

Cannery/Skidgel Lot - Master Plan Presentation 10/1/25

Community Development Advisory
Committee (CDAC)



Agenda

Welcome

Brief Site History, role of CDAC

Master Plan Presentation

Next Steps

Q+A

Skidgels Story Slam

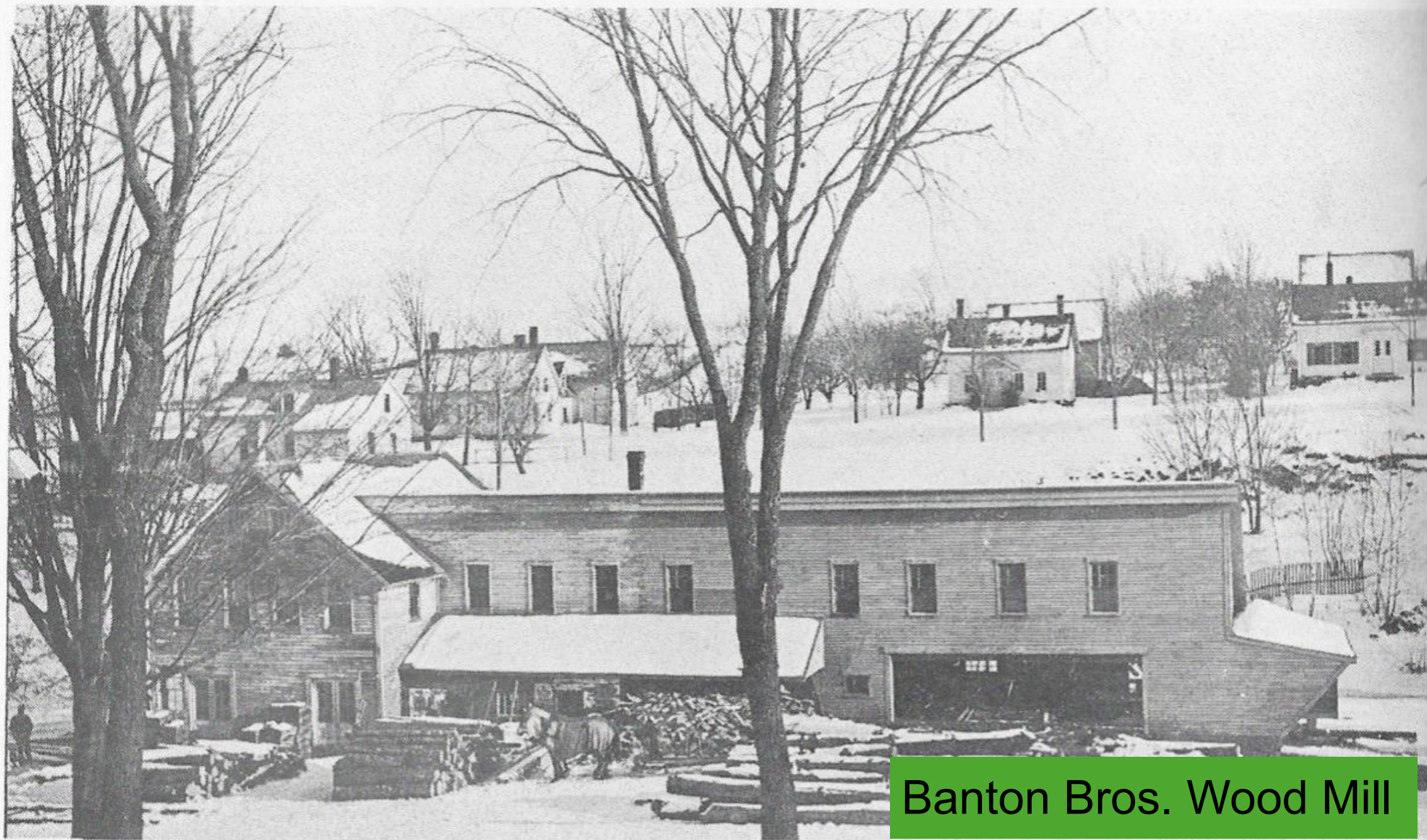
Refreshments



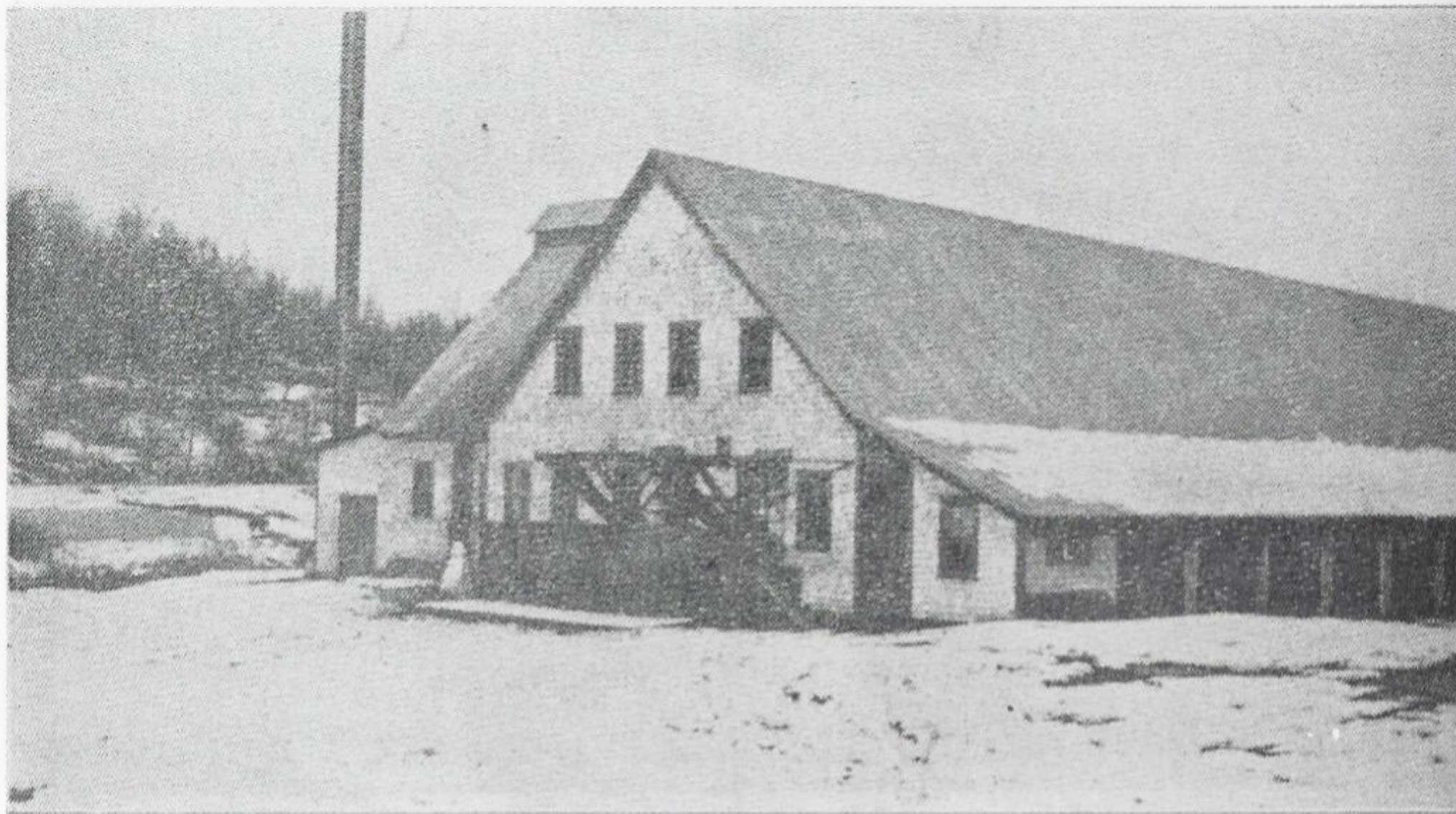
Cannery Lot History



Stevens Rd/Old Main St at now 137 intersection



Banton Bros. Wood Mill



FREEDOM CORN FACTORY BUILT BY COMMUNITY SPIRIT.

