

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

MEETING MINUTES

Tuesday, February 4, 2026 AT 6:30PM

Meeting Held at Kendall and via ZOOM

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

Absent: Lee Parker

I. Meeting called to order with requirements for a Quorum met

II. Public Input on Waterfront Pavilion Design

- The meeting focused on discussing plans for the new waterfront pavilion. Key attributes already identified include: a strong Wi-Fi signal, protection from the elements, and vehicle access for vendors. The committee reviewed design plans, which now include a larger footprint of 40 by 80 feet, meeting ADA standards, and incorporating a corner nook for programming.
- The size of pavilion was debated. Initial concept was 40' x 80'. A wider design of 48' x 80' would allow sufficient space for three rows of market vendors, for a total of 20 (10' x 10') booths under the pavilion. This would allow for future expansion of the market which currently accommodates 10-15 vendors. At least one resident was concerned about possibly making the pavilion too large such that it may feel 'cavernous' and too large for the waterfront layout.
- Concerns about maintenance costs were raised. It was pointed out that the maintenance costs of the existing gazebo have been minimal. Costs will ultimately depend on the materials and quality of the construction. Maintenance will be overseen by the Town recreation department. One resident asked if maintenance could be funded through public-private partnerships.
- Seasonal and winter use of the pavilion was discussed. One resident suggested using infrared heating and heated seats/cushions to extend the use of the pavilion and make it more comfortable in the winter, though this would have to be balanced with costs. The season could also be extended with the use of drop-down plastic/polycarbonate panels.
- Recreational uses were discussed. The group was generally in favor of use for ice skating. Different ideas were posed in terms of how to create/maintain the ice: synthetic ice vs poured water with natural cooling vs an electrically cooled slab. Concerns were raised about the cost of a cooled slab. Roller skating could be done in other seasons. One resident suggested that an ice carving competition could be held at the pavilion.
- Requirements for musical performances were discussed, with helpful input from Earl Bigelow. Earl pointed out that we will likely need some cushions or something similar in the ceiling for sound absorption. 200 amp service will be sufficient power for electrical needs. The space would benefit from quality lighting and speakers in the eaves. We could invest in these electrical and acoustic needs following the initial pavilion construction to

minimize initial capital outlay. Another possibility would be to still have concerts outside by the gazebo and only use the pavilion when it is raining.

- Concerns about sufficient parking were again raised, especially if vendors take 20 spots. There are about 50 spots in the new park and the existing spots in Maily. Some residents wondered if there could be additional parking across from the Country Store in the future.

III. Agenda accepted

IV. Meeting minutes from 1/6/2026 approved as submitted

V. Annual Election of CDAC Officers

- John Scriber has stepped down from CDAC after 10+ years of service.
- Committee members unanimously elected the following officers for 2026
 - Chair - Jean DeBellefeuille
 - Vice Chair - Marty Szydowski
 - Secretary - Ian McConnell

VI. Staff update

- Second Riverview House Public Meeting scheduled for 2/25/26 @6:00 PM
- Merrymeeting Trail
 - Still no decision on previous federal grant application through the Rural Tribal Assistance Pilot Program (applied for \$750,000)
 - Yvette likely to also apply for a second federal grant through US DOT- *Better Utilizing Investments to Leverage Development* ([BUILD](#)) grant program (\$1-25M award size)

VII. Next CDAC meeting is scheduled for March 3rd at 6:30 pm and will include a presentation from the Maine Arts Commission

VIII. Meeting Adjourned