

Waterfront Access & Resilience Plan

Town of Bowdoinham, ME

June 18th, 2026



Contents

Cover Letter	3
.....	
01. Firm Description	4
.....	
02. Project Team	7
.....	
03. Relevant Experience	14
.....	
04. Understanding & Scope of Services	25
.....	
Statement of Project Understanding	26
.....	
Scope of Work	27
.....	
Project Timeline	32
.....	
Fee Proposal	34
.....	
05. References	36
.....	

Jason Lamoreau
Director of Recreation & Community Services
13 School Street,
Bowdoinham, Maine 04008

June 18th, 2026

Statement of Proposal: Town of Bowdoinham Waterfront Access & Resilience Plan

Dear Jason Lamoreau,

On behalf of the Haley Ward team, we are pleased to submit our proposal for the Town of Bowdoinham's Waterfront Access & Resilience Plan. The severe weather within the last several years have shown the unique risks to the communities that inhabit Maine's coastline and tidally-influenced waterways. The economic, recreational, and structural impacts of these storms have had profound impacts on communities like yours, and they have sharpened the urgency and gravity with which we approach our engineering and planning work. We are eager to confront the effects of climate vulnerability without delay and to provide the best methods and value possible.

With prior waterfront resilience planning experience for towns including Wiscasset and Gardiner, our Geographic & Data Sciences Team is highly versed with the complexities of maritime communities that reside along tidally-influenced waterways. Bowdoinham presents a unique challenge as the community that sits at the point where the Androscoggin and Kennebec Rivers meet at Merrymeeting Bay, a highly dynamic area along the coastline. With waterfront recreational assets at high vulnerability in this region, protecting access points from inevitable damage is an imperative and consequential endeavor. This challenge demands a team with technical breadth, top notch science communication, and local commitment. We believe our midcoast team is equipped to provide your town with the strategies it requires for long-term resilience.

Ben Meader, GISP will serve as Project Manager, responsible for administration, communication, and oversight of all deliverables. A geographer and GIS analyst by training, Ben has worked extensively to connect diverse groups with actionable solutions. He regularly communicates across disciplines to ensure all project contributions are well-coordinated.

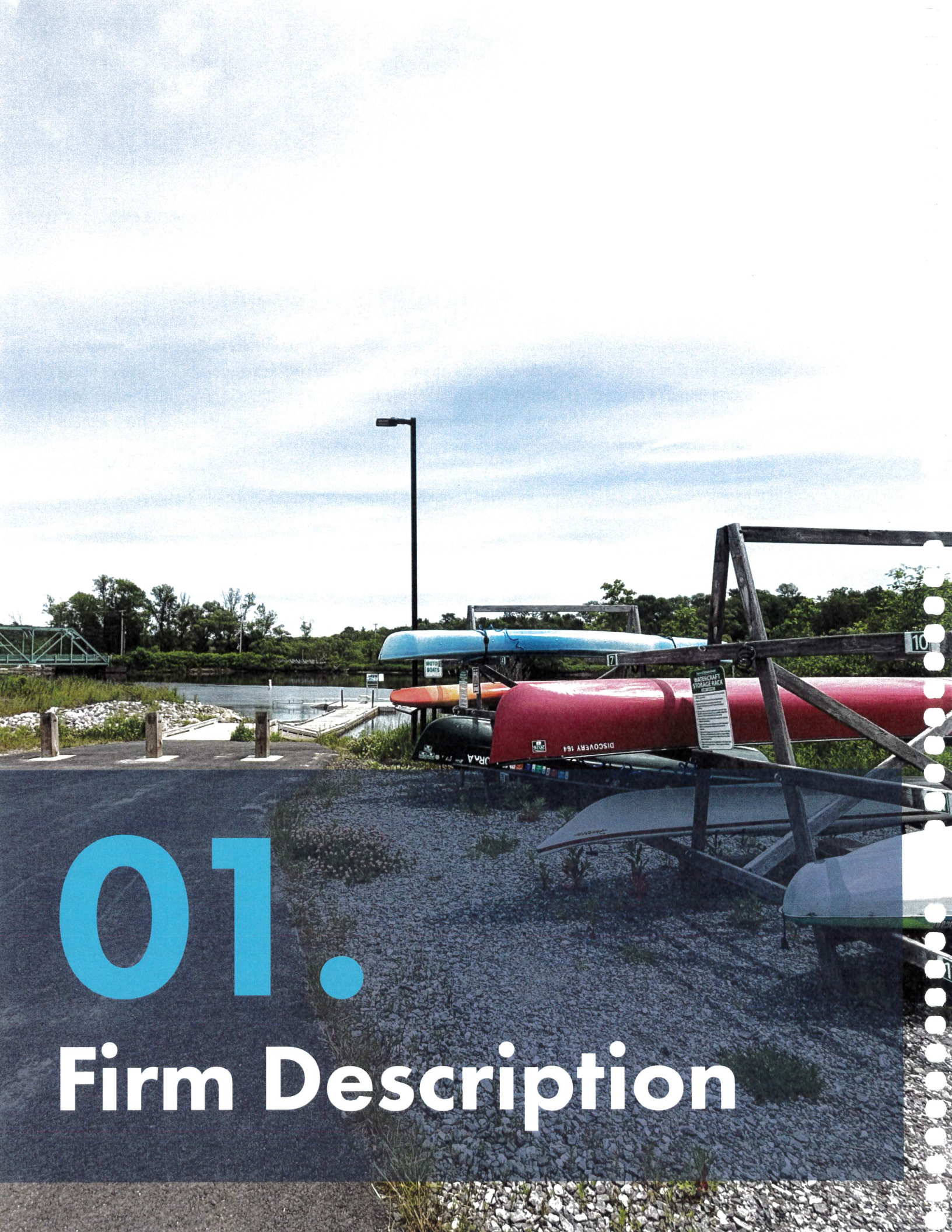
Vanessa Farr, CNU-A will be the lead planner and develop the project's community engagement efforts and build consensus around locally supported resilience strategies through community events and outreach. **Jon Whitten, Jr., PE** will be the project's lead engineer, responsible for quality assurance and review of all infrastructure assessments.

We believe work of this nature is most successful when the process and deliverables are developed in tandem with the community. Meaningful engagement and rigorous science/engineering are not competing priorities, but they reinforce one another. Our approach strives to reflect that throughout every phase of the assessment. We hope you will give us the opportunity to design solutions alongside you and your community. Please feel free to contact us at your earliest convenience.

Kind regards,



Benjamin T. Meader, GISP
New England Manager, Geographic & Data Sciences
bmeader@haleyward.com
207 350 5626



01.

Firm Description

About Our Firm



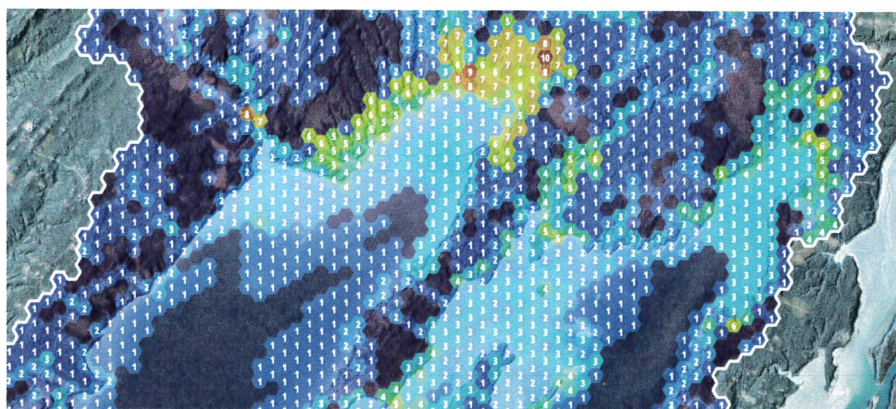
Haley Ward is a 100% employee-owned technical consulting firm offering a wide range of geospatial, planning, environmental, engineering, surveying, and architectural services focused on delivering client-based solutions. Through internal growth and capacity-enhancing acquisitions, Haley Ward has expanded to a firm size of nearly 300 professionals since it was founded in Maine 47 years ago, helping us support clients in a variety of sectors including governmental, municipal, private, industrial, and commercial.

At Haley Ward, we value excellence, accountability, and collaboration. We are committed to building teams and relationships that reflect these values. We believe teams that share similar work ethics are more likely to be driven to provide each client with quality service that meets, and hopefully exceeds, their expectations. Each project should become a new reason for clients to return to us for future work.

Haley Ward is headquartered in Bangor, Maine, with branch offices located throughout Maine, New Hampshire, Massachusetts, Connecticut, and Florida. The majority of the team proposed here are based in Maine.

GIS & Data Sciences Services

- Environmental/Regional/Open Space Planning
- Community Resilience Projects
- Climate Vulnerability Studies
- Habitat Modeling & Analyses
- Forestry/Environmental Data Analytics
- Cartography & Geovisualization
- Drone/Aerial/Satellite Imagery Acquisition & Analysis
- Custom Orthoimagery Production
- Land Use/Land Cover & Habitat Mapping
- LiDAR & Drone Elevation Data
- Workflow & Process Automation
- Data Digitization, Development, & Enrichment
- Technology Needs Assessments



Civil Engineering

- Land Use Permitting & Development
- Recreational Trails
- Roads & Parking Lots
- Transportation & Traffic
- Water/Wastewater Treatment & Conveyance
- Water Works
- GIS & Geospatial Analysis
- BIM/CAD
- Landscape Architecture

Planning + Urban Design

- Sustainable Urban Design
- Financial Pro-formas and modeling
- Zoning Code Audits and Repair
- Comprehensive & Neighborhood Planning
- Placemaking Design
- Project Feasibility Studies & Public Facilitation
- Form Based-Coding and Technical Assistance

Structural/MEP Engineering

- Architectural Design
- Building Services & Building Evaluations
- Capital Needs Assessments & Services
- Electrical System Design
- Mechanical System Design
- Structural Design & Analysis
- Interior Design

Environmental Engineering

- Remediation Services
- Solid Waste

Environmental Sciences

- Geology/Hydrogeology
- Geophysics
- PFAS Sampling & Analysis
- Solid Waste

Environmental Compliance

- Air Emissions
- Drinking Water Operations
- Environmental Monitoring
- Petroleum, Hazardous Materials, Hazardous Waste
- Stormwater Compliance
- Wastewater Operations & Compliance

