

Riverview House Mitigation Assessment and Design



Public Meeting #1
January 8, 2026

8 River Road
Bowdoinham



AGENDA

- Project Team Introductions
- Site Considerations
 - Existing Conditions / Utilities
 - Flood / Shoreland Zone & Soils
 - Potential Building Envelope
 - Environmental Conditions
- Architectural Designs
 - Existing Building Redevelopment
 - Structural Assessment
 - Potential New Construction
- Public Comment Period



PROJECT TEAM



RYAN SENATORE
ARCHITECTURE



 Albert Frick Associates

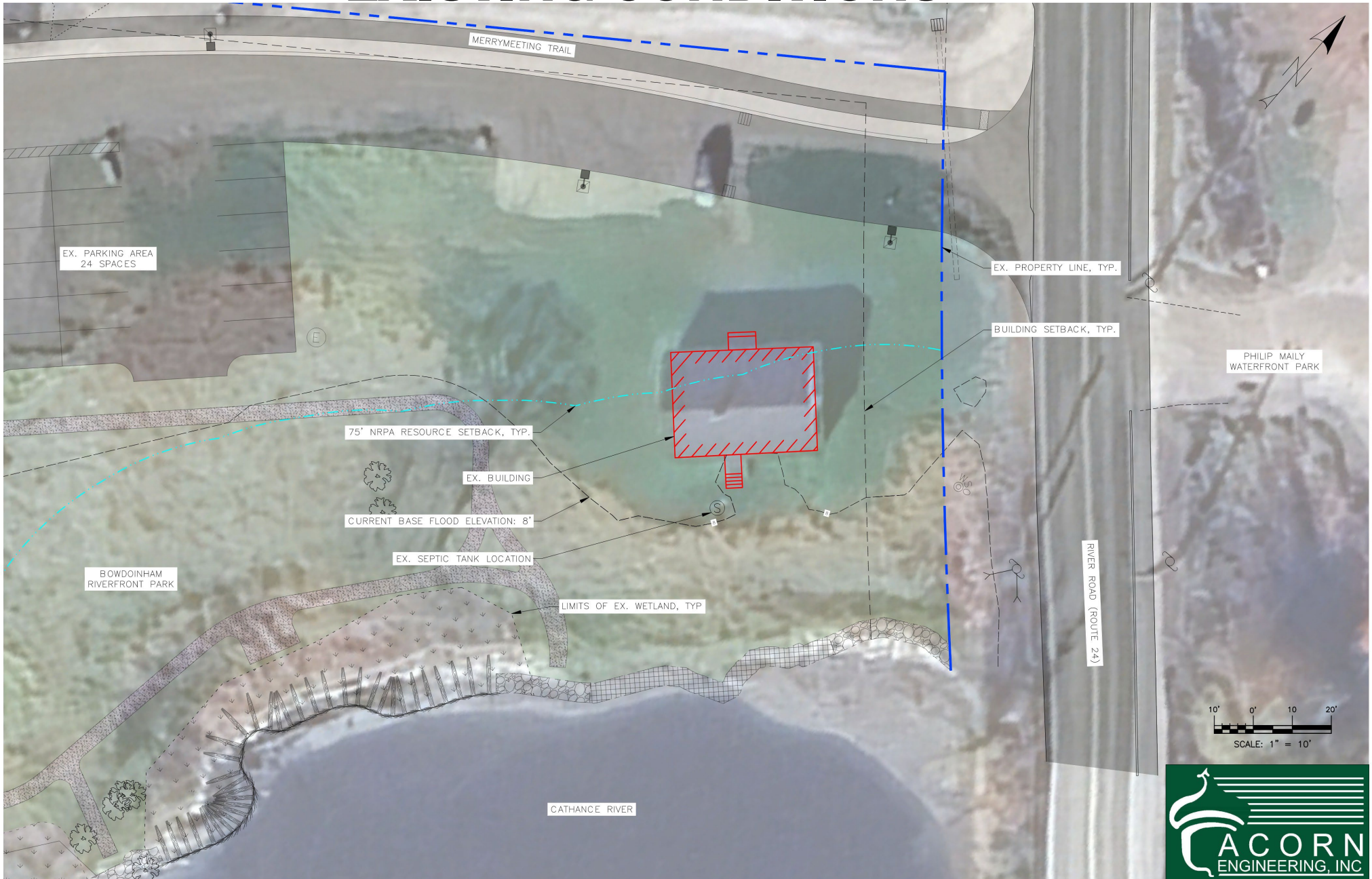


- Town of Bowdoinham
 - Yvette Meunier – Director of Planning & Development
 - Jason Lamoreau – Director of Recreation and Community Services
 - Nicole Brand – Town Manager
- Acorn Engineering, Inc. – Peter Heil, PE
- Ryan Senatore Architecture – Ryan Senatore
- Structural Integrity Consulting Engineers, Inc. – Aaron Jones, PE
- Albert Frick Associates, Inc. – Brady Frick, LSE
- Air Quality Management Services, Inc. - Randy Geoffroy

