

Topsham Community Center Committee
Minutes October 28, 2024, Time: 5:15 PM

1. Call to order. Time: **5:17pm**

Members: Leslie Byrne, Steve Kessler, Lynn Sirois, Alison Cary-Blais, Kim Pride, Heather Rogers, Kathy Hunter (via Zoom)

Staff: Pam LeDuc and Mark Waltz

Guests present: Mark Lee & Thomas Emery (Harriman Assoc) and Ann Callahan (Select Board)

2. Any changes to this agenda? Two Requested updates

- Request to add a section to the agenda format for Guest introduction and comment
- Public Correspondence from J. Brown – Questions for Community Center Committee.

3. Guest present to introduce and make comment:

- Ann C. No specific questions/concerns. Acknowledged that she enjoyed the recent presentation to the Select Board, and she wants to compliment the work being doing by the community Center Committee.
- Tom – Engineer working with Harriman, has been a part of numerous Topsham initiatives over the years and looks forward to working with the town again on this project.

4. Review updates from Harriman: (Mark Lee)

PowerPoint presentation reviewing two potential locations based on existing Topsham Land. Two Options are Fairgrounds Location and Foreside Rd. Reviewed based on overall site elements including parking, access to utilities and current zoning.

1. Foreside Rd Location – Size: 20K SQ Foot – based building for context includes meeting rooms, 2 courts, competition pool, sq foot for recreation pool, kitchen and additional amenities.

Relatively flat parcel of land

Access point drawn off existing lower parking lot

Existing water hook up on Thomas Dr.

Sewer access on White Rd.

Parking Spaces Configuration used- 1 per 300 SQ Ft, (usage) ~ 145

Open discussion regarding where the projected road would be and if best potential location.

Potential site would be within current zoning requirement.

2. Fairgrounds site – (off community way) -22 acres, Used same building size concept as above
Two options – One on lower side with parking facing south, and one on upper level with building flipped and parking facing north direction. Both options would require input from Fairgrounds Board to determine options.

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Relatively flat site, comparison with where the rail trail feeds into the property
Access to utilities (water would be up near the football field)
Either option will require some type of easement thru fairgrounds
Discussion about the benefits of linking this site to rail trail work that is currently being conducted. Also benefits with linking to existing walking trails near highlands.
2nd option of upper level - putting the parking on opposite side close to football field.
Concerns regarding congestion in the fall months on the weekends.
Thought to consider as well – which option most visible from bypass

5. Next steps –

- **Harriman** needs to gather more information regarding both sites- i.e. how long for utility connections, status of wetlands information, and if adding impervious need to look at treating that as well.
- **Town of Topsham** to follow up with Fairground Board to discuss options.
- **Charette design steps** – Will spend time on this piece at November meeting
- **Notes from other community Centers-** Team to re-start the touring piece before next November meeting.

6. Community Center Visits and Tracking (Pam, Lynn and Kim)

Kim started a chart, amenities, distance from town hall address as far as distance from Topsham. Will add more information after this month's visit.

7. Noted Public Correspondence from Topsham Resident (J. Brown): Printed copies of email communication shared with Community Center Committee and included in email form to the group. Committee will look to follow up with Mr. Brown directly with what information we have at this time.

8. Next Action Steps:

- Pam to follow up with S. Portland for tour
- Mark Lee to reach out to Waterville site for tour
- Mark to send out PowerPoint to include in meeting minutes

9. Review minutes from the September 16th, 2024, Meeting: Minutes accepted, no changes

10. Confirmation of next meeting date/ time: **Monday November 25th at 5:15pm**

11. Meeting adjourned. Time **6:21pm**

Parking Lot:

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