Environmental Investigation

- Brownfields Redevelopment
- Environmental Site Assessments

Natural Resources

- Permitting & Licensing
- Wetland Habitat Mapping

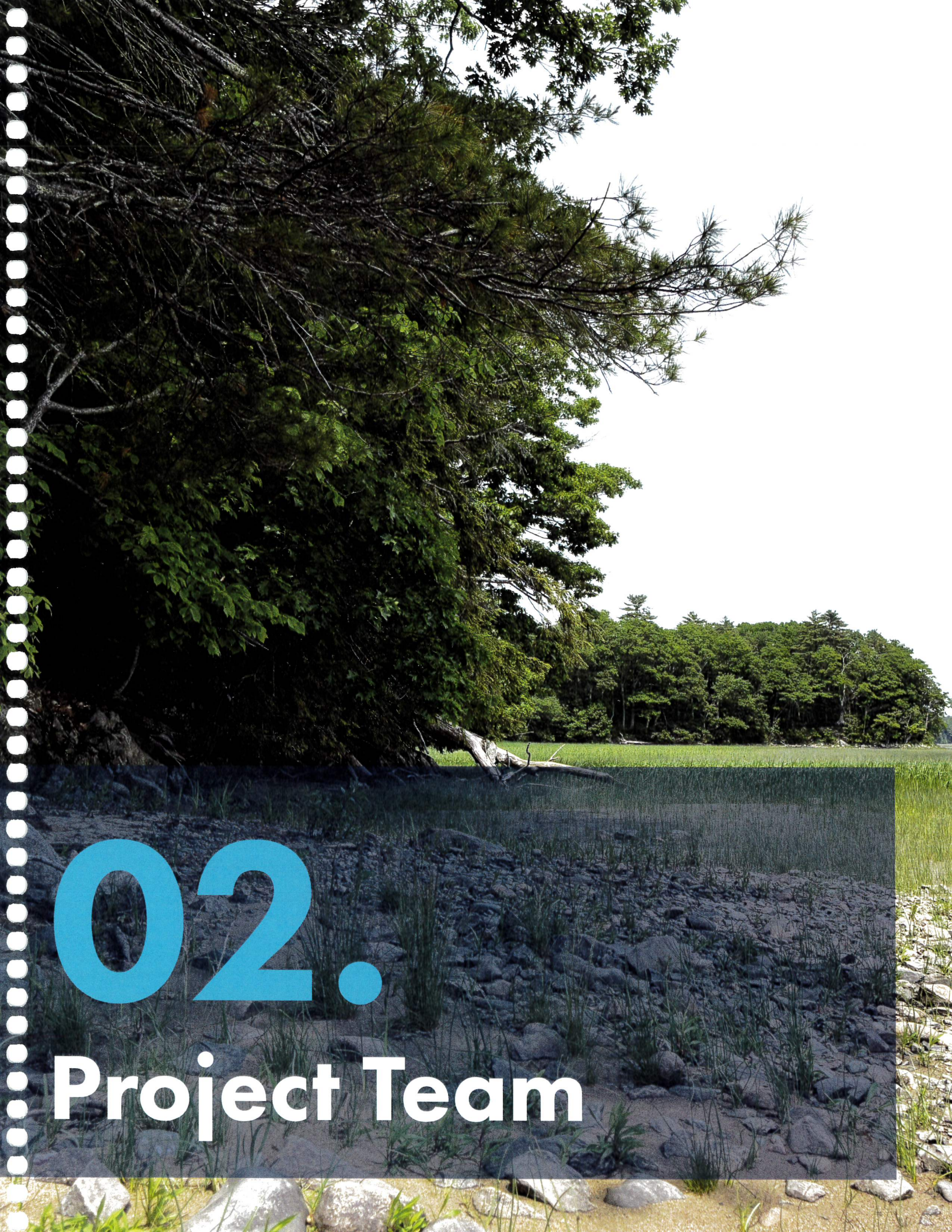
Industrial Hygiene

- Indoor Air Quality Assessments
- Asbestos, Lead, & PCB Management Service

Surveying

- Surveying Services
- Drone Services





02.

Project Team

Lead Personnel



Ben Meader, GISP

Project Manager

NE Manager Geographic & Data Sciences

Engineering

Damariscotta, ME

Responsibilities:

Ben will act as the primary client contact and the firm's Project Manager for the work, making the majority of executive decisions for effort, scheduling, and deliverables.

Background:

Ben Meader has led and collaborated on geographic projects in planning, environmental, and social sciences for over thirteen years. His extensive knowledge of GIS and human-environment systems has landed him a diverse client list throughout his career. Ben brings a novel approach to project management. Process diagrams and workflow structures are examined at each milestone and adapted to emerging needs.



Vanessa L. Farr, CNU-A

Manager of Planning & Design

Professional Planner

Land Development

Bethel, ME

Responsibilities:

Vanessa will act as the project's lead planning and engagement subject-matter-expert. She will be responsible for working with the client and Project Manager to navigate town systems and design the engagement process.

Background:

Vanessa L. Farr has 25 years of professional planning and development experience. Although trained as a generalist, Vanessa has developed specialization in comprehensive plans, urban design, place-based economic development, and outcome-driven zoning policy. Vanessa founded Maine Design Workshop in 2015, is the Co-Founder of Build Maine, previously served on the New England Board of the Congress for the New Urbanism, and was the recipient of the 2014 Maine Association of Planners Professional Planner of the Year award.



Jon Whitten, Jr., PE

Senior Project Manager
Lead Engineer

Land Development
Saco, ME

Responsibilities:

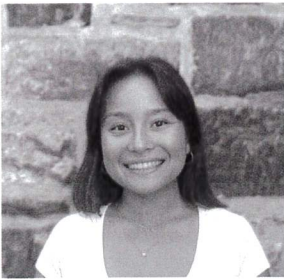
Jon will act as the project's Lead Engineer and civil engineering subject-matter-expert. He will be responsible for working with the client and Project Manager to perform systems review, vulnerability analysis, and quality assurance.

Background:

Jon H. Whitten, Jr. has over 20 years of civil engineering experience related to site development project management, design, and permitting. Design experience includes private and public infrastructure: roadways, utilities, stormwater systems, and erosion control. Jon has extensive experience coordinating Local, State and Federal zoning, natural resources, and regulatory permits in the State of Maine.



Technical Personnel (*as needed*)



Claudia Etrillard

Project Design Associate

Geographic & Data Sciences
Portland, ME

Claudia Etrillard specializes in design and production services with a technical focus in project branding and marketing, scientific communication, cartography, and document production. Claudia has led design production for a variety of projects including climate vulnerability assessments, coastal and watershed resilience plans, comprehensive plans, and complete street plans. Claudia combines her specialized design skills and profound community engagement experience to provide clients with effective and visually outstanding communication assets.

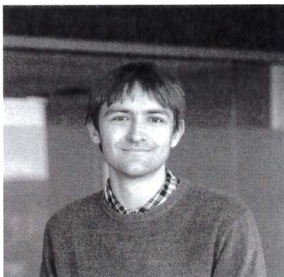


Sarah Turner

Planner & GIS Analyst

Land Development
Eliot, ME

Sarah Turner is a geospatial analyst and planner with extensive experience using GIS to support municipal planning, infrastructure, and land use projects. She has worked with towns and regional organizations across New England to analyze zoning codes, automate spatial workflows, and communicate data through clear maps and visuals. Sarah combines technical skills in spatial analysis and database management with a deep understanding of community development, making her especially effective at turning complex data into actionable insights for local governments.



Kaj Overturf

GIS Specialist

Geographic & Data Sciences
Bangor, ME

Kaj Overturf joined Haley Ward following the completion of his master's degree at Auburn University. Kaj has a wide-ranging background in geographical information systems (GIS) and natural resources, having worked on field projects ranging from deer-forest relationships to bird territory mapping. Kaj has utilized GIS extensively for data analysis and visualization in the fields of ecology and natural resources and has experience with both tax parcel and cemetery data mapping and management.

Benjamin T. Meader

NE Manager Geographic and Data Sciences/Project Manager

bmeader@haleyward.com | 207.350.5626

Benjamin has over 15 years of experience in geospatial technology and geographic analysis. His extensive background in human-environment systems has landed him a wide array of clients in a variety of disciplines as well as work in a number of book publications throughout his career. He also has provided support to numerous academics as a GIS instructor, researcher, and collaborator both in the northeast and abroad. At Haley Ward, Ben actively works as part of environmental planning and resiliency efforts for municipalities, land-trusts, private landowners, and educational organizations. In all of his work, high-quality materials are backed by meticulous research. Previously, Ben acted as the executive of Rhumbline, a small consulting firm based out of Midcoast Maine. As Director, he was responsible for tasks including sales, personnel management, proposal writing, project visioning, and administration.

PROFESSIONAL HISTORY

2026 – Present

Haley Ward, Inc.
NE Manager Geographic
and Data Sciences/
Project Manager

2023 – 2025

Haley Ward, Inc.
Geospatial Coordinator

2021 – 2023

Rhumbline Maps
Director

2018 – 2023

Middlebury College
Dept. of Geography
Internship Supervisor

2013 - 2021

Rhumbline Maps
Cartographer & GIS
Consultant

2011 – 2013

Middlebury College
Dept. of Geography
Asst. Science Instructor



CORE EXPERTISE:

ArcGIS
+Pro
+Online
Adobe CC
QGIS
SAGA
GRASS
Whitebox
Programming

EDUCATION:

B.A. (2010) Geography,
Middlebury College

Vanessa L. Farr, CNU-A

Regional Manager of Planning and Design

ulfarr@haleyward.com | 207.283.9151

Vanessa is a leading planning expert with over 25 years of professional planning and development experience servicing the public and private sectors from the biggest cities to the smallest hamlets. Vanessa specializes in urban design, sprawl retrofit, placemaking, and outcome driven zoning policy. Vanessa's expertise integrates thoughtful engagement strategies and design thinking, bringing a new level of craftsmanship and lasting value to every plan.

PROFESSIONAL HISTORY

2024 – Present

Haley Ward, Inc.

Regional Manager of Planning and Design

2022 – 2024

Principle Group

Director of Planning

2016 – Present

Maine Design Workshop

Founder



CORE EXPERTISE:

Planning
Design
Zoning

EDUCATION:

B.S. Environmental Studies,
School of Urban and
Regional Planning,
University of Waterloo,
Canada

REGISTRATIONS:

CNU-A

OUC75600

Jon H. Whitten, Jr., PE

Senior Project Manager

jwhitten@haleyward.com | 207.989.4824

Jon H. Whitten, Jr. has over 25 years of civil engineering experience related to site development design, permitting, and project management. Design experience includes site layout, roadways, public and private utility infrastructure, stormwater management systems, and erosion control features for municipal, commercial, and residential projects. Jon continues to further expand his professional engineering, project management, and business management skills by working on a wide range of projects, both in type and size, for a variety of clients throughout Maine. He is well versed in guiding these projects through design and the Local, State and Federal zoning, natural resources, and regulatory permitting processes. Additionally, Jon has worked on; Gravel and Rock Extractions, Solid Waste Facilities, Recreation Trails, Construction Administration/Observation, Post Construction Stormwater Inspections, etc.