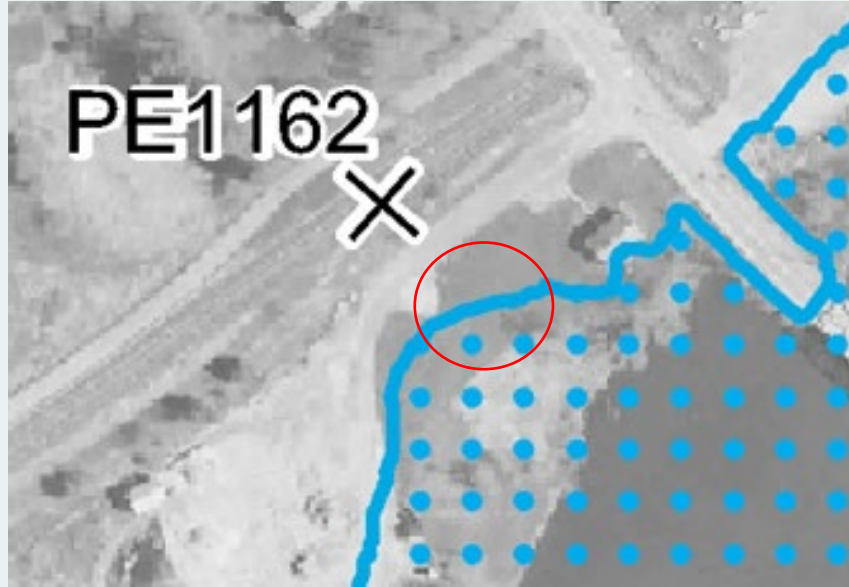
EXISTING CONDITIONS



EXISTING CONDITIONS



FLOOD ZONE AND SOILS

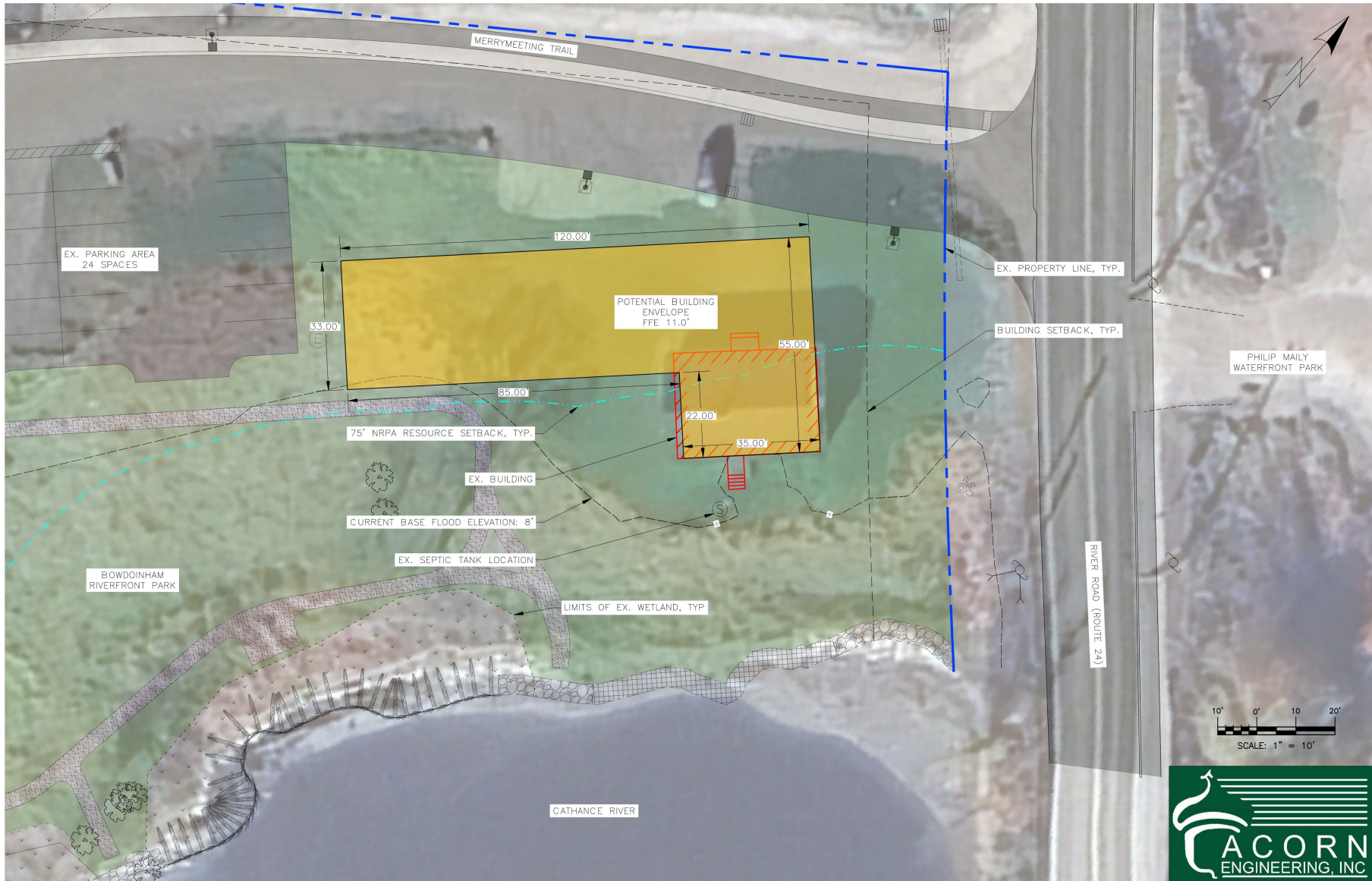


**FEMA FIRM
Zone AE – Elevation 8**



