Mr. Lourie's rather truncated objections, but I think it's pretty clear what he's looking for. So I'll ask the the applicants

when they think they could have with the 12 day notice to schedule a resumption of the here


- D** Doug Oakley 187:06  
Doug Oakley citizen, I would have appreciated having the narrative regarding shoreline zoning included with the original application so that we could review the narrative as we do that.
- S** Steve Collins 187:17  
That's all we're asking for. Okay, good.
- D** Doug Oakley 187:19  
My other question is, could the board give me some clarification on what coaching is regarding giving information to the applicant about missing information in his application
- S** Steve Collins 187:29  
No, no,
- D** Doug Oakley 187:30  
we can't get any clarification on that.
- S** Steve Collins 187:33  
No.
- D** Dee Miller 187:41  
I think the board is entitled to ask questions and say what's
- S** Steve Collins 187:46  
Ms. Miller Please stay away from it. I I knew I would regrets recognizing Mr. Oakley no





- M** Mike E. Tadema-Wielandt 188:25  
Mr. chair given the holidays. And in the 12 day submission requirement. We any availability of both the applicant and myself, we're looking at a potential meeting the last week in January.
- S** Steve Collins 188:48  
does your calendar go out that far Ms. Day
- B** brenda day 188:56  
Yeah. Are you looking like the 29th? 29th?
- M** Mike E. Tadema-Wielandt 189:00  
Yes. Either one of those would work
- B** brenda day 189:02  
the 29th wide open
- D** Dee Miller 189:07  
What day is that oh, the selectboard isn't meeting on that day?
- B** brenda day 189:13  
No, no, they made the second Tuesday.
- D** Dee Miller 189:17  
Okay.
- S** Steve Collins 189:18  
I accept emotion that we recess the hearing until 6pm. January 29, 2019 at 6pm
- C** Cathy Pinkham 189:28

motion and moved and seconded.


- S** Steve Collins 189:30  
discussion of the motion. Hearing none. All those in favor signify by raising your hand  
opposed Let the record show five to nothing to recess. The hearing until the 29th of  
January 2019 at 6pm here.
- M** Mike E. Tadema-Wielandt 189:47  
Thank you.
- S** Steve Collins 189:51  
We're still we're still in session. I've lost my agenda. General confusion. There was no  
business before is no new business before no department heads approval before his topics  
for discussion. And other is to schedule the marijuana medical marijuana workshop
- B** brenda day 190:34  
We have not rescheduled that. No, we will
- D** Deb Brusini 190:55  
can we, we can't talk about it on the third can't we oh you're not gonna be here. Everyone  
that was
- S** Steve Collins 191:03  
with general agreement, and we will set the date for the next workshop on the third
- C** Cathy Pinkham 191:09  
I won't be here. But if you send me an email, I'll make sure to show up and
- D** Deb Brusini 191:13  
be here Tuesday 8


 Steve Collins 191:14  
But this is just setting the day I will be advertised we promise.


 Ken Gibbs 191:24  
Yeah, I thought we were going to settle it on our Tuesday meeting.

 Deb Brusini 191:31  
So you're not available on the third?


 Cathy Pinkham 191:36  
Yeah.

 Steve Collins 191:38  
So set a date?

 Cathy Pinkham 191:39  
Yes. set a date. We won't have to worry.

 Deb Brusini 191:48  
I'm good for the eight. So I'm good to know. I'm not so good. For the eighth

 Steve Collins 191:55  
15 of January.

 Ken Gibbs 192:00  
Is that a Tuesday? Yes. Okay.

 Cathy Pinkham 192:02  
That's perfect. Thank you.



Steve Collins 192:04

January 6pm. here I'd accept emotion to that effect. Ms. Pinkham so moves. Mr. Gibbs seconds. Yeah. All All those in favor of a marijuana workshop 15th of January 2019, 8pm here at 6pm here by raising your hand oppose. Let the record show five to nothing.



Ken Gibbs 192:32

Motion to adjourn. acceptable?



Steve Collins 192:37

Yes, sir. Do I hear a second Miss Pinkham seconds. Discussion? The motion hearing none. All those in favor signify by raising your hand opposed? Let the record show five to nothing. We are adjourned.