PROFESSIONAL HISTORY

2019 – Present

Haley Ward, Inc.
Senior Project Manager

2015 – 2019

Plymouth Engineering Inc.
Senior Project Manager

2006 – 2015

Terradyn Consultants, LLC
Principal / Project Manager

1996 – 2006

Sebago Technics, Inc.
Project Manager / Project Engineer



CORE EXPERTISE:

*Site Design and Permitting
Utilities and Roads
Construction
Administration/Oversight
Environmental Permitting*

EDUCATION:

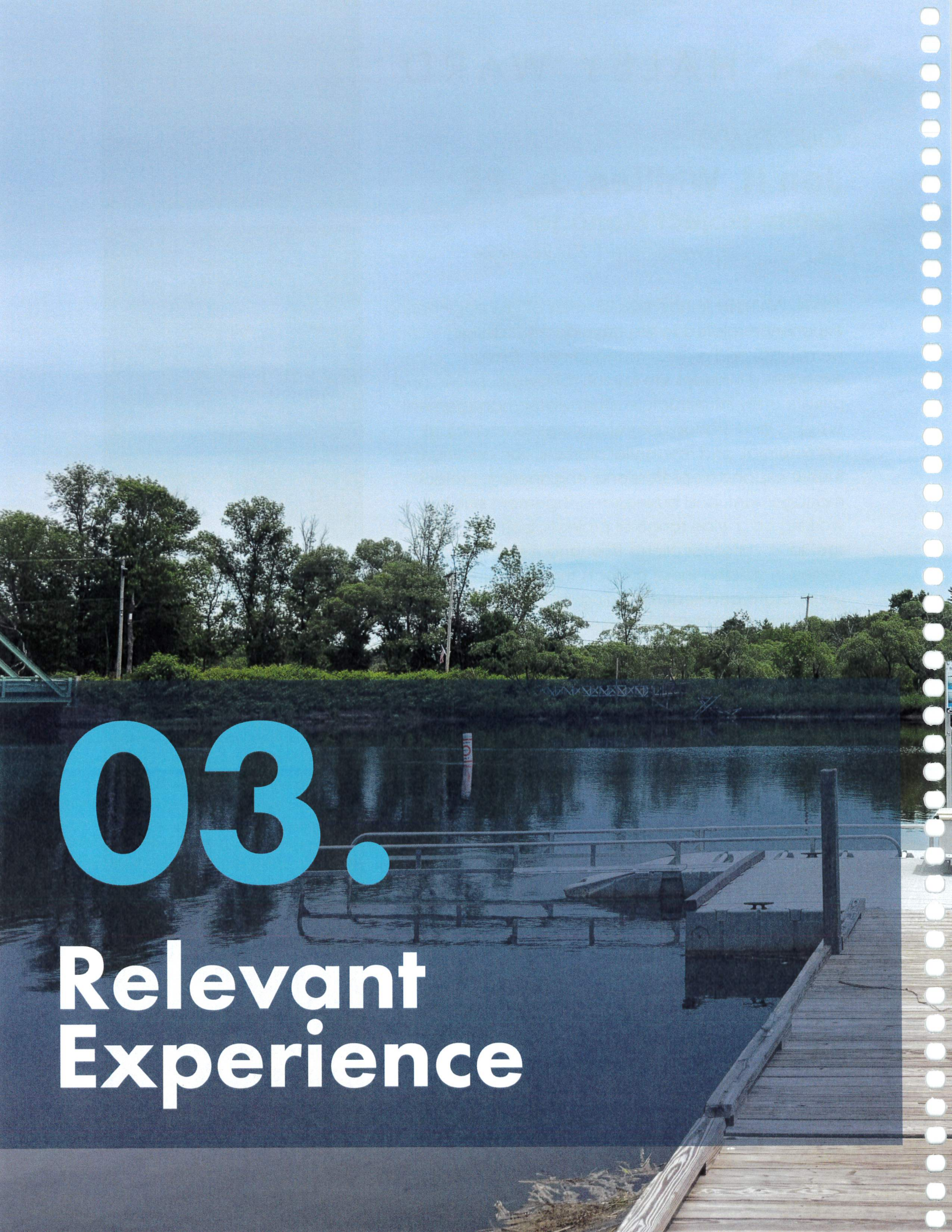
*B.S. Civil Engineering,
University of Maine, Orono*

REGISTRATIONS:

*Professional Engineer,
State of Maine (#10414)
Exp. 12.31.2025*

AFFILIATIONS:

*American Society of Civil
Engineers
National Society of
Professional Engineers*



03.

**Relevant
Experience**



This dock is for the launching of kayaks and canoes only.
No swimming or fishing on this dock.

Above: Flood Risk Mitigation Strategies for Gardiner (Wetproofing and Dryproofing).



Above: Map showing inundation and building flood risk from current and projected flooding data in the area

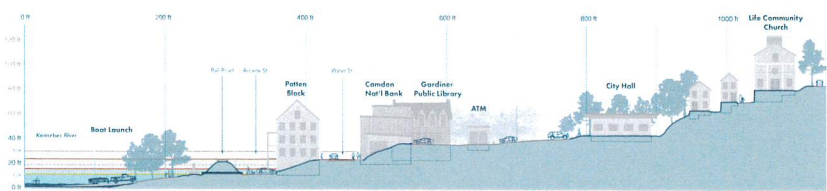
Below: Diagrams showing inundation-levels of predicted flood severities across two cross-sections of the downtown area in Gardiner.

City of Gardiner Flood Profile | Existing Conditions & Expected Flood Heights
Profile is exaggerated to approximately 2x scale

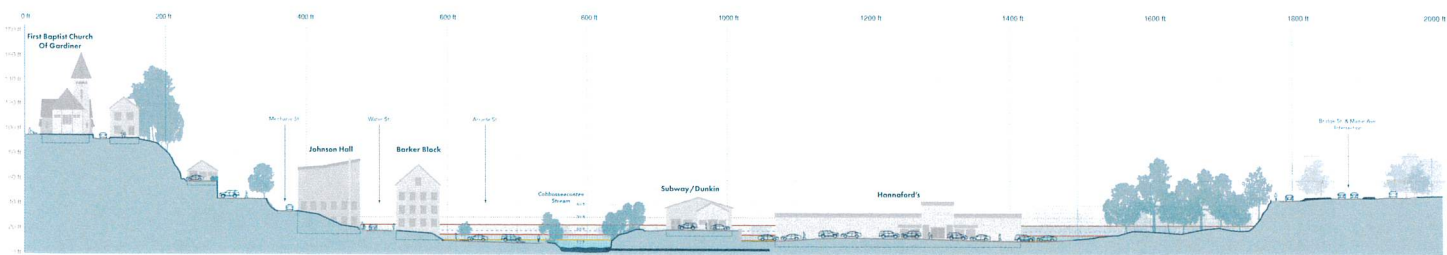
FINAL— 2025-10-16

Created by: Inception, completed: 01/11/2025
 10/16/2025: Revised to reflect 1500 ft. elevation profile.
 Prepared by: Main Street Team, 10/16/2025. Version: 1.0/2.0/3.0

Profile 1: Flooding From the Kennebec River (Looking South)



Profile 2: Flooding From the Cobbosseecontee Stream (Looking West)



Waterfront Resiliency Concept Plan

Wiscasset, ME

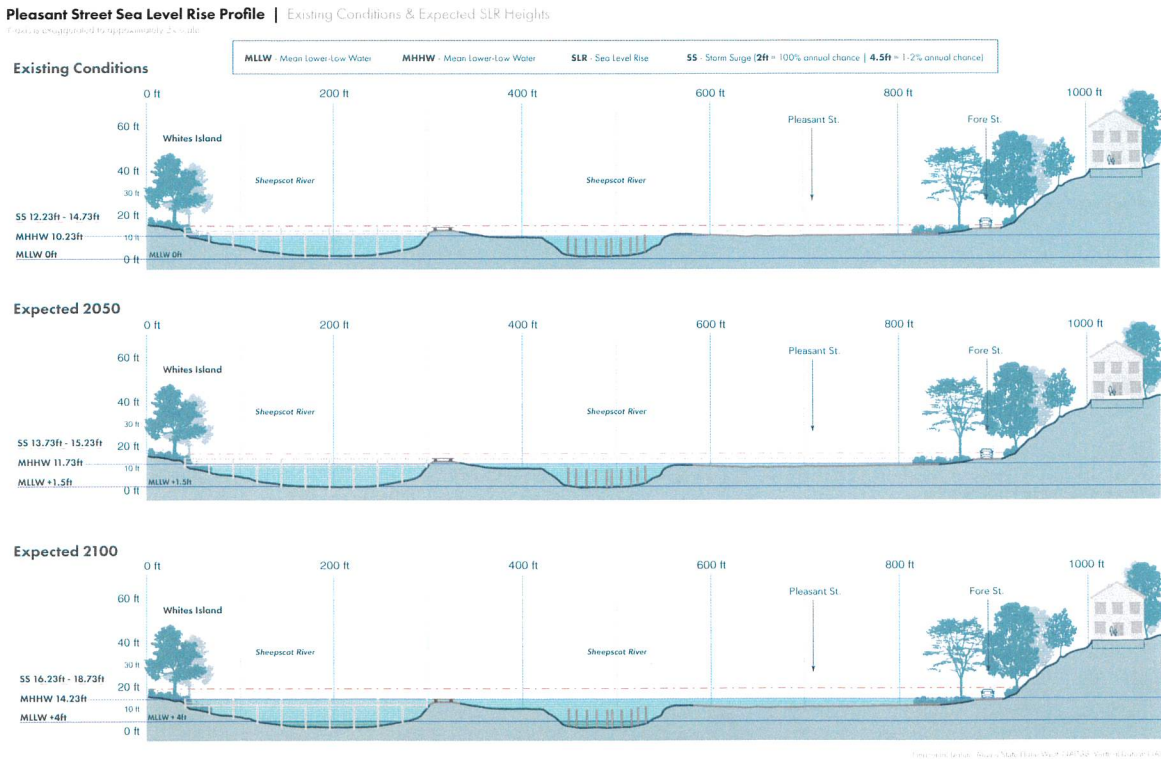
Date: 2025-2026
Status: Complete

Key Staff: Ben Meader (Project Manager)
Project Team: Vanessa L. Farr, Claudia Etrillard, Sarah Turner, Kaj Overturf, Melissa Genoter

