

Community Development Advisory Committee Minutes 1.5.21 meeting

Convened 6 pm
Steve, Prentice, Lissa, - in person
Wilson, Palmer – Zoom

Prentice had forwarded the minutes previously. Since not all had copies at hand he presented the minutes orally to the committee. Steve made a minor change, and minutes were unanimously approved with the change. Final minutes are found [here](#).

Update on lot purchases

Steve gave an update on the two lots purchased adjacent to Skidgel's lot. One is entirely in the town of Freedom and abuts the Skidgel's lot. Town bought entire lot which was surveyed previously, shown as 2 acres but may be more. It is on the Stevens Rd side. In tax records it is 2 ac. Another lot sold by Frank Bagley is above the notch in the stream and that may be an acre.

These two purchases give us more usable property. Surveyor doing initial survey along the line that borders Knox. They will put pins in and it will be secure. That is the longest line of the three going to Stevens Rd. Surveyor was working on Stevens Rd end last week and now surveying the other end.

Steve reported that the well near the town garage is hooked up and working. That well may not be on the town land, might need a boundary agreement. That well might be able to serve other development uses as well. We still need to verify lot line between town lot and Freedom General Store. Steve mentioned that the cannery used to access alongside Freedom General. We also about Theresa Abbotts house.

Lissa suggested we get water at the town garage tested for potability so we know if there are any issues. Town garage and sand shed is about 1-acre footprint of the 12 acres at the site.

Survey of residents about preferences

Palmer presented survey that he and Lissa updated. Lissa stressed the importance of an online survey. Wilson offered use of his Survey Monkey account for Lissa to input the survey. Wilson said broadband committee mailed survey and gave link for folks to complete it online, and most folks did submit that way. from broadband. Lissa will work with Wilson to get the survey entered on Survey Monkey and get a link with some explanatory text for Amanda to post on the town website.

We can have printed surveys (and postcards with link) at the town office for folks to pick up and publicize the effort. All agreed that being able to point people to the town website where more info is available and with a link to the online survey is the easiest system.

Committee agreed that having a larger google map in the town office with overlay lines showing the combined lots and features of the site would be helpful to promote interest and provide a good visual. Steve will work with Select Board to get that done.

Prentice will ask Polly to prepare an illustrated site map of the Skidgel's site to include on printed survey, in a mailer to residents and for website.

Lissa will prepare text to accompany flipside of one-page mailer to residents, encouraging people to complete survey, visit town website and visit the site. The mailer will have map on one side and summary on the other

Timeline:

Lissa will work with Wilson next week to get survey loaded and share with committee for final sign-off

Prentice will ask Polly if she can develop an illustration of the site before Feb. 1

Lissa will get survey link and text to Amanda for website before Feb 1

By Feb 1 have text and illustration ready for mailer to residents.

If survey is in circulation for the month of Feb, then by town meeting we'd have some results to share.

Steve will work with Select board to get large scale map for town office asap.

Naming the Skidgel's lot property

Committee discussed ceasing to reference the Skidgel's lot by that name. The suggestion of "Cannery Lot" was favored due to its historical reference, but Wilson cautioned against changing the name when most folks in town know of the site as Skidgel's. Lissa said she'd try to introduce a new reference in the written materials but will continue to reference Skidgel's.

List of main assets of the site

Lissa suggested we document the main known assets for the site. The committee listed the following and will add to it as able:

- Public works dept access and parking
- Solid driveway access; 2 driveways - one from Rt 137 and another from Freedom General Store parking lot
- Stream frontage
- Wetlands
- 2.5 ac old cement pad/foundation area and buildable site
- 2 wells
- 3 phase power

Potential business interest in the site

Prentice mentioned that Daybreak Growers Alliance (DGA), a women-owned vegetable distribution company based at New Beat Farm in Knox is looking for a site for a larger warehouse space than what they are currently leasing at the Unity Food Hub in Unity. They have expressed interest in the Cannery Lot as a possible site and are exploring ARPA funding for food processing through Dept Of Ag, Conservation and Forestry which has about \$20 million available. There may not be another opportunity for similar funding in another two-three years. Prentice, Lissa and Steve agreed to be available to walk the site with Colleen Hanlon-Smith and Adrienne Lee of DGA.

Next meeting date – Wed. Feb 2 at 6 pm-7:30 pm

The meeting adjourned at 7:30 pm.