**Lamoine-Buxton Complex
HSG C/D – Poorly drained**

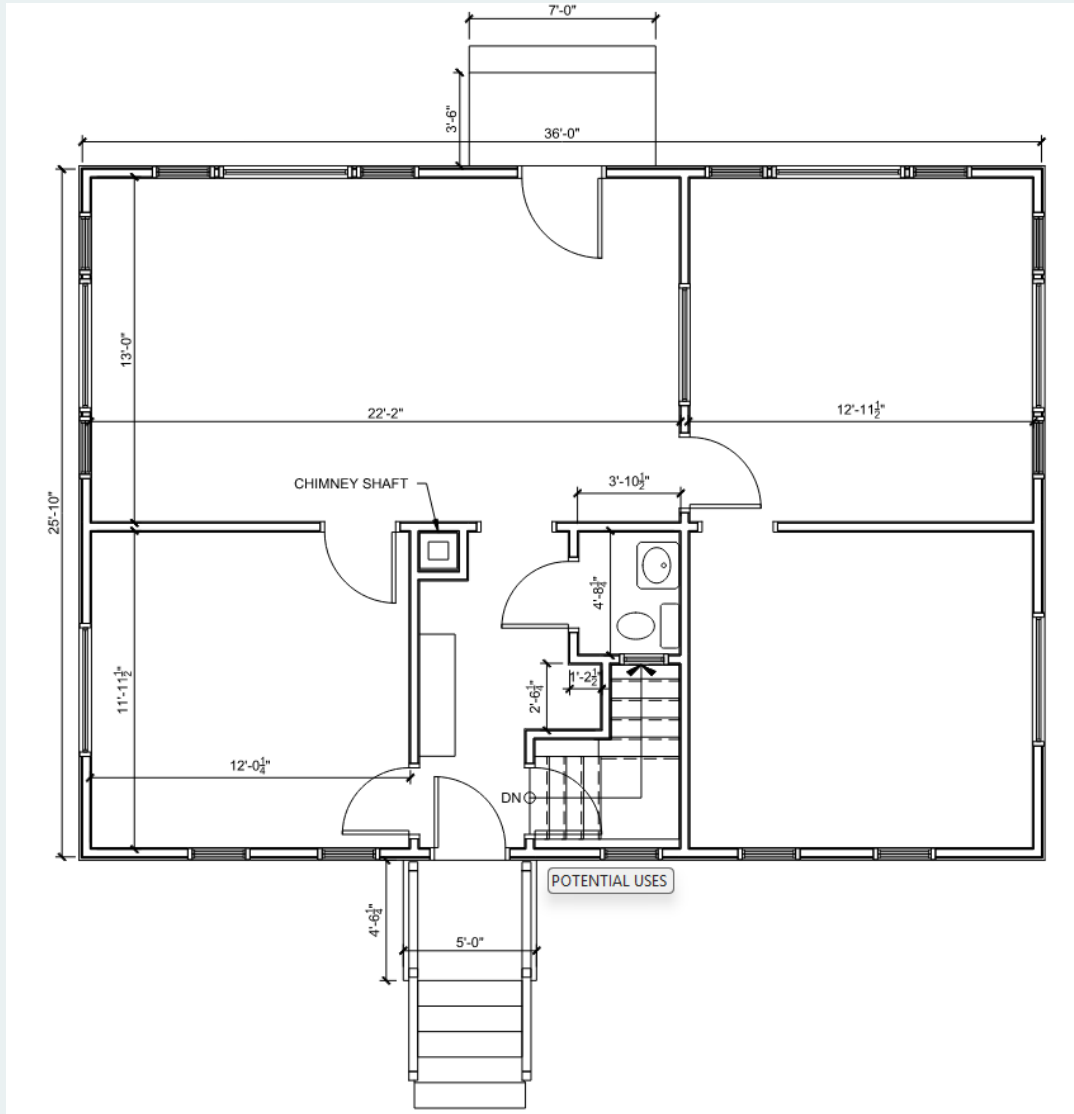
NEW CONSTRUCTION BUILDING ENVELOPE AND FLOOD PROOFING CONSIDERATIONS