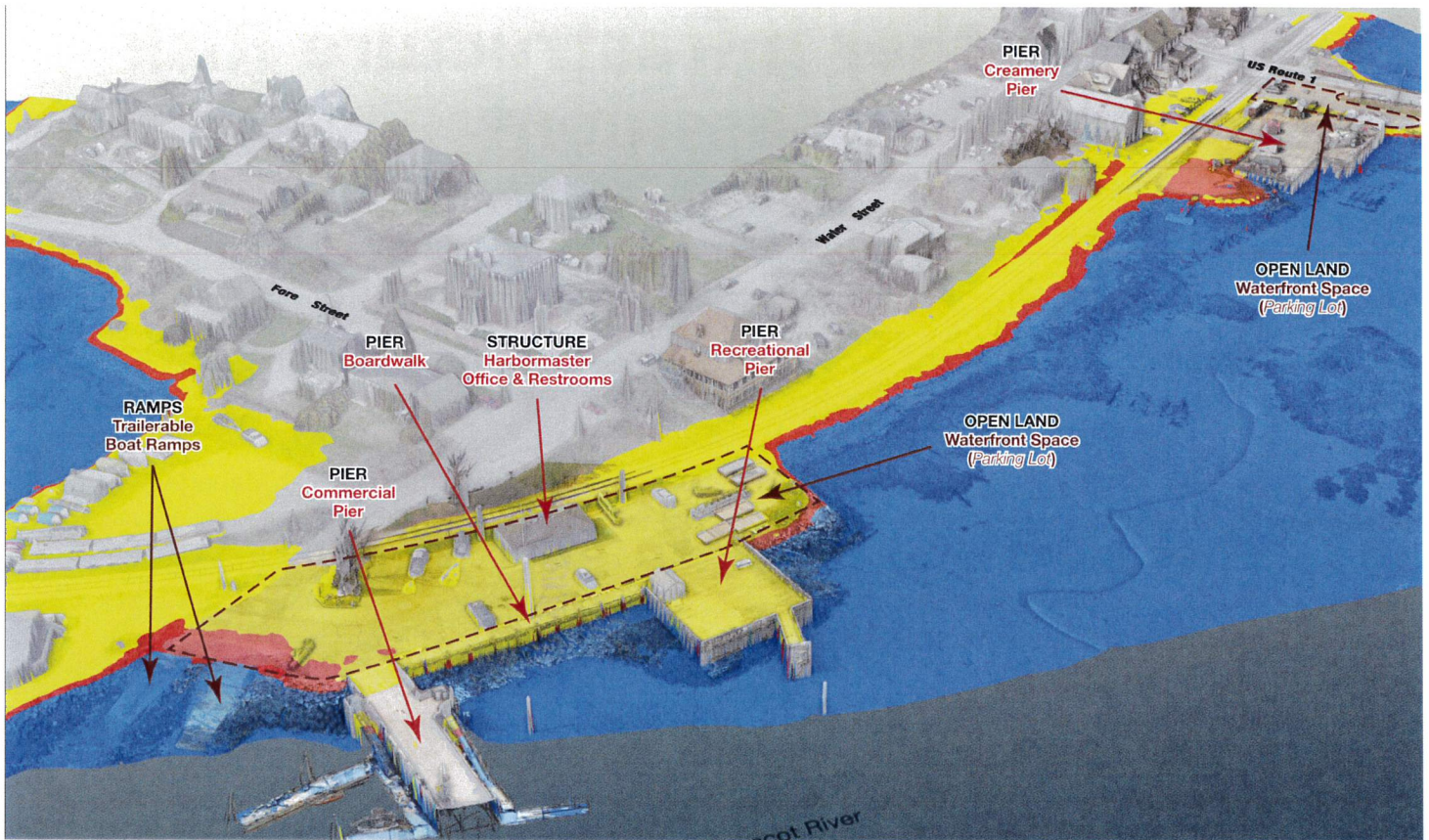
Recent flooding has affected many communities and businesses throughout the state, including the Town of Wiscasset. With a deep harbor located on the tidal Sheepscot River, the Town of Wiscasset’s waterfront is the centerpiece of its economy as it provides residents, business owners, and tourists with access to recreational activities and resources. However, recent marine storm surges have raised concern about future climate vulnerability risks to the waterfront.

In 2024, the Town of Wiscasset and its Climate Action Team (WCAT) began a partnership with Haley Ward to assess current and future flooding risks and draft a plan forward. Through Reality Capture techniques, high-resolution flood analyses, and geospatial modeling, Haley Ward has identified the environmental conditions that result in concerns for inevitable future flooding. Using this data, Haley Ward’s Planner, Vanessa Farr, collaborated with WCAT and the town at an initial kick-off meeting to 1) raise awareness of the project for the town’s future planning and engineering efforts, 2) capture valuable local knowledge, and 3) provide a space where experts and stakeholders can weigh in on concept development.

Following this event, Haley Ward is now working closely with key stakeholders through focus group sessions to draft a conceptual design for the waterfront. The project culminated in a Final Concept Design and Report which included results from the hazards assessment, a proposed feasible waterfront design concept, and knowledge gained from the public process.



Above: Diagrams showing inundation-levels of predicted flood severities (present, 2050, and 2100) on Pleasant St.



Above: 3D model (built using LiDar) of existing conditions at the waterfront - expected flooding heights and impacts to infrastructure

Below: 3D model (built using LiDar) of proposed design solutions for flooding adaptation and waterfront connectivity



Severe Weather Infrastructure Risk Management Assessment

Union, ME

Date: 2025-Present

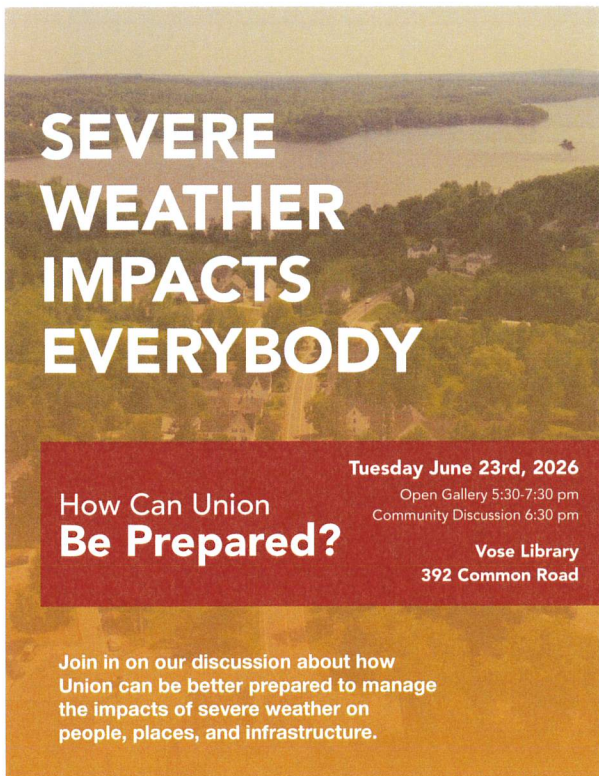
Status: In Progress

Key Staff: Ben Meader (Project Manager)

Project Team: Claudia Etrillard, Sarah Turner, Kaj Overturf, Vanessa L. Farr

The Town of Union contracted Haley Ward to conduct its Severe Weather Infrastructure Risk Management Assessment to analyze and strengthen the community's infrastructure against increasingly severe weather events. With support from a Community Resilience Partnership Community Action Grant from the Governor's Office of Policy Innovation and the Future, Union is working closely with Haley Ward's consulting team to produce a thorough vulnerability assessment that will result in concrete strategies to protect the town's critical systems.

The project examines how extreme weather - including flooding, high winds, ice storms, extreme temperatures, drought, fire, and combined weather events - affects Union's power grid, water systems, roads, bridges, stormwater infrastructure, internet connectivity, and municipal operations. The assessment aims to identify vulnerabilities and develop actionable recommendations to ensure Union remains prepared for weather challenges ahead. Input from Union's residents, business owners, and Town Staff has been critical to understanding present and potential risks to the Town, as well as identifying strategies to adapt.



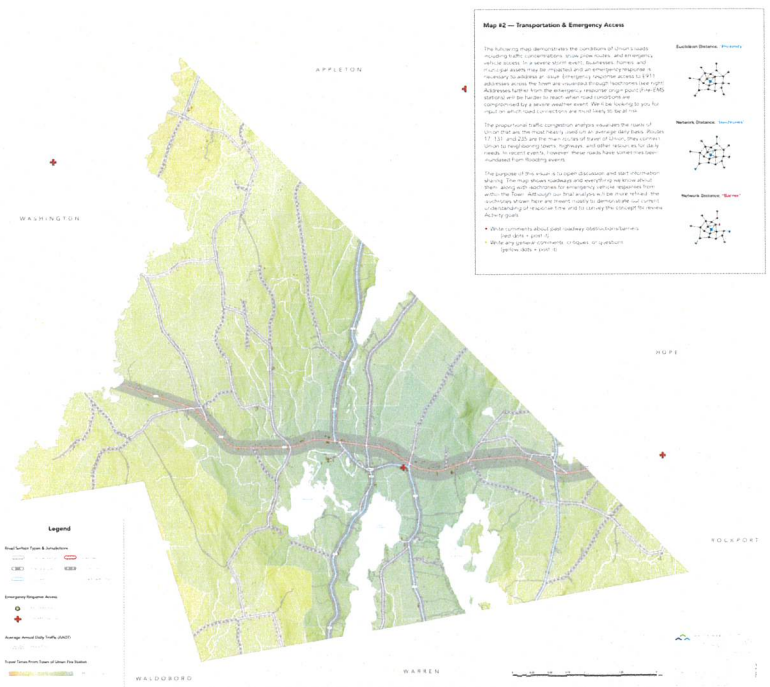
SEVERE WEATHER IMPACTS EVERYBODY

Tuesday June 23rd, 2026
Open Gallery 5:30-7:30 pm
Community Discussion 6:30 pm

How Can Union Be Prepared?

Vose Library
392 Common Road

Join in on our discussion about how Union can be better prepared to manage the impacts of severe weather on people, places, and infrastructure.



Map A - Flood Hazard

Flood Inundation Risk to the Town of Union



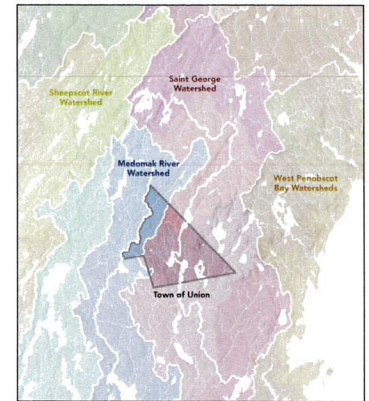
How is flooding a risk?

