

Topsham Community Center Committee  
Minutes February 3, 2025, Time: 5:15 PM

1. Call to order. Time: 5:18pm

Members: Leslie Byrne, Lynn Sirois, Kathy Hunter, Kim Pride, Heather Rogers, Alison Cary-Blais (remote)

Staff: Pam LeDuc and Mark Waltz

Members absent: Steve Kessler

Guests present: Mark Lee (Harriman) - Remote

2. Invitation to guest present to introduce/ make comment to committee

- Ryan Holmes, Town of Topsham Resident, Select Board Member
- Paul Bagnall – On behalf of Times Record (newspaper)
- Denis McCartney and son Leroy (Topsham Residents)

3. Any changes to this agenda? Remove “Food and Timing” under section 4, carried over from last agenda

4. Recap of Town Assessment Event from 1/25/2025: Updates from Mark (Harriman Team)

Noted: Appreciation of assistance from all for community event.

Prioritizing of interest (“dot activity”)

Top 4 – Walking track, Gymnasium (wood/ synthetic), Competition Pool, Fitness Room  
Comparing these results to both previous surveys. Indoor walking track with the highest for both surveys as well as this in person project.

Competition Pool was ranked lower in surveys, ranked higher in community forums.

*Noted: It was not shared in community forum sense of cost might be for those*

Creating the Facility (“block activity”)

Group 2 – Foreside Rd.- Did not impact fields or wooded area. Intentionally, put aquatics on one side and fitness on other

Group 4 – Foreside Rd - Similar placement, but this group add an entrance/ driveway across from American Legion (also noted that this group didn’t use the competition pool)

Group 1 – Fairgrounds - Located on Northern Portion of site, driveway/ road very close to bypass. Lobby facing the bypass itself.

Group 3 – Fairgrounds – Lobby facing the opposite direction of Group 1. Stacked the pools. Put the site further back on the site.

Takeaways from both activities:

1. Take this information and create organizational diagrams. (Harriman will create 2 on both sites)
2. Floor Plans (will come back at next committee meeting to present)
3. Site Diagram (will include some elements of phasing)

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4. Building Massing Studies (committee review)
5. Concept Design (Committee review)
6. Concept Estimate

#### At what point do we want to update with the Town?

Discussion about best time to re-check in with Select Board. Potentially first meeting in May based on Select Board's availability.

Suggestion from Ryan: TCCC to look at how to connect with members of the Town that are not interested in a community center. How can we ensure we are not only having conversations with supporters of this project.

Estimated time frame – approximately three months for the plan being presented currently. With touch based with committee members at the monthly committee meetings.

#### 5. Next Steps for the Topsham Community Center Committee

Discussion of visit to other community centers (as a group we have been to St. John's in Brunswick) Interested in touring South Portland and Waterville.

Opportunities to identify challenges to this proposal. Since we are in the process of finding out if the town wants it – we can think about other legislation, residents (on fixed income) and other hurdles. How to have transparent conversations.

1. Potential to create an email that can shared with Select Board when concerns arise.
2. Potential fact sheet- available online, in person to hand out regarding where we are with the project (handout whenever someone registers a car?)

Correspondence is being received at select board regarding this potential community center. When it comes to all resident concerns, we want to address each one and understand how to address concerns.

Comments from Dennis (Topsham Resident with two kids involved in activities): Provided the example of driving to Wiscasset for swim lessons- Doesn't mind paying proper taxes if it is going back into the town. Got the original information about committee when he went to go vote.

#### 6. Review minutes from the **January 13, 2025**, Meeting

#### 7. Follow Up Action Steps

- Pam will follow up with South Portland to see if there is time available at the end of February
- Fundraising will be added as an agenda item for the next meeting.
- Create a draft of a "fact sheet" – (Alison/ Lynn) - Brainstorming Session on how to list of challenges to make this happen
- Mark W to connect with Town Attorney on ideas on allocating fundraising items.

#### 8. Confirmation of next meeting date/ time: **March 3<sup>rd</sup> 5:15pm**

#### 9. Meeting adjourned. Time 6:25pm.

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