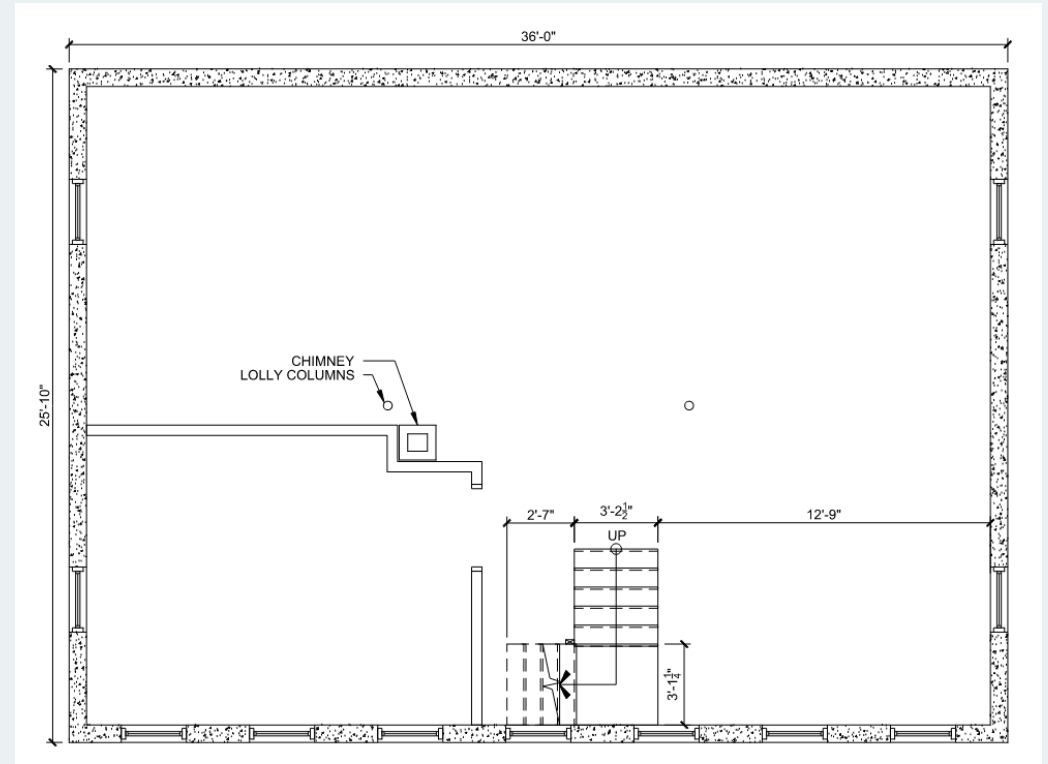
POTENTIAL USES

- Community/Welcome Center
- Retail / Rental space (bikes/kayaks/etc.)
- Café / Restaurant
- Other?