The only river system of note, as you'll see to the right, is the Saint George, which composes over three quarters of the Town's land area. The remaining area belongs to the upper reaches of the Medomak River watershed.

The Town of Union therefore only has two principal flood risks to contend with: fluvial flooding (river) and pluvial flooding (local downpour/stormwater runoff).

Fluvial flooding happens when a storm, in aggregate, deposits enough rainfall that the banks of the established hydrological system cannot contain the accumulated discharge of water along the river. The result of this type of flooding is that water inundates and damages property, either because the assets are not elevated enough, or that the motion of the water itself causes damage.

Pluvial flooding is like fluvial, only that it is hyper localized—downpours cause immediate runoff that overwhelms drainage infrastructure. The results of this type of flooding is that the water often causes extensive erosion damage as it runs along pathways that are not typically conditioned to withstand hydrodynamics.



Key Takeaways for Union:

- A** The Medomak River presents some nuisance flooding in normal conditions and may cause road washouts or bridge inundation, but only in 100-year flood conditions. The Medomak forms the Town's western border—at this place at the top of its watershed, the river's upstream catchment and capacity are too small to cause serious concerns for private property.
- B** The Saint George River poses some moderate flood risk for a limited number of structures in the Town's center, namely the Fairgrounds (as is commonly known) and a number of residences, agricultural fields, and the blueberry cannery (only in severe, 100-year flood levels).
- C** Several undersized culverts will likely require repair in the case of intensive downpours. Replacing them is a priority.

Map Parameters

Software — AutoCAD, ArcGIS Pro, InDesign
Scale of Printed Map — 1" = 0.57400, 1" = 0.850'
Sources — ESRI, NOAA, NEDOT, Union, NACOG
NHD, NED, NWI, FEMA, Microsoft Buildings Database

Coordinate System

UTM 19N, NAD 83, EPSG: 26919

0 0.5 1 2 Miles



Campus Site Plan & Trail Design

Coastal Rivers Land Trust

Date: 2025

Status: Complete

Key Staff: Ben Meader (Project Manager)

Project Team: Vanessa L. Farr, Claudia Etrillard, Sarah Turner, Kaj Overturf

In recent years, the Coastal Rivers Land Trust has seen its annual seasonal visitors rise dramatically. With a larger and more diverse range of people who now visit its various trails and land preserves, Coastal Rivers must adapt its terrain to accommodate more parking needs and accessibility. The Coastal Rivers Land Trust hired Haley Ward to redesign the La Verna, Castner Creek, and Keyes Woods Trails to improve conditions for ADA compliance and higher quantities of parking. Haley Ward also worked on a redesign of its main campus, the Round Top Campus. The proposed campus redesign prioritizes pedestrian mobility throughout the campus's various spaces and improves vehicular traffic with a dedicated driveway and parking area. A community garden, ADA playground, amphitheater, and out-door eating space are among the added key features.



Middle & Maquoit Bay Habitat Plan

Casco Bay Estuary Partnership (CBEP)

Date: 2025-2026

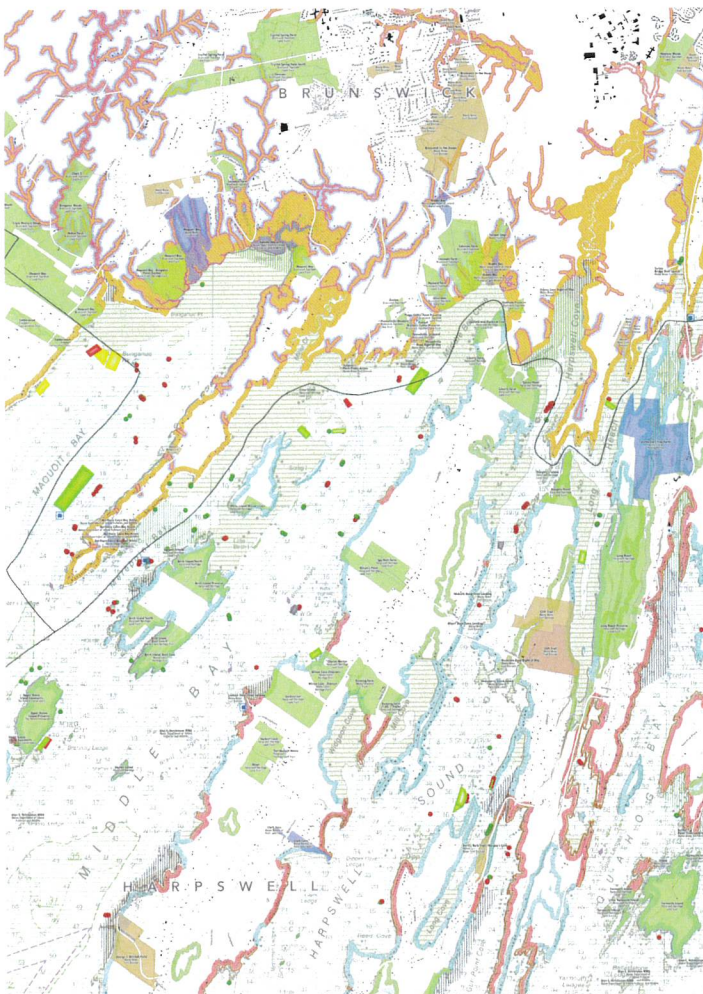
Status: Complete

Key Staff: Ben Meader (Project Manager)

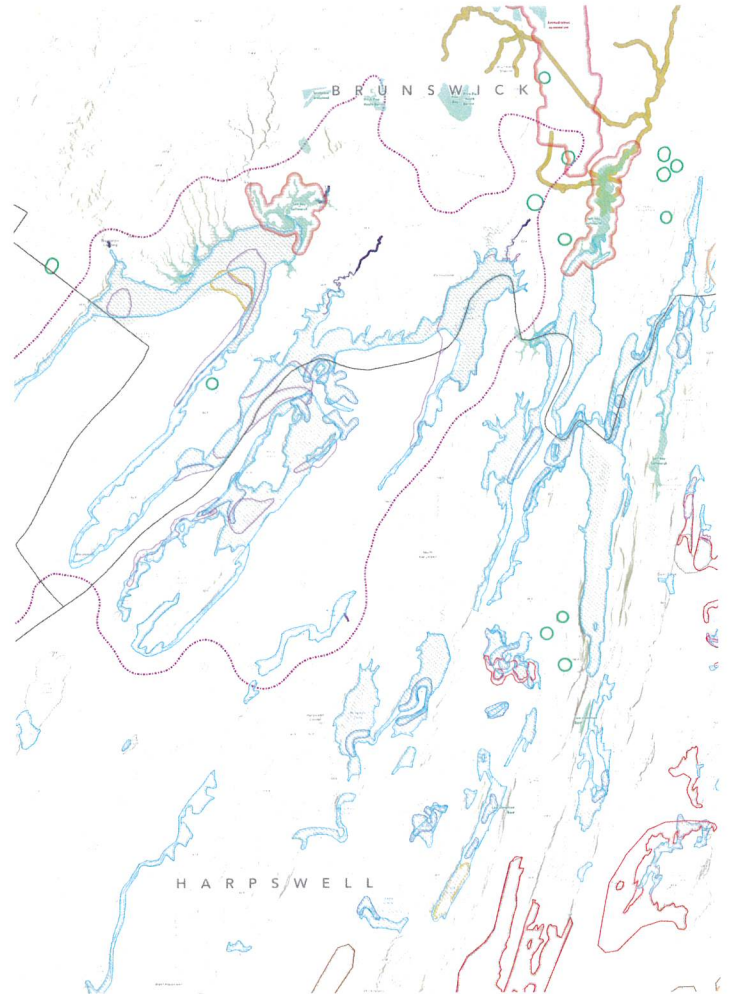
Project Team: Claudia Etrillard, Sarah Turner,
Kaj Overturf

Haley Ward partnered with the Casco Bay Estuary Partnership (CBEP) to formulate a Habitat Plan for Middle and Maquoit Bay. This Habitat Plan includes a Prioritization Framework for habitat and species-level vulnerabilities to human activity, environmental stressors, and climate change.

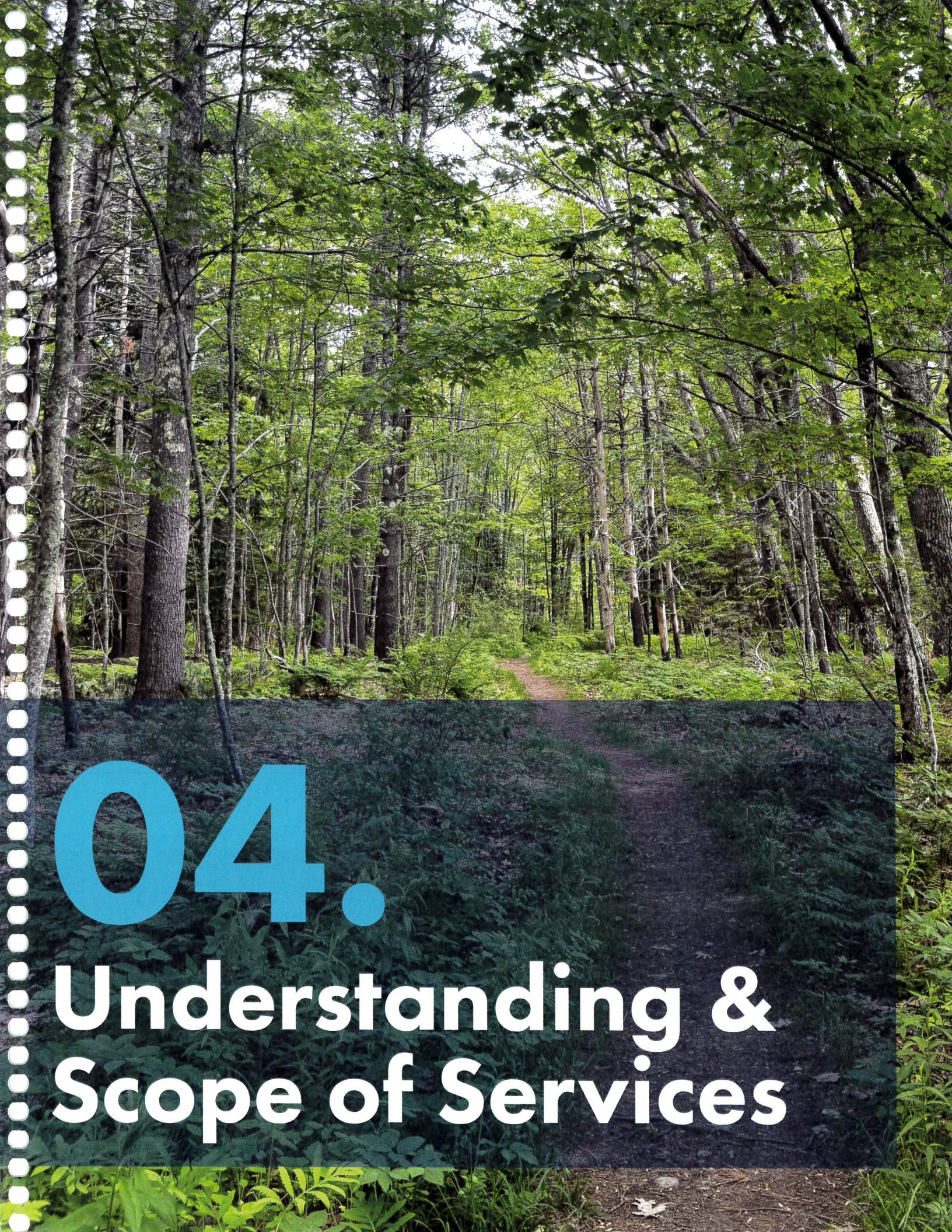
The goals of the assessment highlight four areas of action: Conserve, Mitigate, Study, and Restore. These actions will be recommended on the habitat and species level as a result of the project's findings. Geospatial analyses of human systems, watershed connectivity, species presence, and habitats under pressure are key to this research. Moreover, conversations with local experts were critical to finding data gaps and obtaining eye-level knowledge otherwise missing from existing sources. The methods and findings of this project will inform future Habitat Plan work flows and prioritization frameworks to be applied to future Habitat Plans for Casco Bay.



