

**To:** Bowdoinham Selectboard  
**From:** Community Development Advisory Committee  
**Date:** April 7, 2026  
**Subject:** New Pavilion Findings Report

## **Purpose**

The purpose of this memo is to provide the Selectboard with a summary of our findings on the needs and desires for a new pavilion at the Bowdoinham Riverfront Park. This matrix attached consolidates the priority uses, design considerations, and infrastructure needs identified through the several public meetings we have held with the community.

## **Pavilion Mission Statement**

To create a pavilion that supports local economic development and community needs. The pavilion will be aesthetically pleasing, environmentally sustainable, and multi-functional. A cost-effective project that will also generate revenue for the town through rental fees.

## **History**

Over the past several decades, the Town of Bowdoinham has steadily advanced a long-term vision for revitalizing the waterfront. This effort began in 1998, when the Town acquired 22 acres and 1,500 feet of shoreline along the Cathance River at the new Bowdoinham Riverfront Park, recognizing the area's potential as a community asset.

In 2004, the Town adopted its first Waterfront Plan, which outlined a major reorganization of the area—including the eventual relocation of Public Works—to allow for public access improvements and new recreational amenities. A decade later, the 2014 Comprehensive Plan reaffirmed these goals, specifically calling for implementation of the 2004 Waterfront Plan. That same year, the Town adopted the CMP/Riverfront TIF Program, establishing a funding mechanism to support the transition of the property.

In 2017 the Town re-established the Comprehensive Planning Committee and approved funding for a new Public Works facility. In 2019, a Master Site Plan which included conceptual designs, cost estimates and building orientation for a pavilion at the new park which was formally approved at Town Meeting, at which time CDAC was tasked with guiding its initial implementation. In 2024, the TIF was amended at Town Meeting to include a \$500,000 line item to develop a pavilion and Pine Tree Engineering translated the conceptual drawings into engineered plans, confirming a 40' × 80' pavilion footprint as a central component of the site design.

Starting in April 2025, CDAC partnered with the USDA Wholesale Markets and Facility Design Team, taking advantage of free technical assistance to develop architectural sketches, floor plans, and 3D renderings.

Throughout 2025–2026, CDAC conducted public engagement to gather input. This included tabling at Celebrate Bowdoinham, hosting focused stakeholder meetings with farmers (November 4), artisans (January 6), non-profits (February 3) and Age Friendly participants (February 12, attendance 60+), as well as collecting ongoing feedback through regular CDAC meetings. These discussions have shaped the priorities and recommendations presented in this report.

## **Overview**

The Pavilion is intended to function as a multi-purpose, three-season public facility capable of supporting farmers' markets, community events, concerts, classes, gatherings, and general public use. Feedback indicates strong demand for a flexible, open-air structure with reliable utilities, accessible design, and configuration options that can accommodate typical 10'×10' vendor booths.

## **Priority Program Uses**

High-priority uses (rated 4–5) include:

- Farmers Market & Arts/Swaps (5)
- Classes & Exercise Activities such as gardening, CPR, dancing (5)
- Picnics & Sheltered Relaxation (5)
- Shade / Weather Protection (5)
- Community Events: concerts, theater, performances (4)

Moderate-priority uses include sit-down meals, dances, receptions, and family gatherings. Lower-priority but still desired items include a small stage (1–2 feet high), ice-skating infrastructure, and a range of “other potential uses”.

## **Recommended Pavilion Size**

- Preferred: 48' × 80' (supports three rows of booths)
- Initial / Phase 1 option: 40' × 80'
- Minimum: 30' × 60' (accommodates existing Farmers Market footprint)

## **Building & Structural Features**

Key design priorities include:

- Post & beam, open-wall structure (3-season, unheated)
- Minimum eave clearance: 13' 6" (5)
- Programming corner (5)
- Booth-spacing-aligned post layout (4)
- Solar-ready roof structure (4)
- Vinyl weather curtains for shoulder-season use (3)
- Translucent roof panels and awnings (2–3)

## **Utilities & Infrastructure**

### **Electrical (High Priority)**

- Lighting for evening and security (5)
- WiFi essential for e-commerce (5)
- 120V/20A outlets every 20 feet (4)
- 200-Amp service (4)
- Simple PA system for speech amplification (2)

### **Plumbing**

- External hose tap for water access (4)
- Bottle-filling station (2)
- BBQ or cooking area (2)
- Limited kitchen space/dishwashing (1)

### **Accessibility & Site Considerations**

- ADA accessibility throughout (3)
- Trailer access for vendors (4)
- Engineered lawn to support truck traffic (2)

### **Storage**

- Fixed storage for Farmers Market signage (4)

- Storage for tables, chairs, and event equipment (3)

### **Revenue & Operations**

Rental income may offset maintenance, but the facility is not expected to generate significant revenue or maintenance costs. The primary community value lies in service, economic activity support, and activation of the waterfront/park area.