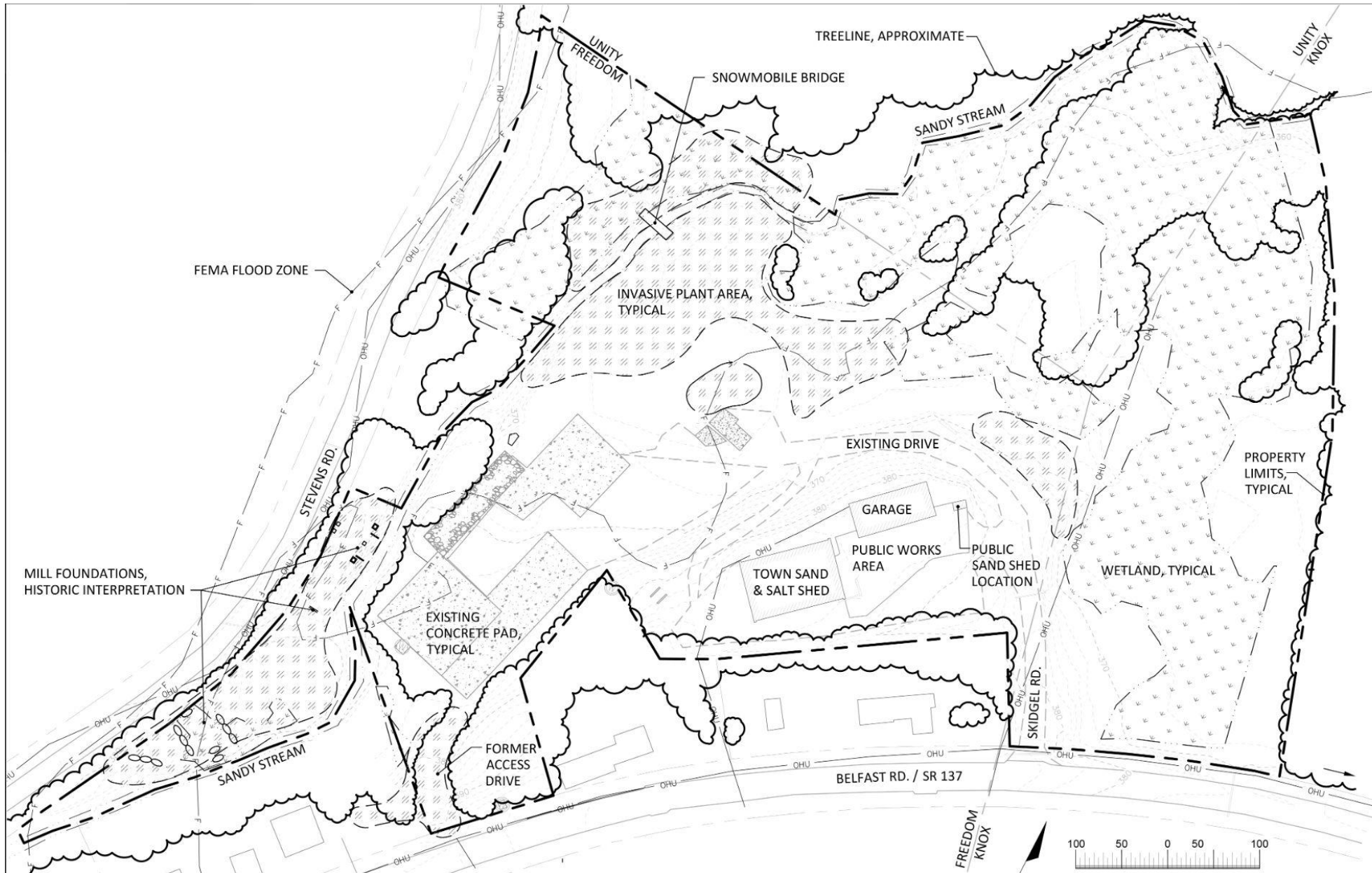






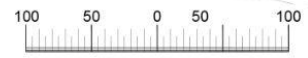
Existing Conditions





SITE EXISTING CONDITIONS - ENTIRE SITE

SCALE: 1"=100'±



1

DRAWING: EC-1 SEPTEMBER 21, 2025	context by design LANDSCAPE ARCHITECTURE/PLANNING PO Box 255 / WINTER HARBOR, ME 