EXISTING BUILDING FLOOR PLANS



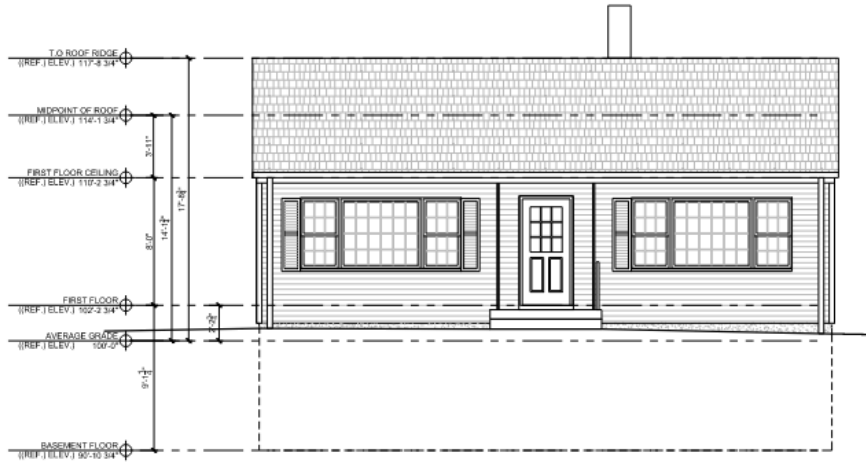
First Floor



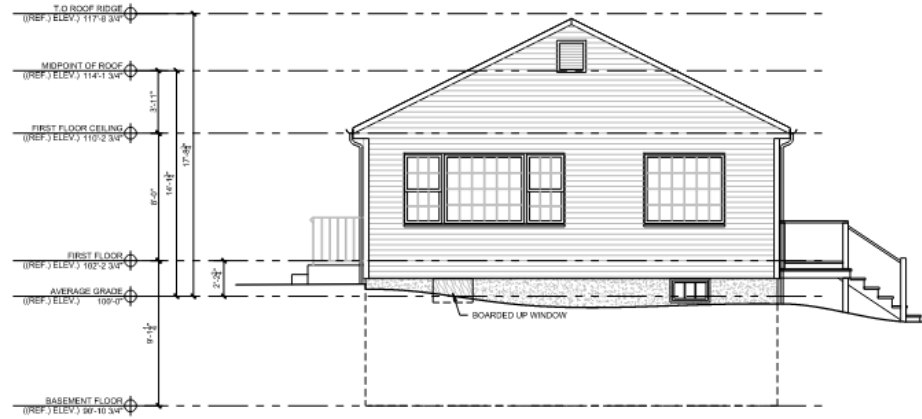
Basement

Existing building environmental sampling found moderate levels of mold growth in basement and 1st floor tiles consisting of asbestos

EXISTING BUILDING ELEVATIONS



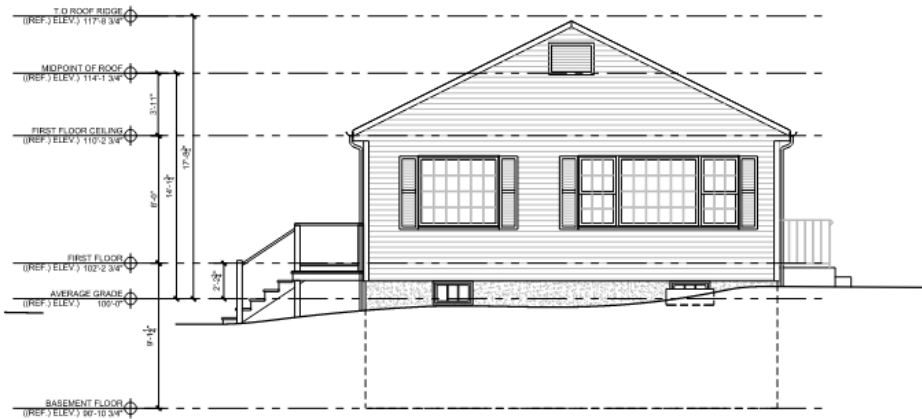
4 EXISTING NORTH ELEVATION
10'-10"