### **Next Steps**

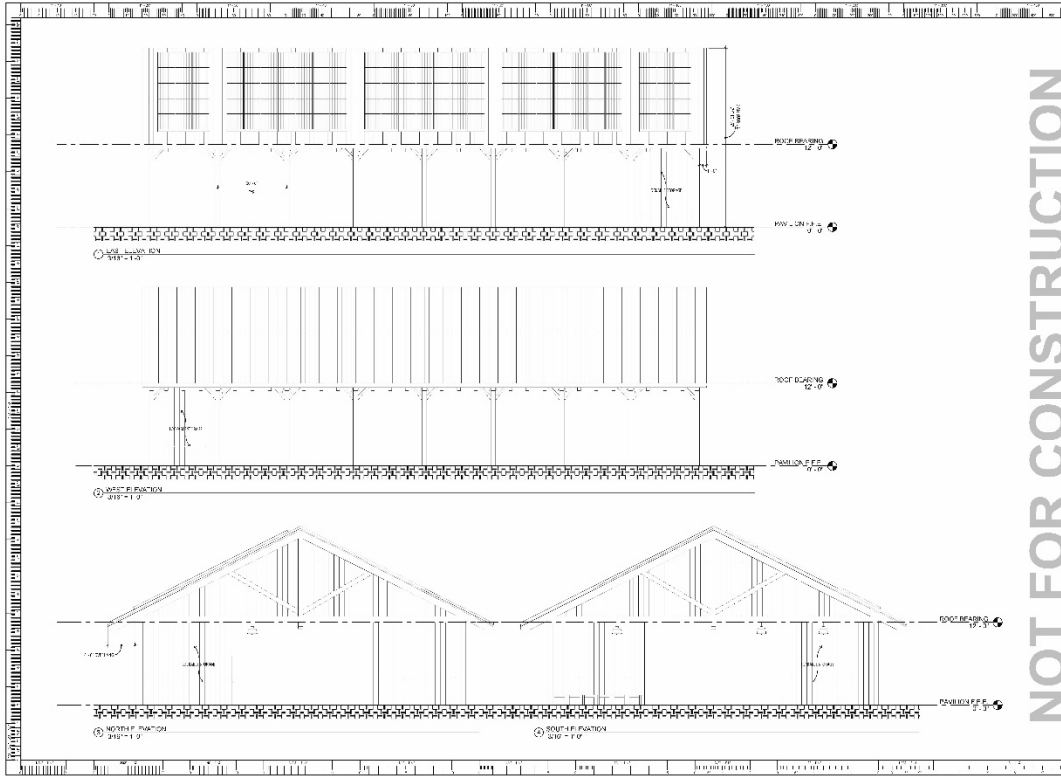
We find that creating a basic 80'x48' post and beam solar ready pavilion that includes minimum storage and a programming corner along with lights, outlets, and wi-fi matches the basic needs for the community. Additional features such as audio equipment, vinyl curtains, and an engineered lawn can be further investigated if an interest and need continues to grow in the future. CDAC supports the inclusion of such a pavilion of in an upcoming Land and Water Conservation Fund grant application due at the end of June 2026.

### **Supporting Materials**

Links contained within the matrix include:

- Matrix
- USDA Layout Concepts
- Visual Preference Survey (Celebrate 2025)
- Possible Pavilion Uses (Celebrate 2025)





Agricultural Marketing Service  
 1415 Independence Avenue  
 Washington, DC 20250  
 (202) 734-3000

Wholesale Markets & Facility Design

**NOT FOR CONSTRUCTION**

**DISCLAIMER:** This document is a conceptual architectural drawing and does not constitute a contract. It is provided for informational purposes only. The design is subject to change without notice. The user of this document is advised to consult with a professional engineer or architect for all construction details. The design is not intended to be used for any other purpose without the written consent of the Agricultural Marketing Service. All other trademarks are the property of their respective owners.