Human Systems



Biota



04.

**Understanding &
Scope of Services**

Statement of Project Understanding

Process-Oriented Assessment

When working on multidisciplinary assessments involving unique problems, our team stands apart from other firms by not only providing robust technical workflows, but also developing stunning visuals and communication strategies to match the rigor of our engineering and scientific analysis. Part of this philosophy is that brilliant analytical work will only be helpful if it is understood and received by its intended audience.

We believe that iterative engagement in planning and assessment work is not just good project design, but it is crucial for achieving quality outcomes. Clients, collaborators, and residents should be considered key members of the workflow and invested in the outcomes. We're not only adept at hosting and organizing stakeholder meetings, but we excel at communicating the implications of designs to all our collaborators, especially those who are new to and interested in the project. We consider workshops, presentations, and review periods to be much more than a checkmark

or milestone, but rather critical opportunities to share and further develop our assessments with the people they will have the most impact on.

We're more than an engineering and design firm, we're a collaborating partner. When you work with us, we're prepared and committed to assist through the whole process: from visioning and concept development, to public engagement, planning, permitting, site design, revision, right through going out to bid for construction. If you're not sure which steps are right to take next, we can help. If you're not sure if your project is feasible, we will work with you to come up with options that match your situation.

While many engineering firms will be able to provide you with the qualifications necessary to perform your scope of work, we believe it is our blend of rigorous engineering, data science, and high-quality engagement and design that will set us apart from the competition.



Scope of Work

01. Waterfront Access & Resilience Plan Administration

June 2026

In this initial process of the project, our Project Manager will work closely with the Director of Recreation and Community Services to set up the project and develop a Conceptual Framework and Work Plan. The Framework will demonstrate the overall process and how the conceptual design feasibility assessment will work. Well-informed non-experts should be able to look at the Framework and understand the major decision points and assumptions. The Work Plan will serve as a roadmap for the project, with a set schedule, list of deliverables, and a way to track addenda and/or augmentations. The rough stencil of this Work Plan may be seen in the proposed timeline; the content of each task's activities is outlined below.

The data review would be general at this stage. It would include a survey of all agencies with relevant data, a review of public repositories, past plans and projects applicable to this effort, municipal holdings, a list of known and existing fishing and paddle-in sites, and a list of crucial data that must be acquired by engagement or resident input.

Deliverables:

- Signed contract between Consultant and the Town of Bowdoinham
- Schedule of meetings
- Work Plan & Framework

02. Needs Assessment For Public Waterfront Facilities

Late June — Mid-September 2026

Before performing any analysis or design, our team will need to gather more information regarding each fishing and paddle put-in site for the Town, including those that have been previously identified by the 2024 Comprehensive Plan and unidentified locations. Thus far, we are aware of four paddle put-in locations: Maily Waterfront Park (Town Landing) on the Cathance River, CMP Carry-in (CMP property) on the Lower Abagadasset River, Gallant Carry-in (Inland Fisheries and Wildlife property) on the Upper Abagadasset River, and an unnamed location off Pork Point Road (State agricultural property) on the Kennebec River, below Swan Island.

We want to know what your residents' experiences are with these sites; we're here to learn from those who've

fished at and launched from these sites for years and generations. We'll use what we learn and work closely with them to develop conceptual designs that prioritize their safety, accessibility, and ensure long term use and climate resiliency. Interactive data collection tools are at the center of our approach to this project, and we aim to offer your community with the tools necessary to communicate their needs and ideas.

Public Survey: Our team will start the data collection process by gathering experience-based, local knowledge of previously identified sites and otherwise unidentified sites. Our survey will aim to identify existing conditions, vulnerabilities, and assets required for future safety and longevity.

Our survey would prompt users to provide the following information:

- What activities do they use the sites for,
- How do they access the site(s) and how easily accessible it is (parking, equipment transporting, water access, signage, etc.),
- How have the site(s) been impacted by previous severe weather,
- What are their concerns regarding safety,
- What are their suggestions for further improvements, and
- Which sites are most important to them.

The public will also be prompted to place geographic markers on fishing and paddle-in locations to accurately identify all current and potential future sites. We intend for the survey to remain anonymous to respect the privacy of those who participate, but those who wish to share their name and contact information will have the space to do so.

To ensure participation in the survey, we will make it accessible in both digital and physical form. We will

print surveys to be distributed throughout the town and retrievable at the Town Office and Library. The survey will also live on the Project Website. The survey will have three phases: 1) it will be released a few weeks prior to Public Meeting #1, 2) participants of this first meeting will be prompted to take the survey upon entry to the event if they haven't already filled it out, and 3) the survey will stay open for two weeks following the event. We will also specifically target key locals, town officials, and other key stakeholders.

Project Website: Our team will carefully design a project website using ArcGIS software to provide your Town with interactive and regularly-updated information about the project. The website will serve as the central information and communication hub throughout the duration of the project. The website will include event information, survey access, project finding and design updates, interactive maps, and opportunities for feedback and suggestions.

Deliverables:

- Public Survey
- Project Website

03. Public Meeting #1

July — Mid-August 2026

The purpose of Public Meeting #1 would be threefold: 1) to raise awareness of the project for the Town's future planning and engineering efforts, 2) to capture valuable local knowledge efficiently, especially knowledge that may otherwise be difficult to capture, and 3) to provide an in-person venue in which subject-matter-experts, local residents, and key stakeholders can weigh in on the initial findings.

Digital and physical copies of the survey will be available to fill out anytime during the event; attendees and stakeholders would be encouraged to complete it while our team is available for questions. The

structure of the event would be as follows: 1) Haley Ward's Project Manager and team will give a brief presentation to describe the scope of the project, its goals, and how the community can engage with the project, 2) attendees would interact with a self-paced walkthrough of maps of initial findings to provide feedback, and 3) an open-floor discussion for participants will allow them to provide feedback, voice concerns, and contribute to a vision for potential design elements. This event would also kick-start the conversation of the two priority sites for further concept development and design.

Digital and printed advertisement materials will be carefully designed to encourage community-wide attendance. Digital advertisement materials will include social media posts and website content. Printed advertisement materials will include postcards, flyers, and posters. Our Lead Planner and design team will work with the Director of Recreation and Community Services to plan the event and distribute materials.

04. Inventory & Analysis

September — November 2026

Once the Initial Survey closes to the public, our team will analyze its results and combine them with our takeaways from Public Meeting #1. Our review of this data will form the basis of our plan for field visits and data capture.

The Project Manager (with the Lead Planner and/or Lead Engineer) will conduct field visits to all identified sites for existing conditions analyses, site parameter identifications, hazard identification, and initial conceptual design brainstorming. Once field visits are complete, the Haley Ward Team will perform an environmental analysis of the sites. We will develop digital representations of the sites using high-resolution topographic and infrastructure data for visualization, flood/inundation modeling, and site grading. Although a concept plan is the principal result of this contract, we believe that building site scenarios and concept plans on the best possible data will result in the most robust outcomes.

Once this digital representation has been created, we will perform a short existing conditions analysis to improve and refine the data capture and make it suitable for future analysis and scenario development. Typical workflows here include: environmental and hydrological data integration, drainage infrastructure asset digitization, slope and soil maps, structure/built environment data attributes, habitat sensitivity, environmental contamination and hazards, etc. Performing these analyses allows our

Deliverables:

- Public Meeting #1 agenda,
- Presentation materials (printed and digital),
- Advertisement materials (printed and digital),
- Meeting minutes.

team to more effectively present and parameterize the feasibility of future scenarios.

Once the data capture and existing conditions are complete, we would perform a limited set of high resolution flood analyses to examine potential inundation scenarios involving severe marine storm surge events in conjunction with sea level projections at certain intervals of elevation, based on MHHW and/ or Astronomical High Tides, with input from the Director of Recreation and Community Services. We intend to model a small, focused set of scenarios identifying potential effects of severe, localized marine flooding events.

See our final document for the [Wiscasset Resilience Project](#) as an example of how this work can be realized in a marine setting.

<https://drive.google.com/file/d/1vZNWbX6PC6OFNwTC5DFuj1AWdmwJbac/view?usp=sharing>



Once we've built our inundation scenarios, we will develop a Draft Prioritization Matrix with site-specific scoring based on our geospatial assessment and findings from the survey and Public Meeting #1. Prioritization will likely be broken down into several categories, to be determined during the process: 1) Environmental Hazard, 2) Community Value, 3) Feasibility/Cost, and 4) Accessibility. Parameters

for these scores may include but are not limited to: marine flood and inundation risk, legal and regulatory limitations, contamination risk, accessibility challenges, community prioritization, and longterm climate resilience. The combinations of these scores will determine the site's relative prioritization, and the top sites will be used in the Conceptual Design effort of Task 5.

In tandem with our Draft Prioritization Matrix, we will develop a Draft Needs Assessment Report which will outline our findings thus far and serve as the basis for the Final Bowdoinham Waterfront Access & Resilience Plan. This Draft Needs Assessment Report

will include information about the process thus far: executive summary, methods, survey and field visit results, Public Meeting #1 takeaways, existing condition and flood analysis maps, initial assessment text, Draft Prioritization Matrix, etc. It should be noted that much of the material in this report will later be used directly in the final document.