04683 207.963.9171 / contextbydesign.com	EXISTING CONDITIONS	PLANNING SKETCH, NOT FOR CONSTRUCTION	TOWN OF FREEDOM CANNERY LOT MASTER PLAN BELFAST ROAD FREEDOM, MAINE
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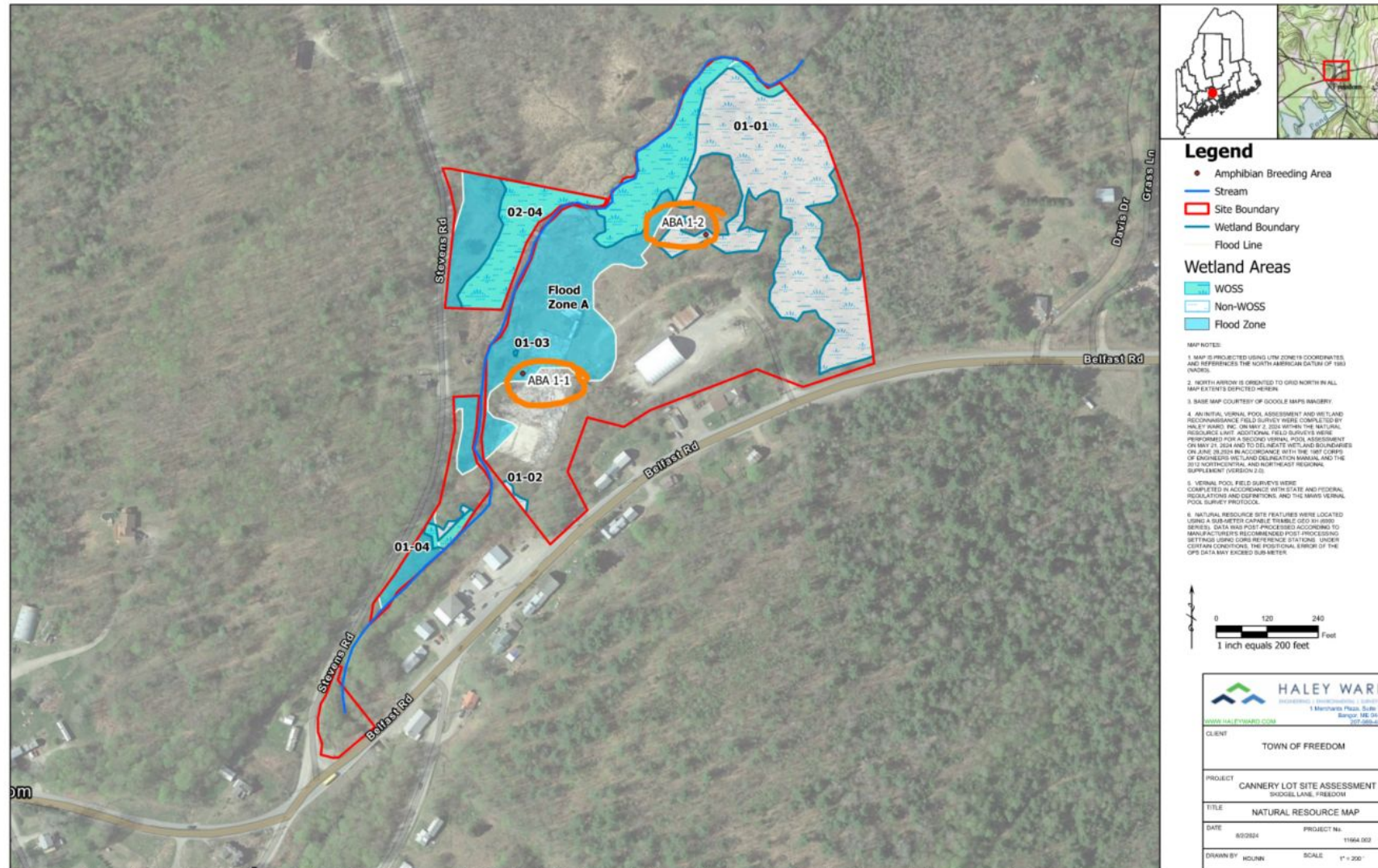
Dept of Public Works



