

COMMUNITY DEVELOPMENT ADVISORY

COMMITTEE

MEETING MINUTES

Tuesday, December 2, 2025 AT 6:30PM

Meeting Held via Zoom

Present: Jean DeBellefeuille (Chair), John Scribner (Vice Chair), Lee Parker, Ian McConnell (Secretary), Marty Szydowski, Finn Smith, Yvette Meunier (Staff)

- I. Meeting called to order with requirements for a Quorum met
- II. Public Comment - none made
- III. Agenda accepted
- IV. Meeting minutes from 10/7/2025 and 11/4/2025 approved as amended
- V. Staff update
 - a. Yellow building/BRIC grant
 - i. A public meeting will be held on Thursday, January 8th from 6-8pm. This will be the first public meeting for this project in which the consulting firm, Acorn Engineering, will share findings on the existing conditions of yellow building and solicit input for potential uses. They will also share initial conceptual designs for renovation/redesign. Town to publicize the meeting through a flyer, Facebook post, and listing on town website.
 - ii. Initial finding is that the basement will need to be filled because it is in the flood plain. The consultant will provide estimates for renovation vs demolition of the building. The building footprint could also potentially be expanded.
 - iii. Final report will be provided in February.
 - b. Update on potential grant submissions that may require letters of support from CDAC - committee confirmed its willingness to support each of the following applications
 - i. **Coastal Community Grant & Shore and Harbor Planning Grant** – Focused on creating new access points to our rivers for fishing and hand carry boating. Locations to be determined but could include at either waterfront park or other spots near the Merrymeeting Trail. Due Jan 5.
 - ii. **Active Transportation Planning Initiative (ATPI) DOT** – Funds from the DOT to create a crosswalk with flashing beacon to assist pedestrians crossing Rt 24 from lower Main Street to Three Robbers. It would also add a missing stretch of sidewalk along Rt 24 to the new park near Railroad Ave and move a crosswalk to meet that new stretch of sidewalk. Due in Jan 2026. The town is currently paying an engineer \$5,000 to design the crosswalk. Only 10% of the crosswalk cost would be footed by the Town.

- iii. **DOT Demonstration project** – This would create a 4-way stop at the Three Robbers intersection to be temporarily implemented for evaluation. To be written spring 2026.
 - iv. **Land and Water Conservation Fund** – This grant extension would add Maily into the grant program that has supported investment in the new waterfront park. By expanding the footprint of the current grant to include Maily it would enable the Town to create a leach field that can service bathrooms at the new park and tie in the Maily bathroom so it is no longer pumped. It would also allow realigning the entrance of Maily to be in alignment with the new park entrance, as well as pave the Maily parking lot. Due January 2026.
- c. Merrymeeting Trail
- i. We have not heard back regarding the \$750,000 grant application for the Rural Tribal Assistance Pilot Program. Award decisions were delayed due to government shutdown.

VI. Old business

- a. CDAC Recruitment
 - i. Finn Smith is willing to join CDAC! He will need to submit an application for consideration by the Select Board and then be sworn in by the Town Clerk.
- b. Waterfront Pavilion
 - i. USDA consultant will revise conceptual design based on feedback from Farmer's Market representatives provided at last CDAC meeting.
 - ii. Committee agreed on the following schedule for Pavilion stakeholder meetings:
 - January 6 (next CDAC meeting) - Artisans
 - February - Yvette to attend Age Friendly Luncheon
 - February 3 (CDAC meeting) - non-profit stakeholders including Bowdoinham Library, MAC, Food Pantry, and Watersong Music among others
 - March - revise conceptual designs with USDA consultant
 - April/May - open public meeting to share potential concepts and get broader public input

VII. Next CDAC meeting is scheduled for January 6th at 6:30pm

VIII. Meeting Adjourned