

# COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

## MEETING MINUTES

Tuesday, May 5, 2026 AT 6:30PM

### Meeting Held at Kendall and via ZOOM

**Present:** Marty Szydowski (Chair), Ian McConnell (Secretary), Hope Libby, Lee Parker, Finn Smith, Wayne Sanford, Yvette Meunier (Staff)

**Absent:** None

1. Meeting called to order with requirements for a Quorum met
2. Meeting minutes from 4/7/2026 approved as submitted
3. Public Comment -
  - a. Chris Vonderweidt, resident of White Rd, shared his concern regarding a discrepancy between community stakeholder input and recent Town actions regarding the potential paving of the parking lot at Maily Park. Chris shared copies of two documents, the Village Center Planning Study dated June 16, 2025 and an article on the Village Partnership Initiative in the Bowdoinham News, highlighting statements that indicate the majority of community members who attended public meetings in early 2025 opposed paving the Maily parking lot. He contrasted this with a recent Town staff memo to the Selectboard recommending the inclusion of paving the Maily parking lot into a Congressionally Directing Spending request. Chris reported sharing these same concerns at a recent Selectboard meeting.
  - b. The committee acknowledged the resident's concerns. The Chair confirmed that he would be meeting with the Town Manager next week and would discuss with her the appropriate protocol for passing on public concerns raised during CDAC meetings to the Select Board.
4. Staff Updates
  - a. Land Water Conservation Fund Grant Application: Pavilion
    - i. The Selectboard included a request for TIF matching funds for new activities to be included in the LWCF grant program into the warrant for June's Town Meeting. The specific warrant question requests approval for TIF funding to cover the following activities: "At Bowdoinham Riverfront Park, the project would include a pavilion with solar power, a natural play area, a skating rink, public restrooms, and a new septic system. At Maily Waterfront Park, improvements would include paving the parking lot and realigning the entrance to the new park. The project also includes a pedestrian connection between the parks and shared utility infrastructure for the parks."
  - b. Rural Tribal Grant: Merrymeeting Trail
    - i. The Town is in contact with the federal DOT to develop a timeline for this two year project that will cover design and engineering for a portion of the Merrymeeting Trail. Start date will be between June and November 2026.
  - c. The Comprehensive Planning Committee is leading the development of an Open Space Plan. The Town is in the process of hiring a consultant, with work potentially starting in June.
  - d. The Town has received a Maine Trails Grant that will make a portion of the Cathance Meadow Trail more accessible with trail improvements planned for this summer.

- e. The Town has received a Maine Coastal Program grant to improve access to the waterways and will be conducting a survey to identify locations that could be improved to enable more access for hand carry boat launching and fishing.
5. Old Business
    - a. Draft Pavilion factsheet for the Community/Town Meeting
      - i. The Committee reviewed the factsheet drafted by Yvette and made no edits. It will be distributed for Town meeting.
    - b. Outreach to Pavilion stakeholders
      - i. The Committee reviewed the letter drafted by Yvette and made only copy edits. It will be emailed to participants from the prior Pavilion stakeholder meeting.
    - c. Discuss meeting protocols - tabled to next meeting
    - d. Re-introduce CDAC work plan -
      - i. The Committee briefly reviewed a spreadsheet including all activities from the 2024 Comprehensive Plan that were assigned to CDAC among other committees.
      - ii. Committee members will review in more detail prior to next meeting, with plan to have a working session at the next meeting to develop a prioritized CDAC work plan for the remainder of this year.
  6. New Business
    - a. Election of Vice Chair – Finn Smith was the only committee member nominated and was elected unanimously.
  7. Agenda items for the next CDAC meeting
    - a. CDAC Workplan working session
    - b. Discuss meeting protocols
    - c. Review CDAC by-laws and role within the Town government structure
    - d. Update from the Chair on protocols for communicating with the Select Board
  8. Next CDAC meeting is scheduled for June 2nd at 6:30 pm
  9. Meeting Adjourned