Wetlands, Woodlands and Stream Habitat



Wetlands mapping



Historical bridge abutments and mill remnants







Trail infrastructure



Skidgel's/Cannery Lot Master Plan





Master Plan Guidance

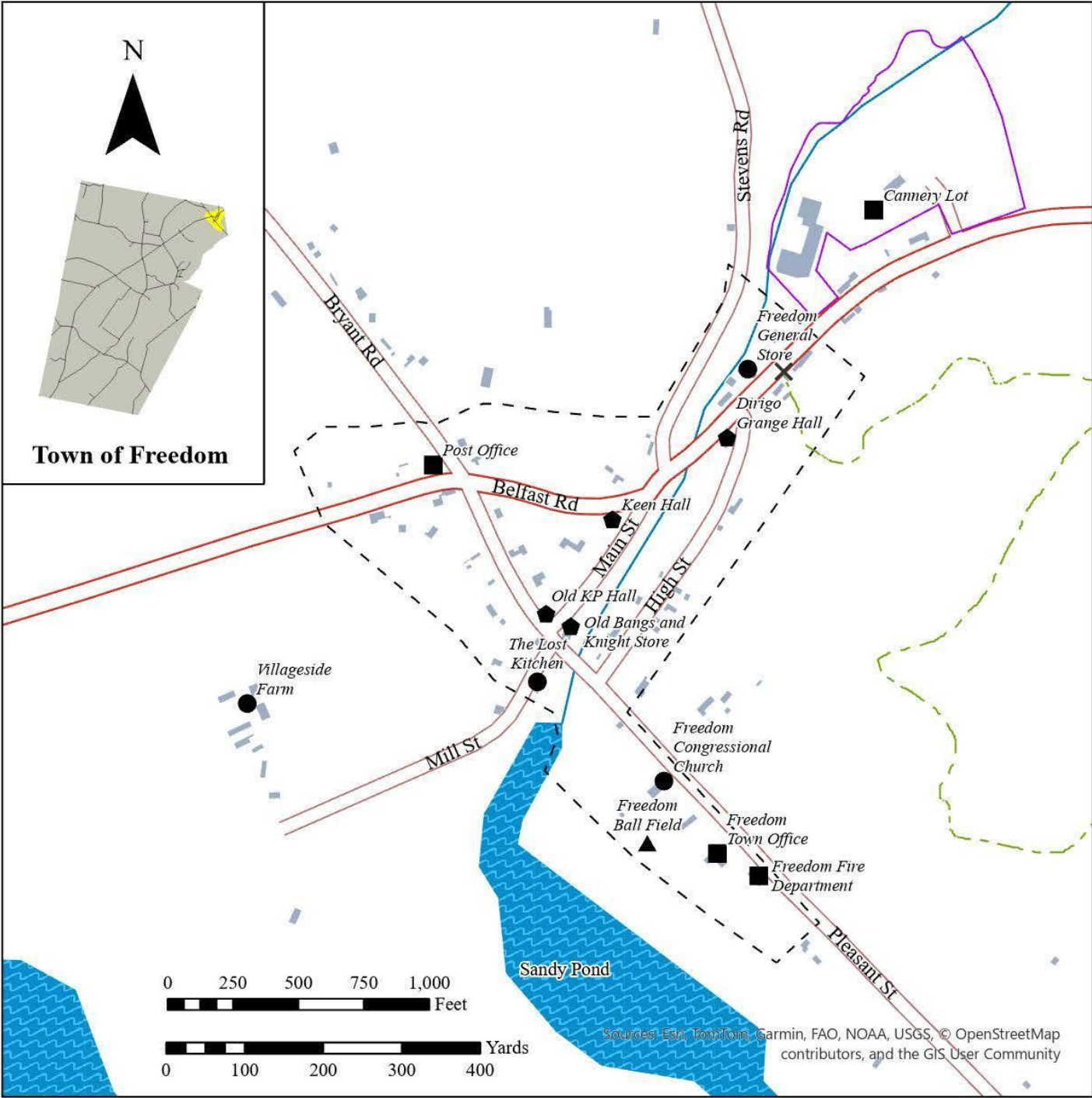
- Support space needs of Public Works
- Protect wetlands for flood protection
- Habitat restoration
- Expand Trails for hiking, snowmobile, picnics, mill history, stream access, nearby conservation lands.
- Build on Town history
- Create public recreation access but don't duplicate what we already have
- Consider Economic development potential, comp planning, low costs and maintenance



Master Plan Elements

- Segregation of Public Works - from other public uses
- Wetland and flood protection
- Expand Trails - hiking, snowmobile
- New Historical Trail and Markers, and Preservation of Mill remnants
- Walkability, Pedestrian Access, Parking, Rideshare
- Event venue/pavilion, picnic sites
- MDOT - Traffic calming
- Invasive plant control
- Rt.137 bridge with pedestrian access

