

CDAC meeting 7.2.25

AGENDA

1. Approve minutes from 4.2.25, 5.7.25 and 6.4.25
2. Brief updates on stakeholder communications
3. Steve Ribble presentation of first draft
4. Immediate next steps for refinement of draft/stakeholder engagement
5. Update timeline?
6. Propose new board chair
7. Possible extra meeting to review CRP docs with town officials

Minutes:

Attending: Lissa Widoff, Lex Bennett, Samantha Turner and Steve Ribble via Zoom

1. Minutes - minutes from 4.2.25, 5.7.25 and 6.4.25 approved
2. Brief updates on stakeholder communications

Lissa summarized the updates on stakeholder conversations including with Maine Historic Preservation Commission, Freedom Community Historical Society, Maine floodplain mgt person, Sue Baker, MDOT, North Star Snowmobile Club and KVCOG.

- MDOT can help with spot improvements such as cross walks, town gateway signs or other traffic slowing efforts. Lissa shared that DOT found internal grant funding to cover the town's cost-share of the pedestrian walkway. The planners there are very willing to help us as plans develop for the Village.
- Leith Smith - MHPC has lost staff (federal funding cuts) and may not have grants to offer but agrees with efforts to assess significant remains, get them on the state inventory, build an interpretive trail, maintain/limit trees and vegetation growing in the abutments (trees can dislodge integral foundations), eventually could possibly get the site listed on the National Register.
- Sue Baker, State NFIP - can;t likely succeed in request to amend floodplain map, but floodplain zone can still have modest development - septic ok if meets standards and also open sided structure, which would also not require flood insurance.
- Joe Thornhill, North Star Riders - affirmed that the bridge across Sandy Stream is still used and very important section of trail when the lake conditions are not suitable. Agrees that bridge would need improvement for pedestrians, railings not in good shape.
- All the contacts affirm the value of the location as a trail hub.

3. Steve Ribble presentation of first draft

See AI notes below generated from Zoom with Steve

Review photos of pavilion samples and historic remnants

4. Immediate next steps for refinement of draft/stakeholder engagement

See Next Steps section below in the Zoom AI summary

5. Update timeline

- Committee agreed to meet 2x/month this summer to keep momentum going as plans are refined.
- Next mtg will be July 23rd 6 pm and August 6 mtg was confirmed, also at 6 pm
- To do list noted in Next steps.
- See updated project management

6. Approve minutes from 4.2.25, 5.7.25 and 6.4.25

Lex Moved and Sam seconded motion to approve minutes.

All voted in favor. Minutes will be forwarded to Beth for posting

7. Propose new board chair

Lissa explained that as a Selectboard member she cannot also serve as Chair under the Town Charter. It was agreed by those present that Lex can serve as committee chair and that work responsibilities would be shared as they have been. Lissa will let the Selectboard know and seek their approval at the next meeting

8. Possible extra meeting to review CRP docs with town officials

TBD - we can aim for August 6 or set separate meeting if needed.

Zoom AI meeting summary

Lightly Edited by Lissa 7.2.25

Quick recap

The group reviewed updates on various infrastructure projects, including pedestrian walkways, historical sites, and flood zone regulations, with discussions around potential improvements and constraints. They explored site layouts, parking considerations, and the development of facilities like restrooms and pavilions, while addressing concerns about access, safety, and environmental impacts. The team outlined key action items and deadlines, including mapping village connections and completing concept plans, while agreeing to meet regularly to maintain project momentum.

Next steps

- Steve: Schedule a meeting with Loren from Public Works to discuss space requirements for trucks and equipment
- Steve: Create additional maps showing village-wide connections and regional context for the project
- Steve: Refine the site plan to better locate historical features and trail connections
- Steve: Adjust parking lot design to accommodate snowmobile trailers in winter
- Team: Review and provide feedback on pavilion size and design options
- Team: Review the “considerations” document shared by Steve and provide feedback
- Team: Consider safety measures including lighting options for the space
- Team: Review Community Action Grant opportunity for potential funding elements
- Steve/Lissa: Work with Sean to identify and label the correct mill foundation locations on the map. Which mill remnant is which?
- Lissa: Upload and share Steve's drone photos and Hidden Valley nature center pavilion photos with committee
- Lissa: Forward the KVCOG meeting Zoom link to Steve for the August 8th, 9:30 AM meeting
- Sam: Talk to Cindy about information on the road next to the store and lot
- Alexis: Talk to Steve Bennett about the property survey information at old driveway for skidgels (**do we know where the boundary line is next to the store**)
- Alexis: Keep Select Board informed of project progress
- Alexis: Send project plan link to Steve via email
- Team: Meet on July 23rd at 6 PM for project check-in
- Team: Wait for KV COG meeting outcome for base maps and village connections mapping

Summary

Project Updates and Infrastructure Planning

The group discussed several updates on ongoing projects. Lissa reported that DOT has found funding to cover the pedestrian walkway, though a 5-foot width is recommended for maintenance purposes. She will also look into guardrail options. They also discussed potential historical significance of the stream area and abutments, with the possibility of listing on the National Register of Historic Places. The group learned that a bridge used by snowmobilers is an important access point, and a winter parking area would be beneficial as that trail is very important when the lake is not frozen. Lissa also shared information about flood zone regulations, noting that while some development is possible in the flood zone, enclosed structures are not permitted.