Deliverables:

- Existing conditions and risk geodatabase,
- Digital and printed maps,
- Draft Prioritization Matrix;
- Draft Needs Assessment Report.

05. Conceptual Designs

Mid-November 2026 – Mid-January 2027

In this phase of the process, our team will work closely with the Director of Recreation and Community Services to develop feasible design concepts for the Priority Sites identified by the Draft Prioritization Matrix.

The Project Manager, Lead Planner, and Lead Engineer will work together to prepare a concept package for each site. The package may include but is not limited to: 1) drawings, renderings, diagrams, and cross sections of existing conditions and proposed design concepts, 2) materials, drainage, stabilization, and cost feasibility estimates, and 3) permitting road maps and legal pathways.

We strive to take the public's vision into account throughout the entire design process: our initial designs will be based on the information we gathered from the survey and Public Meeting #1. To ensure our designs encompass the Town's vision, our initial conceptual design package will offer a few iterations which will be deliberated on at Public Meeting #2.

Deliverables:

- Concept packages for the Priority Sites (x2)

06. Public Meeting #2

Mid-December 2026 – Late January 2027

The goal of Public Meeting #2 will be to present our draft materials from Tasks 4 & 5 for feedback. In preparation for this event, our team will print copies of all draft materials (Needs Assessment Report, Prioritization Matrix, and Concept Packages). Maps, diagrams, renderings, and drawings will be printed in

large-format for the public to comment on and leave feedback.

The structure of Public Meeting #2 will be similar to that of Public Meeting #1: 1) brief introductory presentation by the Project Manager, 2) self-paced walk-through

of printed materials for interaction, and 3) an open-floor discussion for takeaways and feedback on Draft materials.

A critical activity of this event will be a “Visual Preference Survey.” Attendees will be prompted to react to a series of images with green and red stickers (like/dislike) where they will have the opportunity to provide feedback on multiple iterations of our concept designs for the Priority Sites. The goal of this survey is to accurately capture the Town’s vision for its fishing and paddle put-in sites by offering multiple iterations of conceptual ideas via real-world examples of possible outcomes. By providing the public with varied conceptual designs, we can identify the design approach that best captures the essence of the Town’s vision for its recreational needs. Similar to the initial public survey, the Visual Preference Survey will be posted on the project website prior to the event and stay open for a few weeks following the event.

Following the event, all Draft materials will be posted on the project website for a two-week public comment period.

The Haley Ward team will design advertisement materials for Public Meeting #2. Digital advertisement materials will include social media posts and website content. Printed advertisement materials will include postcards, flyers, and posters. Our team will work with the Director of Recreation and Community Services on the distribution of these materials.

Deliverables:

- Public Meeting #2 agenda,
- Presentation materials (printed and digital),
- Visual Preference Survey,
- Advertisement materials (printed and digital),
- Meeting minutes.

07. Final Report & Case Study

Mid-January — March 31, 2027

Following Public Event #2 and the two-week public comment period, our team will digest our findings from the Visual Preference Survey and feedback on our Draft materials. We will make adjustments accordingly and develop our Final Drafts of all deliverables. We will then compile all materials into the Final Bowdoinham Waterfront Access & Resilience Plan. The Plan will include the following: executive summary, methods, public surveys and meeting results, two (2) Conceptual Design Packages, Prioritization Matrix, Case Study, and a technical appendix.

The Case Study will be a concise narrative of the process and learned outcomes. The goal of the Case Study will be to inform future projects of a similar scope for the Town and neighboring communities. The Case Study will be included at the conclusion of the Final

Plan and may expand on the following: takeaways from public engagement, successes and challenges of survey materials and data collection methods, and recommendations for future projects.

The Haley Ward Team will send a Draft of the Bowdoinham Waterfront Access & Resilience to the Director of Recreation and Community Services and other stake-holders for final review and feedback. Once final edits have been implemented, Haley Ward’s Project Manager will deliver printed copies of the Plan and may present the Final Draft if the Town requests.

Deliverables:

- Bowdoinham Waterfront Access & Resilience Plan,
- Case Study.

Project Timeline

Jun

Jul

Aug

Task 1: Administration

- 1.1 - Project Onboarding
- 1.2 - Project Administration (budget, timeline, schedule, deliverables)

Task 2: Needs Assessment Public Waterfront Facilities

- 2.1 - Develop & launch existing conditions and public input survey
- 2.2 - Develop & launch Interactive Project Website

Task 3: Public Meeting #1

- 3.1 - Prepare materials for Public Meeting #1
- 3.2 - Hold Public Meeting #1 ●

Task 4: Inventory & Analysis

- 4.1 - Incorporate feedback from the public
- 4.2 - Field visits, build geodatabase, and develop overlay
- 4.3 - Launch PDF and web-maps for the public
- 4.4 - DRAFT Prioritization Matrix
- 4.5 - DRAFT Needs Assessment Report

Task 5: Conceptual Designs

- 5.1 - Develop Concept Packages (2)

Task 6: Public Meeting #2

- 6.1 - Prepare materials for Public Meeting #2
- 6.2 - Hold Public Meeting #2 ●

Task 7: Final Report & Case Study

- 7.1 - Incorporate feedback from public
- 7.2 - Develop FINAL Waterfront Access & Resilience Plan
- 7.3 - Develop Case Study

● Bi-Monthly Client Meetings

● Deliverables

Signed
Contract

2026

2027

Sep

Oct

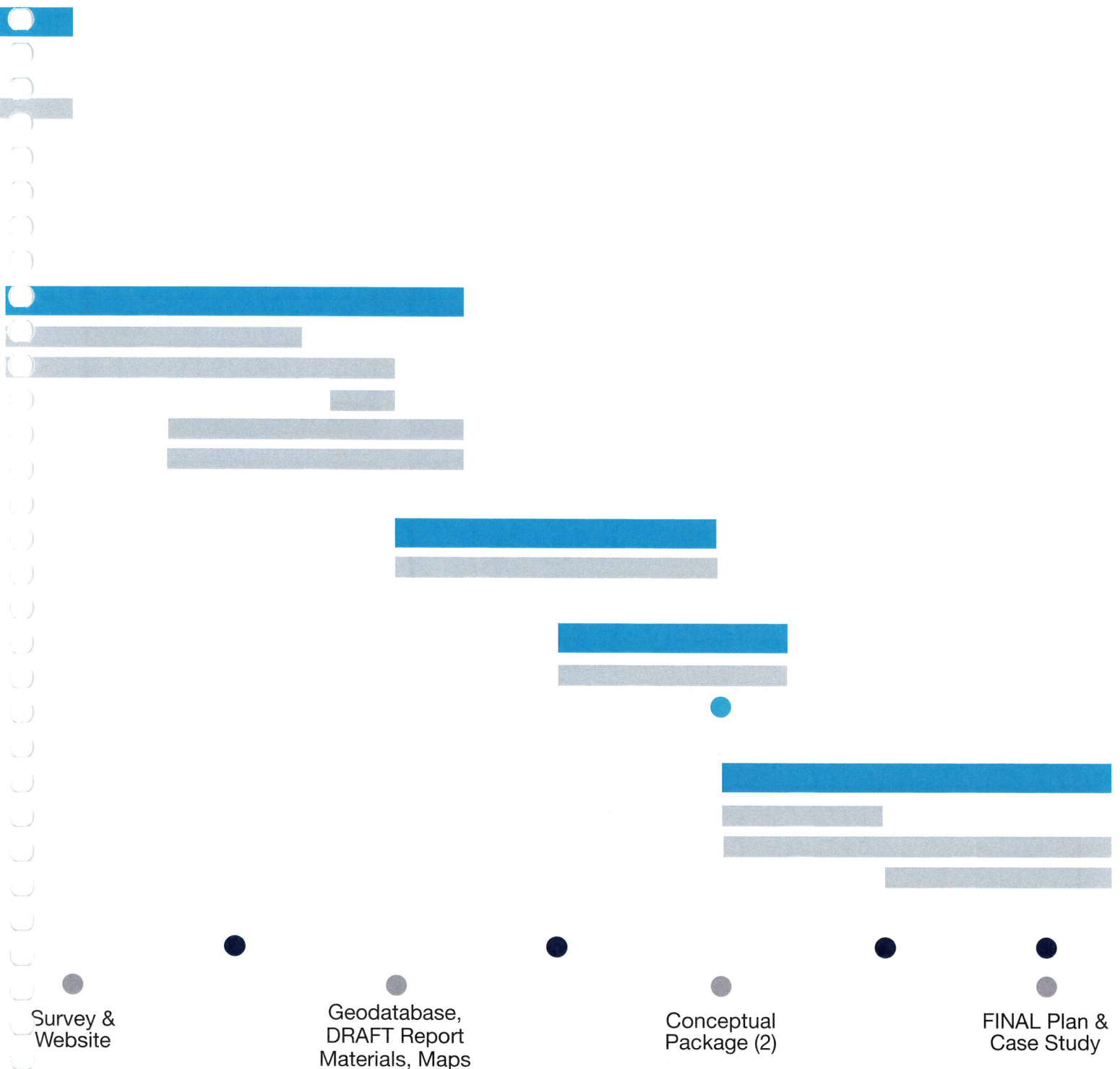
Nov

Dec

Jan

Feb

Mar



Fee Proposal

Our proposed budget for the scope of this project is not to exceed \$55,000. Below is a breakdown of our services by Task and hours of effort.