Village Connections



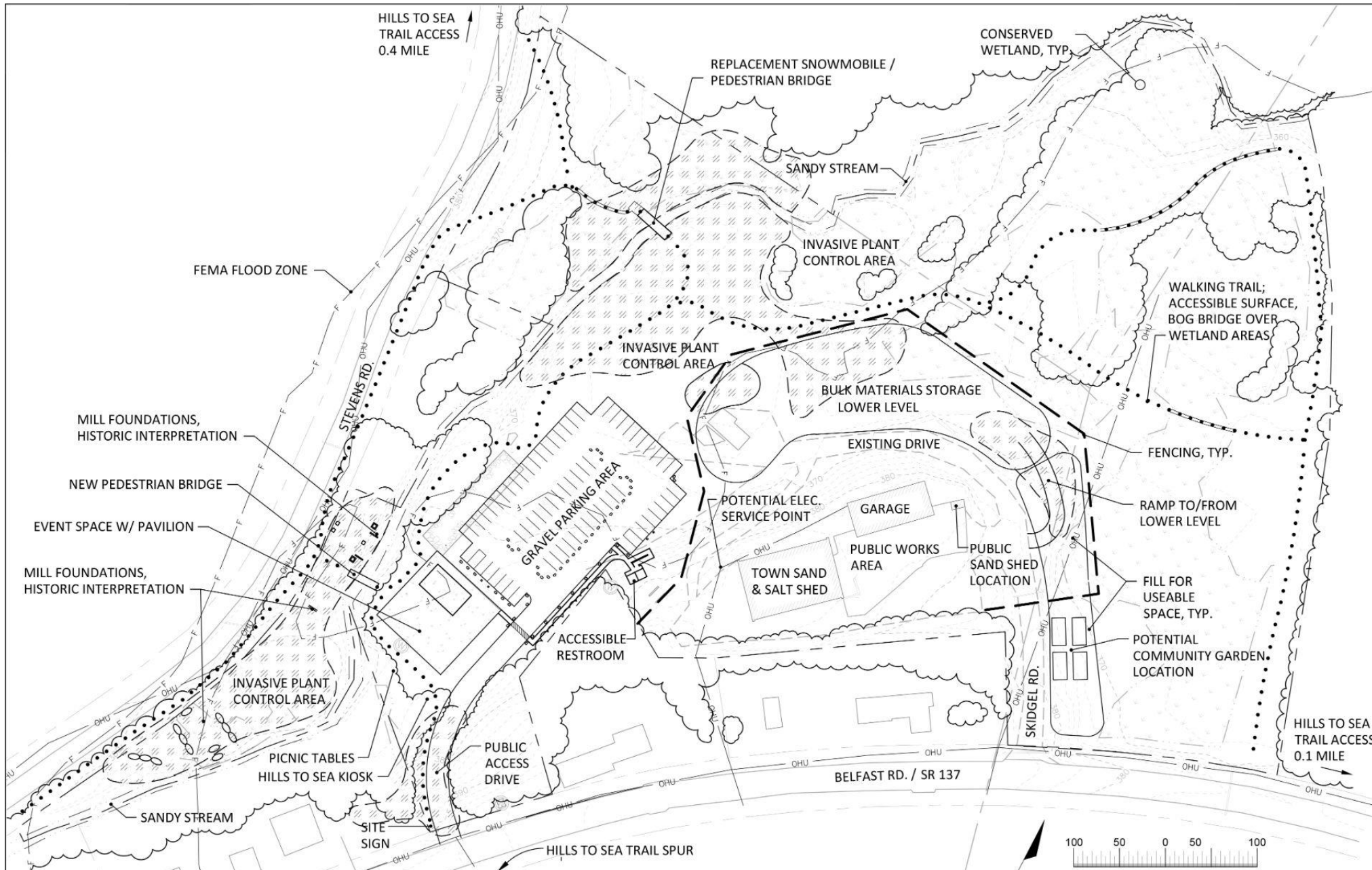
Freedom Village Center

Map Legend

- Village Center
- Cannery Lot Property Line
- Hills to Sea Trail
- Trailhead
- Business/Organization
- Historic Property
- Recreation
- Town Service

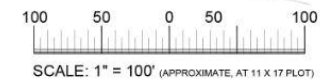
Kennebec Valley Council of Governments
Regional service, local results

Neither KVCOG nor the Town of Freedom assume any liability for the data delineated herein. All information depicted on this map is for planning purposes only and non-regulatory. Boundary data is based on digital sources and may differ from ground-based observations.
Data sources: Maine Office of GIS, Maine DOT, USGS, Open Street Map
Created: 07-2025 by TA