Traffic Flow Improvements

Steve presented a map of the Cannery Lot using Haley-Ward base map, highlighting key features and potential improvements. He emphasized keeping public works facilities outside the floodplain and suggested creating separate areas for large trucks and local traffic (to town sand

shed). Steve also discussed the need to address raised sections of concrete that would need to be re-worked create a uniform surface for vehicle maneuvering. Lissa confirmed that recycling is not part of DPW activities or plans so additional space is not needed for that.

Flood Zone Building Strategy Discussion

Steve presented potential building locations, considering the construction of restrooms and a pavilion. They explored different options for placing these structures, taking into account flood elevations and access points. Steve suggested keeping the structures above the floodplain and proposed two possible locations for restroom area, each with its own advantages and challenges. He is also proposing reclaiming the old driveway area that was used by the Cannery when it was operating. The group discussed the need to clarify property ownership for the driveway. Lex expressed concern about relying on current property owners for permission, given past experiences with property changes. Steve's location relies in part on old driveway and takes the most gentle grade.

Parking Layout and EV Charging

The group discussed the proposed parking lot layout and capacity, with Steve presenting a plan for 47 parking spaces (2-3 spaces which can be ADA parking). The group discussed winter parking considerations for snowmobile trailers. They discussed the possibility of installing EV chargers, with Steve suggesting placement near the proposed event space. Steve also explored extending the parking area further into the floodplain although he advises against placing a parking area over the area that Loren is filling in.

Trail Planning and Historical foundations/mill remnants

Steve presented the general area where several historic foundations were identified which Steve had also identified through aerial photography. They also talked about the potential for building a 2nd bridge in the future across Sandy Stream to create a loop walk and improve access to interpretive sites. Steve mentioned the presence of various shoreland protection zone categories along the stream and noted that the trail would need to cross wetlands in some areas. They briefly discussed an Amphibian (decoy) breeding area near the trail, which Lissa mentioned might require a permit to fill due to its artificial nature.

Mapping, Historical Features and Site Development

All agreed that Steve's draft plan is a great start. The committee suggested we map the historical features and include connections to the village and broader context. Steve envisions creating multiple maps with varying levels of detail to showcase the project's broader impact and partnerships. Lissa mentions an upcoming meeting with KVCOG to request base maps that can support CDAC and comprehensive planning.

All discussed the site layout and historical features, and reviewed photos Steve took in March which can help with the mapping. Lissa will share photos of a good pavilion at Hidden Valley Nature Center for reference. They agreed to research driveway access options and contact

Cindy about any code requirements for a driveway access from near the store. Input from Loren and Public Works will be sought on the development plan.

All agreed that the trail plan was also suitable for dog walking as long as we have rules in place. The subject of safety was discussed given the area's hidden location. They considered lighting options, including solar-powered LED lights, to ensure user safety, especially during off-hours. They also touched on the potential for phased implementation, working with public works, and the need to address parking issues. The conversation highlighted the importance of balancing accessibility with safety and the need for further discussion on funding and sequencing. Steve's experience brings enormous benefit to this planning.

Project Plan and Deadlines Review

The team discussed the project plan and identified key actions needed to move forward. Alexis shared her screen to review the project plan and outlined tasks for team members, including Sam talking to Cindy about road information, Steve discussing public works with Loren, and the team reviewing Steve's considerations document accompanying the map. They agreed to add mapping of larger village connections to the project plan, which Steve noted would come from an upcoming KVCOG meeting. Alexis emphasized the importance of meeting deadlines, mentioning an August 29th community action grant deadline and the need to close the grant by the third week of October. The team also discussed the possibility of incorporating elements into the community resilience program grant application.

Project Planning and Site Review

The group discussed meeting frequency, agreeing to meet every other week to maintain momentum and ensure progress on action items. They scheduled a follow-up meeting for July 23rd to recap a meeting with KVCOG and review considerations for the project. Steve requested more specific labeling of mill sites on the project plan, and Alexis agreed to help coordinate this with Sean. The group also reviewed photos of a potential pavilion site, discussing its versatility and potential uses throughout the year.