

# COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

## MEETING MINUTES

Tuesday, May 6, 2025 at 6:30PM

### Kendall Room

**Present:** Jean DeBellefeuille (Chair), John Scribner (Vice Chair), Ian McConnell (Secretary), Yvette Meunier (Staff), Robin Riendeau (Banana Banners), Jen Kelley (Merrymeeting Arts Center)

**Absent:** Lee Parker

- I. Meeting called to order with requirements for a Quorum met
- II. Agenda accepted
- III. Meeting minutes from 4/1/2025 approved as amended
- IV. Old business
  - a. Mural – presentation from MAC on mural artist selection
    - 11 artists submitted proposals for the bathhouse mural.
    - The 10-person Mural committee convened by MAC recommended two Maine artists, Michael Branca of Bath and Erica Sedler of Cape Elizabeth, for consideration by CDAC. These two artists rose above the rest based on their experience, portfolios, and quality of their proposals.
    - CDAC will submit any additional questions to these two artists and vote on the mural awardee at the next meeting.
  - b. CORA unveil final design
    - Robin Riendeau of Banana Banners shared final template for the waterfront park signs and drafts for 5 of the specific signs.
    - CDAC was overall very pleased with the design of the signs.
    - Next step will be for Select Board to review drafts of all signs for finalization before moving into sign production phase of project.
- V. New Business
  - a. Gas pump warrant article
    - At June town meeting there will be a warrant article proposing changes to land use ordinance that would remove the restriction that gas stations have a maximum of two pumps. This would most likely result in eventual development of a gas station/convenience store near the I-295 exit.
    - CDAC does not have any objections with the warrant article being presented.
    - Committee discussed potential pros and cons of this change but did not wish to make a recommendation regarding whether or not to pass.

b. Business Meeting/Pavilion Stakeholder Meeting

- USDA is providing free consultation for the design of the pavilion in the new Bowdoinham Riverfront Park.
- CDAC plans to convene a stakeholder meeting to discuss possible uses of the pavilion – similar conversation was had back in 2018 that will be the starting point. Committee will invite all local businesses and welcome any interested community members.
- CDAC would like to start public conversation at Celebrate Bowdoinham in September followed by public stakeholder meeting in October.
- Development of the waterfront park continues, with most of the dirt and paving work expected to be done by the fall.
- Town is working towards a single septic system that will serve the bathrooms in both the old and new parks as well as the yellow building.

VI. Staff update

- Select Board not providing recommendation on solar warrant article.

VII. Next CDAC meeting is scheduled for June 3<sup>rd</sup> at 6:30pm

VIII. Meeting Adjourned

A true copy, attest.

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Yvette Meunier      DATE