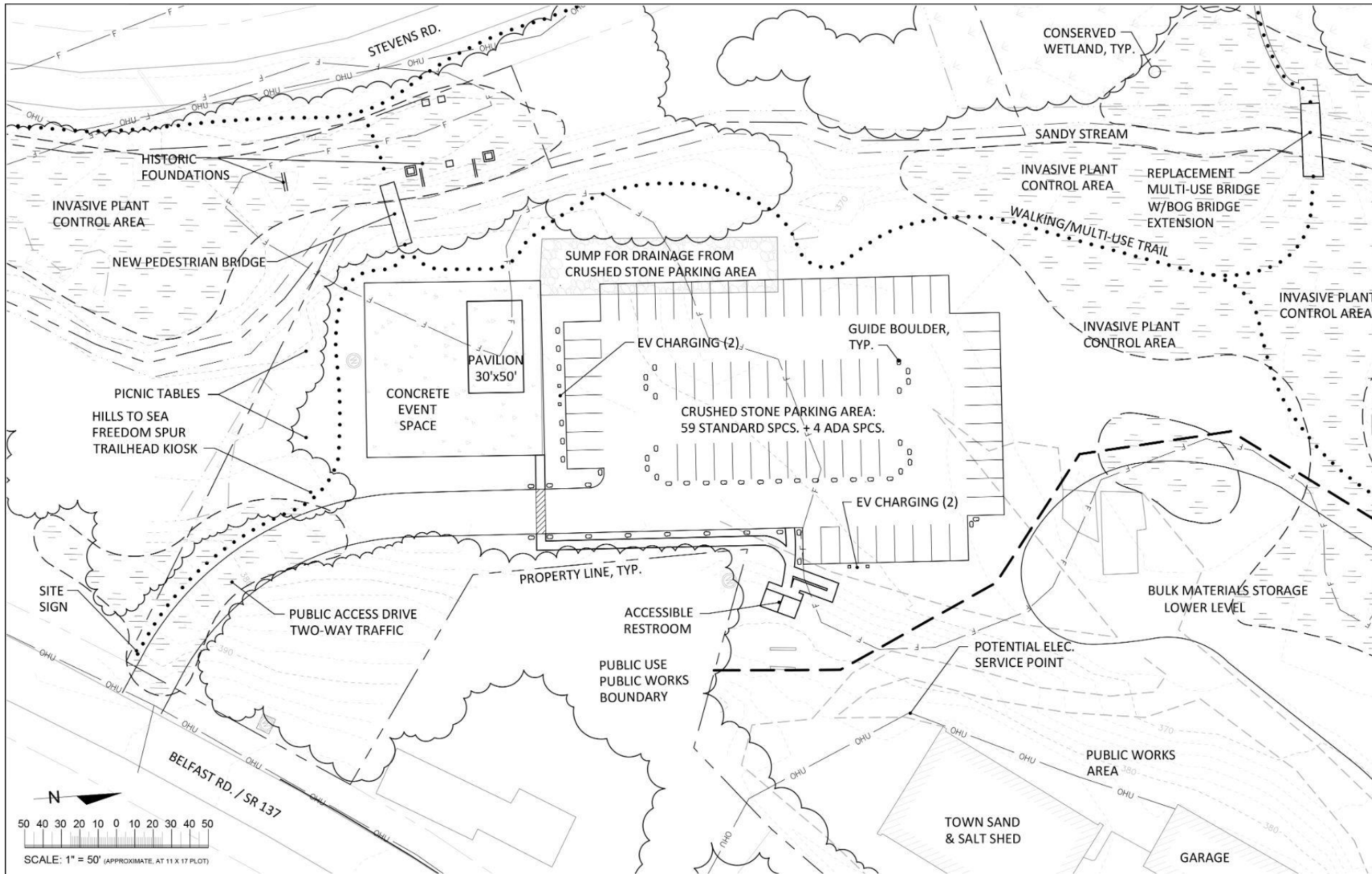
SITE IMPROVEMENTS CONCEPT - ENTIRE SITE

SCALE: 1"=100'±



1

DRAWING: MP-1 SEPTEMBER 21, 2025	context by design LANDSCAPE ARCHITECTURE/PLANNING PO BOX 255 / WINTER HARBOR, ME 04693 207.963.9171 / contextdesign.com	IMPROVEMENTS CONCEPT SCHEMATIC	CONCEPT SKETCH, NOT FOR CONSTRUCTION	TOWN OF FREEDOM CANNERY LOT MASTER PLAN BELFAST ROAD FREEDOM, MAINE
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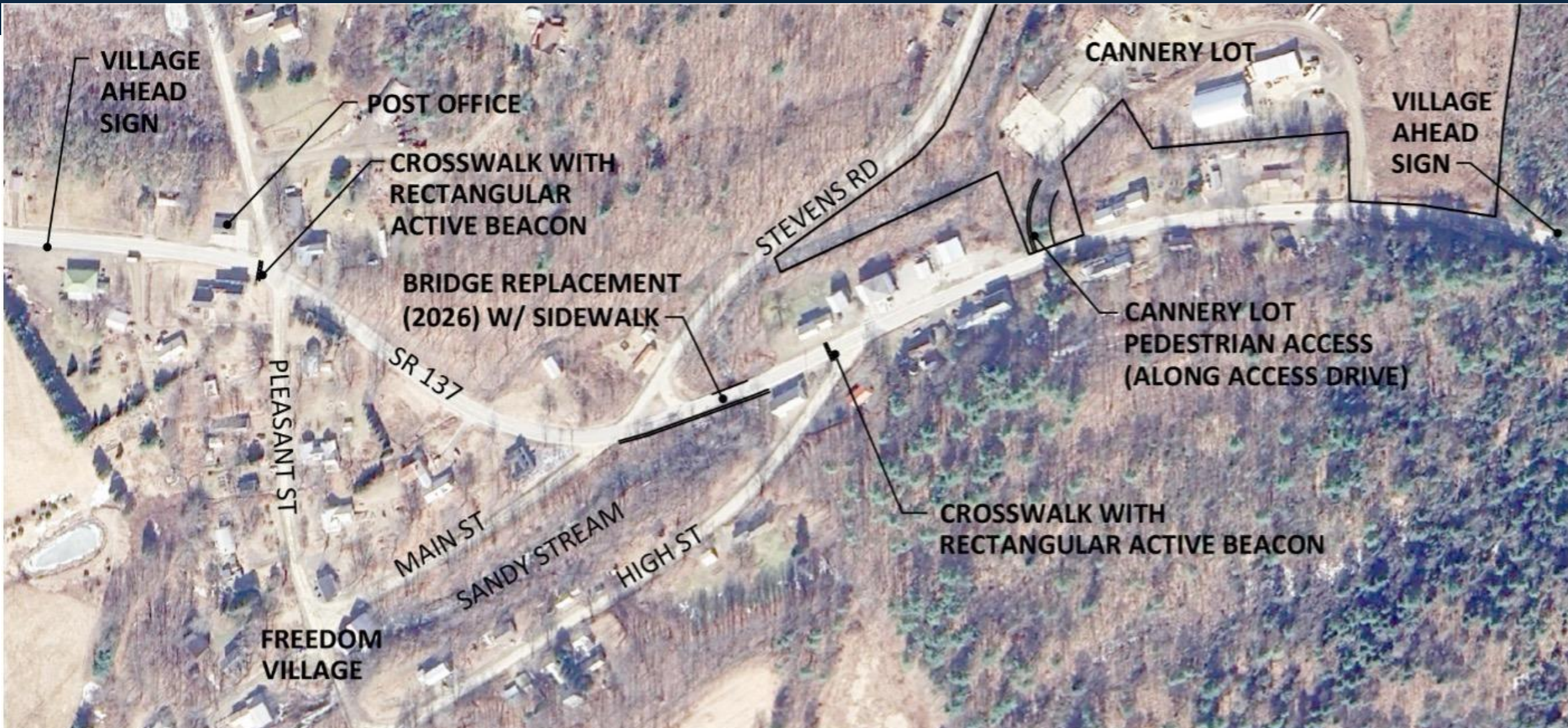