Total Estimated Effort: Between 240-330 hours		Duration: 10 Months: June '26 - March '27		 Haley Ward	
 Haley Ward, Inc.				ESTIMATED EFFORT	
Estimate for SCOPE (Total Fee):		\$ 55,000		Professional Services	
Est. Direct Expenses (Fraction of Total):		\$ 1,500			
Task 1: Administration		Hrs Rounded/Estimated		Approximate Cost Per Item	
Activities					
1.1 - Project Onboarding		~7-9 hrs		\$ 1,500	
1.2 - Project Administration		~9-13 hrs		\$ 2,000	
Fee Summary for Scope					
Total Effort		~16-22 hrs		\$ 3,500	
Sub-Total Fee		\$ 3,500			
Direct Expenses		\$ 250			
Fee for Scope		\$ 3,750			
Task 2: Needs Assessment		Hrs Rounded/Estimated		Approximate Cost Per Item	
Activities					
2.1 - Public Input Survey		~5-6 hrs		\$ 1,000	
2.2 - Interactive Project Website		~20-28 hrs		\$ 4,500	
Fee Summary for Scope					
Total Effort		~25-34 hrs		\$ 5,500	
Sub-Total Fee		\$ 5,500			
Direct Expenses		\$ 500			
Fee for Scope		\$ 6,000			
TASK 3: Public Meeting #1		Hrs Rounded/Estimated		Approximate Cost Per Item	
Activities					
3.1 - Prepare materials for Public Meeting #1		~18-25 hrs		\$ 4,000	
3.2 - Hold Public Meeting #1		~7-9 hrs		\$ 1,500	
Fee Summary for Scope					
Total Effort		~25-34 hrs		\$ 5,500	
Sub-Total Fee		\$ 5,500			
Direct Expenses		\$ 500			
Fee for Scope		\$ 6,000			

TASK 4: Inventory & Analysis		Hrs Rounded/Estimated
Activities		
4.1 - Incorporate feedback from the public		~6-8 hrs
4.2 - Field visits, build geodatabase, and develop overlay		~32-44 hrs
4.3 - Launch PDF and web-maps for the public		~5-6 hrs
4.4 - DRAFT Prioritization Matrix		~7-9 hrs
4.5 - DRAFT Needs Assessment Report		~18-25 hrs
Fee Summary for Scope		
Total Effort		~67-92 hrs
Sub-Total Fee	\$	14,750
Direct Expenses	\$	250
Fee for Scope	\$	15,000

Approximate Cost Per Item	
\$	1,250
\$	7,000
\$	1,000
\$	1,500
\$	4,000
\$	14,750

Task 5: Conceptual Designs		Hrs Rounded/Estimated
Activities		
5.1 - Develop Concept Packages (2)		~45-63 hrs
Fee Summary for Scope		
Total Effort		~45-63 hrs
Sub-Total Fee	\$	10,000
Direct Expenses	\$	250
Fee for Scope	\$	10,250

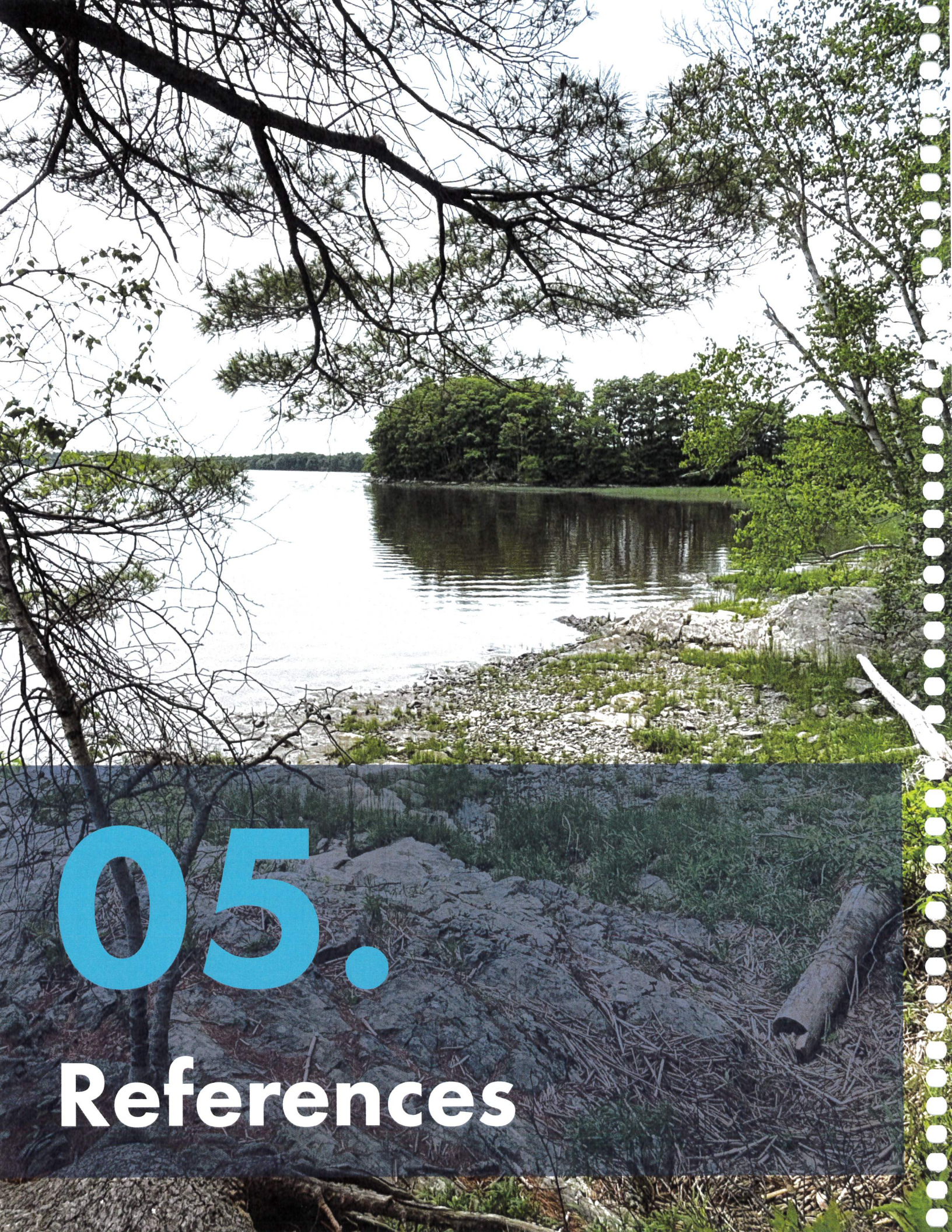
Approximate Cost Per Item	
\$	10,000
\$	10,000

Task 6: Public Meeting #2		Hrs Rounded/Estimated
Activities		
6.1 - Prepare materials for Public Meeting #2		~18-25 hrs
6.2 - Hold Public Meeting #2		~7-9 hrs
Fee Summary for Scope		
Total Effort		~25-34 hrs
Sub-Total Fee	\$	5,500
Direct Expenses	\$	250
Fee for Scope	\$	5,750

Approximate Cost Per Item	
\$	4,000
\$	1,500
\$	5,500

Task 7: Final Report & Case Study		Hrs Rounded/Estimated
Activities		
7.1 - Incorporate feedback from public		~7-9 hrs
7.2 - Develop FINAL Waterfront Access & Resilience Plan		~23-31 hrs
7.3 - Develop the Case Study		~7-9 hrs
Fee Summary for Scope		
Total Effort		~36-50 hrs
Sub-Total Fee	\$	8,000
Direct Expenses	\$	250
Fee for Scope	\$	8,250

Approximate Cost Per Item	
\$	1,500
\$	5,000
\$	1,500
\$	8,000



05.

References

References

Julie Erdman (Meador, Farr)
Planning Director, Brunswick, ME

jerdman@brunswickme.org | 207-725-6660

Matt Markot (Meador)
Executive Director, Loon Echo Land Trust

matt@lelt.org | 207-647-4352

Aaron Chrostowsky (Meador)
**Economic Development Director,
Wiscasset, Maine**

economicdeveloper@wiscasset.org | 207-882-8200

Melissa Lindley (Meador)
**Economic Development Director,
Gardiner, ME**

mlindley@gardinermaine.com | (207) 582-6888

Contact Us

Ben Meador

12 Mountfort St. Portland, ME
Direct Office: [207-945-5108](tel:207-945-5108)
Mobile: [207-350-5626](tel:207-350-5626)
bmeador@haleyward.com



 HALEY WARD



To: Bowdoinham Selectboard

From: Yvette Meunier, Director of Planning & Development

Date: February 18, 2026

Subject: Maine Coastal Program Shore and Harbor Planning Grant Acceptance

Background

The Maine Coastal Program offers Shore and Harbor Planning Grants to support coastal communities in improving access, resilience, and planning for waterfront resources.

Purpose of the Grant

This planning grant would allow the Town to:

- Conduct needs assessments for public waterfront facilities, including fishing and low impact paddle put-ins.
- Document existing sites (formal and informal) used for fishing and paddle put-ins.
- Assess environmental hazards and risks affecting these locations over the long term.
- Design and create plans for improvements to make these sites more resilient and accessible.
- Develop cost estimates for proposed improvements.
- Identify legal hurdles, including lost or contested public rights-of-way to coastal waterways and permitting requirements for improvements.

We will seek collaboration with Kennebec Estuary Land Trust (KELT) to integrate land conservation and public access planning into this effort.

Funding Details

- Grant: \$50,000
- Required Match: 10% (approximately \$5,000), Rideout Memorial Fund

Benefits to Bowdoinham

- Improves public access to waterways for fishing and paddling.
- Enhances resilience of access points against environmental risks.
- Supports long-term planning for conservation and recreation.
- Positions Bowdoinham for future funding opportunities for implementation.

To: Bowdoinham Selectboard

From: Yvette Meunier, Director of Planning & Development

Date: December 23, 2025

Subject: Request for Permission to Apply for Maine Coastal Program Shore and Harbor Planning Grant

Background

The Maine Coastal Program offers Shore and Harbor Planning Grants to support coastal communities in improving access, resilience, and planning for waterfront resources. We propose applying for up to \$50,000 under this program to conduct a comprehensive planning initiative focused on fishing and paddle put-in locations in Bowdoinham. Fishing spots were identified on the Master Site Plan for the new park, however those uses may be at odds with the shoreline stabilization project. We are looking to explore that and other locations with this grant.

Purpose of the Grant

This planning grant would allow the Town to:

- Conduct needs assessments for public waterfront facilities, including fishing and low impact paddle put-ins.
- Document existing sites (formal and informal) used for fishing and paddle put-ins.
- Assess environmental hazards and risks affecting these locations over the long term.
- Design and create plans for improvements to make these sites more resilient and accessible.
- Develop cost estimates for proposed improvements.
- Identify legal hurdles, including lost or contested public rights-of-way to coastal waterways and permitting requirements for improvements.

We will seek collaboration with Kennebec Estuary Land Trust (KELT) to integrate land conservation and public access planning into this effort.

Funding Details

- Grant Request: Up to \$50,000
- Required Match: 10% (approximately \$5,000), which will be provided through the Rideout Memorial Fund.
- Application Deadline: January 5, 2026

Program details can be found in the Maine Coastal Program

www.maine.gov/dacf/municipalplanning/docs/FY26_CCG_SHG_program_statement.pdf

Request for Action

We seek Selectboard approval to:

1. Apply for up to \$50,000 from the Maine Coastal Program Shore and Harbor Planning Grant.
2. Commit the required 10% match (\$5,000) from CMP TIF funds.
3. Authorize staff to collaborate with KELT and other partners to strengthen the application and planning process.

Benefits to Bowdoinham

- Improves public access to waterways for fishing and paddling.
- Enhances resilience of access points against environmental risks.
- Supports long-term planning for conservation and recreation.
- Positions Bowdoinham for future funding opportunities for implementation.

Next Steps:

Upon approval, staff will prepare and submit the grant application by January 5, 2026, and report back to the Selectboard with updates.