3 EXISTING WEST ELEVATION
10'-4 1/2"

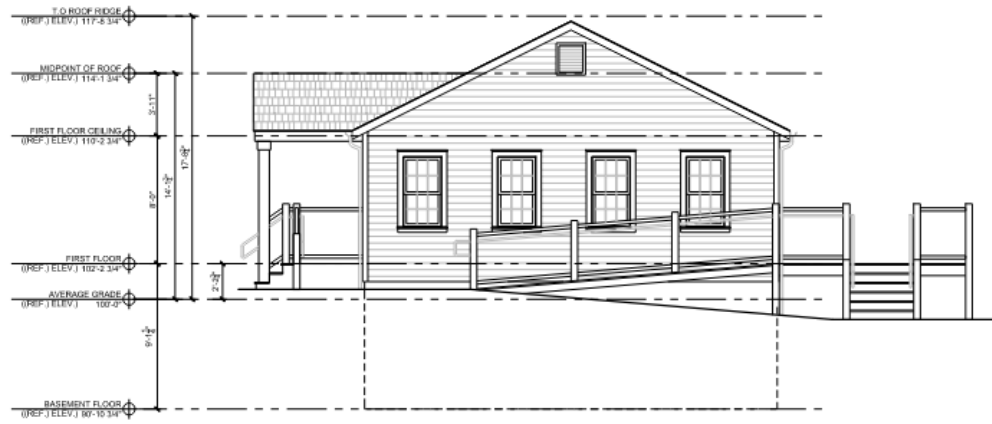


2 EXISTING SOUTH ELEVATION
10'-10"



1 EXISTING EAST ELEVATION
10'-4 1/2"

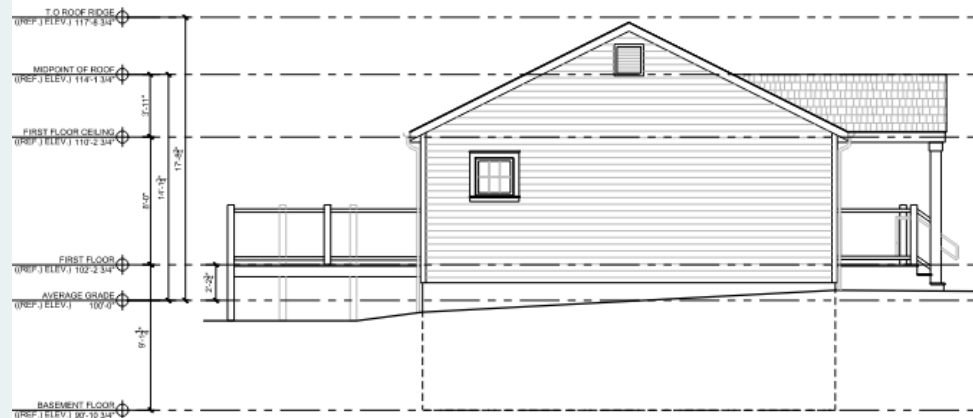
RENOVATED BUILDING ELEVATIONS



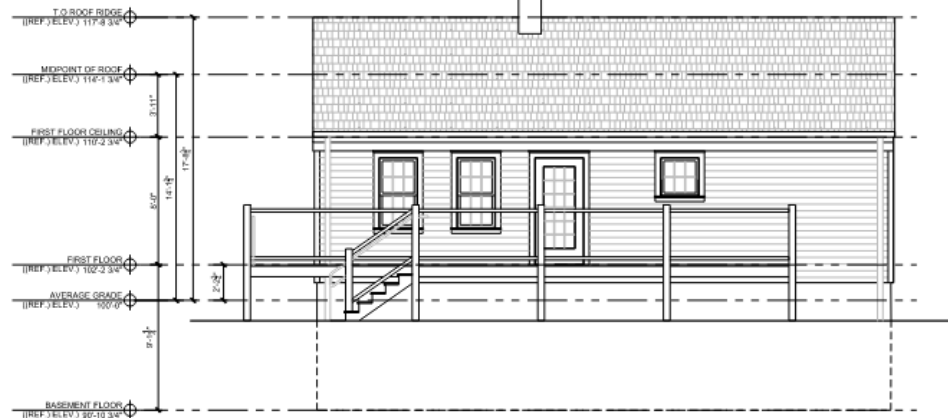
4 EAST ELEVATION
10'-17'