SITE IMPROVEMENTS CONCEPT - PUBLIC USE AREA ENLARGEMENT

SCALE: 1"=50'

TOWN OF FREEDOM CANNERY LOT MASTER PLAN BELFAST ROAD FREEDOM, MAINE	CONCEPT SKETCH, NOT FOR CONSTRUCTION	IMPROVEMENTS CONCEPT PUBLIC USE AREA ENLARGEMENT	context by design LANDSCAPE ARCHITECTURE/PLANNING PO BOX 255 / WINTER HARBOR, ME 04653 207.963.9171 / contextbydesign.com	DRAWING: MP-2 SEPTEMBER 21, 2025
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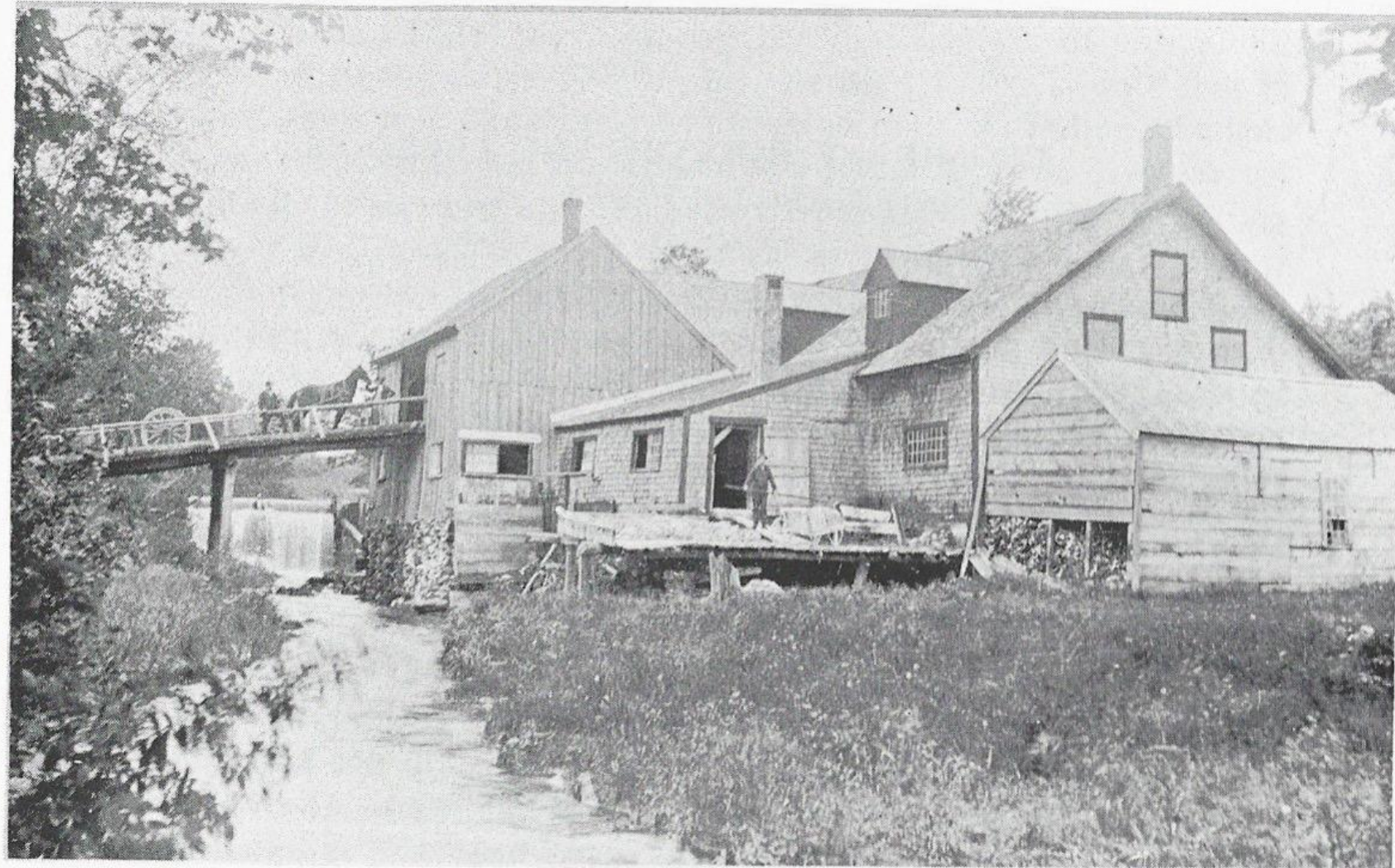
Master Plan Elements - Pedestrian Access



