

Community Development Advisory Committee (CDAC) Meeting Minutes
March 2, 2022

In attendance: Palmer Pearson, Prentice Grassi, Steve Bennett, David Bridges (Zoom), Lissa Widoff, Dylan Turner (Zoom)

We started the meeting by nominating Lissa as Committee Chair. Thank you, Lissa!

It was reported that the public opinion survey regarding the Skidgel/Cannery Lot was posted to the town website. Also, a mailing to residents as well as a Facebook post were completed in order to inform people about the CDAC as well as encourage them to fill out the survey. So far there have been 37 respondents. It was agreed that we should have hard copies of the survey available at Town Meeting.

Steve gave an update on the property survey and boundary questions. He presented a map from the Skowhegan firm Boynton and Pickett LLC. To date, they have not been able to determine a definite property line where it abuts the Freedom General Store lot. He suggested that we are probably going to need a boundary agreement in order to establish that line. Steve has been looking into this and reported that, given past deeds as well as conversations with owner Carrie Bennett, a boundary agreement should be relatively easy to attain.

The committee spoke about the upcoming Annual Town Meeting. Lissa agreed to make a short presentation on the work of the committee. She also agreed to provide hard copies of the survey as well as the informational sheet at the meeting for residents to take. Palmer and Steve said they would get larger maps printed so that residents can see the scope of the property.

Steve gave an update on the agreement with Daybreak Growers Alliance (DGA) to potentially lease a parcel on the lot. The town attorney, Bill Kelly, drafted an "Intent to Lease" form. Both the Selectman and representatives from DGA signed the form. DGA should know by April 30 if they will receive the grant funding necessary to go forward.

Dylan asked what would happen if DGA builds their building and then their business fails. Prentice agreed that he has a similar concern. Lissa stated that there must be models for Industrial Parks that the committee could look into as we proceed with any commercial development. Wilson added that perhaps the town could glean funds from any commercial development to help finance the ecological goals of the site. Lissa suggested perhaps a fund could be created. Steve added that a TIF structure might be appropriate. Steve gave the example of the Post Office building as an income-generating asset for the town.

Lissa asked the question of how we assess the site for development of any kind. Prentice suggested a landscape architect might have the skills to draft a plan. Wilson said that Acheron Engineering Services, an environmental consulting firm in Newport, might be a good bet. Steve said that he would call KVCOG to look into funding sources for these studies.

At the next meeting we agreed to look over survey results. The next meeting was set for April 6 at 6PM.

Respectfully submitted,
Prentice Grassi