DOCUMENT PHASE  
 Schematic Design

No.	Description	Date

TOWN OF BOWDOINHAM  
 FARMERS MARKET FACILITY  
 A NEWLY BUILT  
 20000 SQ. FT. FACILITY  
 IN BOWDOINHAM, ME

Prepared by	APPROVED BY
Date	

A-SD-03.01

NOT FOR CONSTRUCTION



Agricultural Marketing Service  
 1415 Independence Avenue  
 Washington, DC 20250  
 (202) 734-3000

Wholesale Markets & Facility Design

**NOT FOR CONSTRUCTION**

**DISCLAIMER:** This document is a conceptual architectural drawing and does not constitute a contract. It is provided for informational purposes only. The design is subject to change without notice. The user of this document is advised to consult with a professional engineer or architect for all construction details. The design is not intended to be used for any other purpose without the written consent of the Agricultural Marketing Service. All other trademarks are the property of their respective owners.

DOCUMENT PHASE  
 Schematic Design

No.	Description	Date

TOWN OF BOWDOINHAM  
 FARMERS MARKET FACILITY  
 A NEWLY BUILT  
 20000 SQ. FT. FACILITY  
 IN BOWDOINHAM, ME

Prepared by	APPROVED BY
Date	

A-SD-13.01

NOT FOR CONSTRUCTION



Agricultural Marketing Service  
1425 Independence Avenue, SW  
Washington, DC 20250-4500

Department of Agriculture, United States of America

### Wholesale Markets & Facility Design

#### NOT FOR CONSTRUCTION

**Disclaimer:** The designers are construction documents for the preliminary project of the design of the U.S. Department of Agriculture, Agricultural Marketing Service. The presented design concepts are those of the designers and are not intended to be used for construction. The presented design concepts are not intended to be used for construction. The presented design concepts are not intended to be used for construction. The presented design concepts are not intended to be used for construction.

#### DOCUMENT PHASE Schematic Design

No.	Description	Date

#### TOWN OF BOWDOINHAM

#### FARMERS MARKET FACILITY

A RURAL ROAD  
BOWDOINHAM, ME 04930

#### PROJECT NUMBER

Project Name: AGRICULTURE

Date: 1/27/2021

Drawn by: [Signature]

Checked by: [Signature]

Date: A-SD-13.02



NOT FOR CONSTRUCTION

Plan  
r New  
villion!

Take 3 GREEN dots and place them on image(s) you like.  
Take 3 RED dots to place on images you don't like.  
(You can put all 3 dots on the same image or spread them out)

Take  
Sun

VPS's are an effective way to flesh out community preferences and tolerances - how big, how tall, what does it look like? How do buildings relate to their surroundings? What is the preferred design or materials used? Does a community care about what a building looks like?

Feedback will allow professionals to draft renderings of physical characteristics and traits you prefer.

### 2 closed sides



### Dimensional lumber



### Open air lumber



### Open air metal



### 3 closed sides



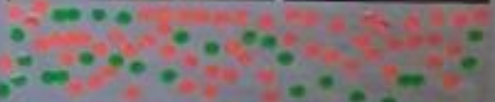
### Garage doors



### Rustic



### Modern



# Possible Uses of the Pavillion

Add your ideas here!

*Baker*

## Town Sponsored Events

- Farmer's Market
- Musical events and concerts
- Celebrate Bowdoinham
- Strawberry festival
- Ice and smelt festival
- Plant sale
- Spring gardening show
- MAC workshops
- Arts and crafts show
- Kayak racing jamboree
- Duck hunters pre-season gathering
- Ice skating for tots
- Covered place for kids to play
- Outdoor school classes
- Place to sit and enjoy surroundings

## Private Uses

- Meeting place for groups
- Family reunions
- Birthday parties
- Baby showers
- Bridal showers
- High school reunions
- Weddings and receptions
- Summer and winter picnics
- Outdoor Lectures

Have a dock for fishing in new park in addition to having dock *agreed!* SKATE RINK

In rec spot add pickle ball court  Example: PLEASE SAVE THE RIVER CARPENTERS HOUSE / RENEWED ATTENTION TO SIGNIFICANT and was a BIG part of the history to the award for the house

Four wheel ATV *could* swimming spot (yep!)

Bakery Wherever

Spring of stone Cubens estate Engage before it fall up to

Smelt sale Data for outdoor fitness classes.

Minimum four seasons access + utilities VIDEO YES!

PARKING + HAND ACCESS + USE \* I would listen for sponsorship use

Rec area - Pickle Ball  UNPREPARED HEARTING AND ONE BOLD FOR SKATERS

Rec area - Basketball  Do we need a pavillion?

CPREA lecture,  Do we need a pavillion?

Outings: lecture

Paymoun (see sign)

A 4 season pavilion!