3 NORTH ELEVATION
10'-17'

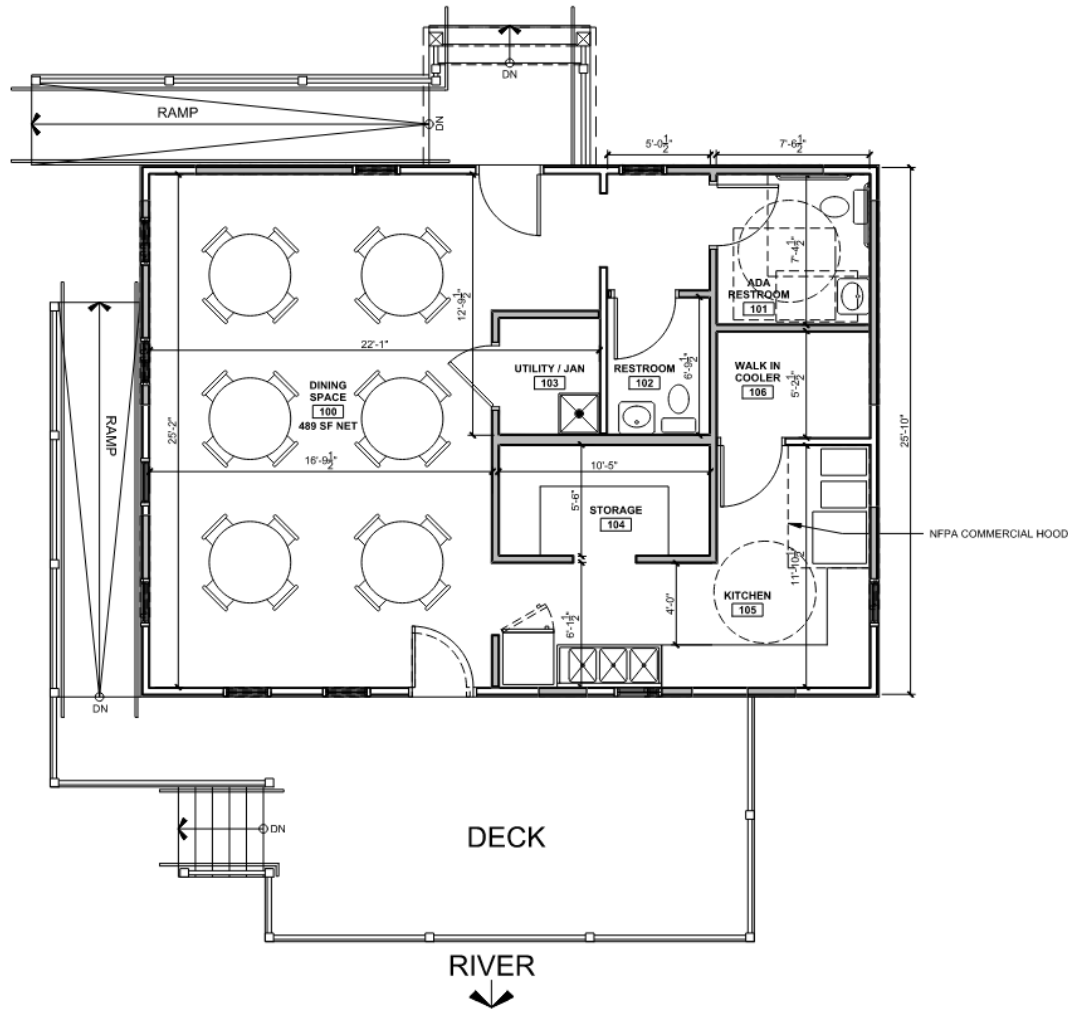


2 WEST ELEVATION
10'-17'

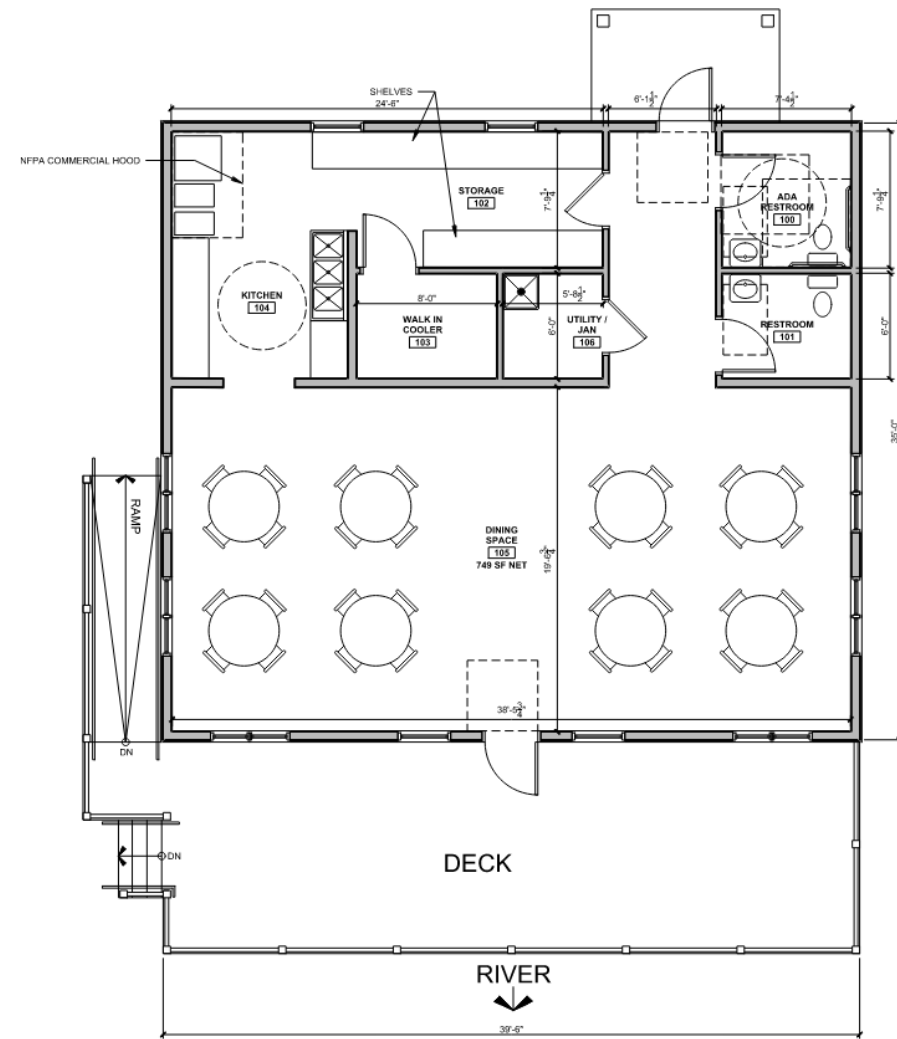


1 SOUTH ELEVATION
10'-17'

NEW CONSTRUCTION FLOOR PLANS



BUILDING FOOTPRINT 930 SF



BUILDING FOOTPRINT 1,382 SF

NEW CONSTRUCTION BUILDING ELEVATIONS



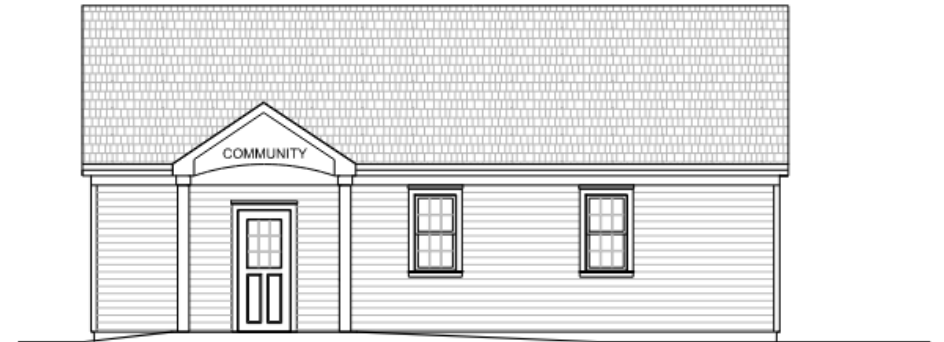
4 WEST ELEVATION
10'-11 1/2"



3 SOUTH ELEVATION
10'-11 1/2"



2 EAST ELEVATION
10'-11 1/2"



1 NORTH ELEVATION
10'-11 1/2"

Follow up Survey:

Open: 1/12/26 – 1/18/26

<https://www.bowdoinham.com/project/riverview-house>

NEXT STEPS

Public Meeting #2:

February 25, 2026 – 6pm

Town Offices – Kendall Room

PUBLIC COMMENT



Yvette Meunier – Director of Planning & Development

207-666-5531 ext. 108

Planning@bowdoinham.com

Thank
you