Master Plan Elements - Trails and Environmental interpretation



Master Plan Elements - Historic Interpretation



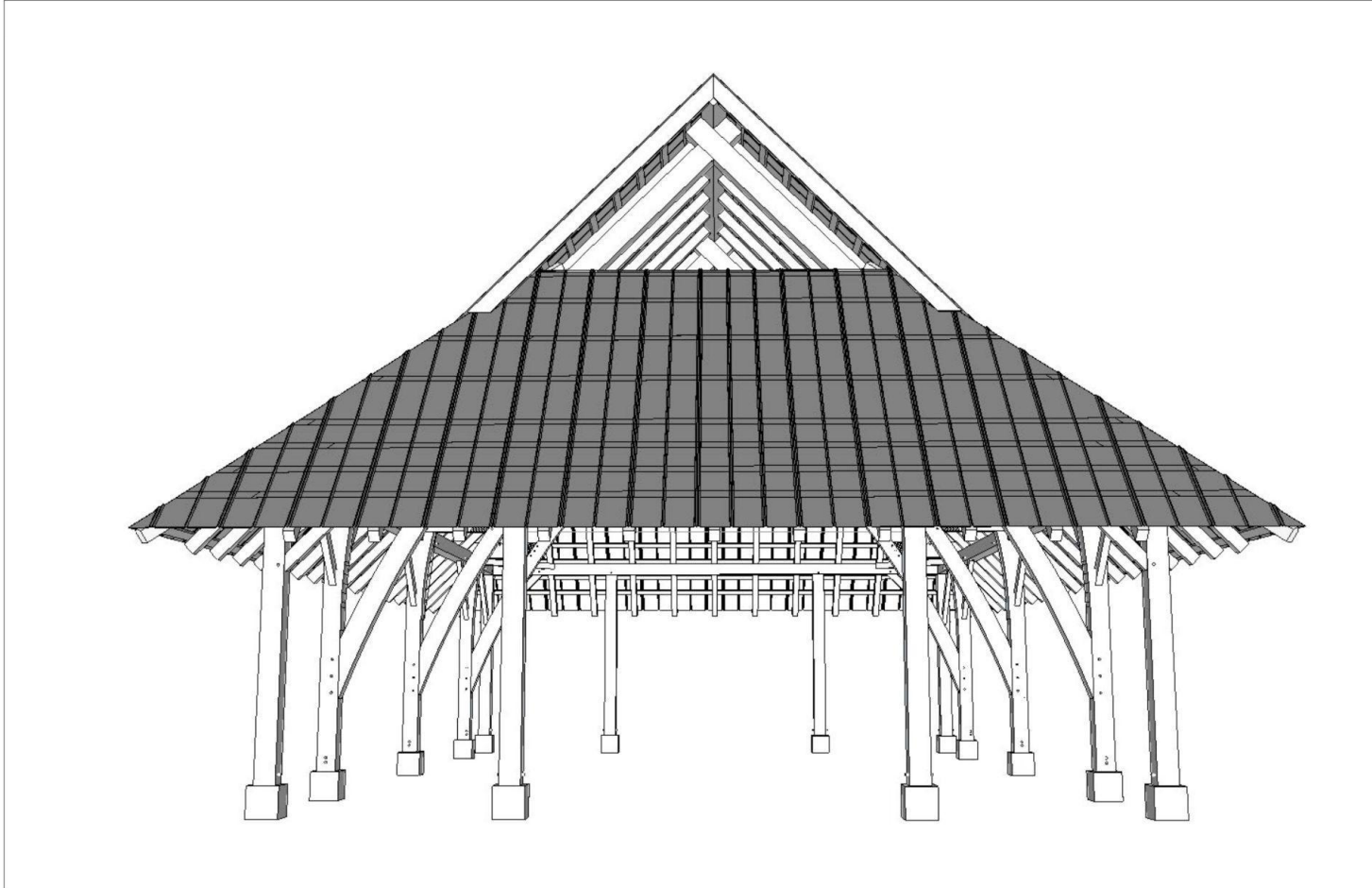
Master Plan Elements - Parking, Picnic and Grill



Master Plan Elements - Event space/Pavilion



Master Plan Elements - Event space/Pavilion



HAYSTACK JOINERY
22 Hutchins Ln.
Freedom, Maine 04941

Project Address:
Cannery Lot
Town of Freedom

Cannery Pavilion

September 22 2025

Master Plan Elements - Restroom



Master Plan Elements - Crosswalks and Traffic calming



Master Plan Elements - yet to be determined

Style and quantity of site furnishings (benches, tables, signage, etc.)

Style and quantity of lighting

Quantity of pet waste stations, if any, and maintenance.

Type and quantity of EV charging stations (currently showing 4)

Signage that parking area would be a rideshare lot

Method and responsibility for Japanese Knotweed control

The Master Plan is a guide. Going forward, residents' input and involvement will be critical to generate the *vision* for the property so that the outcome will properly represent the character of the Town.

Master Plan Phasing

Phase 1 - Access and parking

Phase 2 - Trails and DPW separation

Phase 3 - Amenities and Site furnishings

Phase 4 - Pavilion, Community Build

Next Steps

Next Steps

1. Circulate Master Plan and integrate into Comp Plan discussions
2. Fine-tune phases and develop budget for each
3. Develop Maintenance budget for each phase
4. Identify community assets and resources to help with redevelopment
5. Work with MDOT Active Transportation planners (traffic calming, pedestrian and bike access). Consider spot improvements or Village Improvement Partnership grant.
6. Seek Community Resilience Partnership for MDOT match and relevant community efforts
7. Test pedestrian access when new bridge completed, use traffic speed sign
8. Seek State Trails grant in fall 2026 for Historical Trail
9. other TBD

Acknowledgements

- Town of Freedom Selectboard
- Freedom Community Development Advisory Committee
- Town of Freedom Public Works
- Haley Ward, Inc.
- Kennebec Valley Council of Governments
- Maine Department of Transportation
- Hills To Sea Trail Coalition
- Sebeccook Regional Land Trust
- Freedom Community Historical Society
- Maine Department of Agriculture, Conservation and Forestry
/ National Flood Insurance Program
- North Star Snowmobile Riders
- Freedom General Store

Q+A

Thank You!

Skidgels Story Slam!