From:	Bill Stanton
To:	Yvette Meunier
Subject:	A.I. Question: Is it possible for a pavilion to be too cavernous?
Date:	Wednesday, February 4, 2026 2:39:53 PM

It is entirely possible to build a pavilion that is too cavernous. While large pavilions offer significant space for entertainment, they can create aesthetic, functional, and, in some cases, structural issues if they are not properly scaled to the surrounding environment or intended use

.

Here is why a pavilion might be "too cavernous" and the potential drawbacks:

Overpowering the Landscape: A pavilion that is too large can dominate your backyard, making the surrounding area feel cramped by comparison. It may look out of place if it does not harmonize with the size of your house and property.

Lack of Intimacy and Comfort: An excessively large pavilion can feel impersonal, cold, or dark, resembling an "abandoned shopping mall" rather than a cozy outdoor retreat. The space may feel cold and uninviting, especially if not filled with enough furniture or activities.

Structural and Economic Factors: A larger, higher roofline requires more complex, heavy-duty structural engineering, such as larger posts (8x8 or 10x10 instead of 6x6) and reinforced, larger beams to handle wind loads and prevent structural failure. Additionally, increased size directly correlates to higher construction, maintenance, and material costs.

Environmental Exposure: A very tall or large open-sided pavilion may offer less protection from driving rain, wind, or sun, making it less usable during inclement weather.

Improper Proportions: If the height is too high relative to the width, the structure may appear "slender" and disproportionate, or it may look awkward if built too close to a low-hanging, one-story house roof.

Sent from my iPad

From: William Stanton
To: Yvette Meunier
Subject: 36x60 Timber Pavilion Example
Date: Sunday, February 1, 2026 2:28:51 PM

Yvette,
Below is an example of a smaller size pavilion.
Bill

Smithfield Plantation Pavilion - Virginia Tech | Timber Frame Commercial

https://brtw.com/commercial-gallery/smithfield-plantation-pavilion-at-virginia-tech/

Sent from my iPad

From:	Bill Stanton
To:	Yvette Meunier
Subject:	Fwd: 40x80 Kingston Timber Frame Pavilion | Lancaster County Backyard
Date:	Thursday, January 29, 2026 2:54:37 PM

Yvette,
Attached is a slide show of a 40’x80’ pavilion that you may find helpful.
Bill

Sent from my iPad

Begin forwarded message:

> **From:** William Stanton <wasandmls@gmail.com>
> **Date:** January 29, 2026 at 2:42:02 PM EST
> **To:** Bill Stanton <cathancerivergallery@gmail.com>
> **Subject: 40x80 Kingston Timber Frame Pavilion | Lancaster County Backyard**
>
> 40x80 Kingston Timber Frame Pavilion | Lancaster County Backyard
> https://lancastercountybackyard.net/portfolio/40x80-kingston-timber-frame-pavilion/
>
> Sent from my iPad

From:	William Stanton
To:	Yvette Meunier
Subject:	A.I. Query: Is heating a Pavilion with Infrared Units Feasible?
Date:	Wednesday, January 21, 2026 1:42:08 PM

Yes, heating a pavilion with infrared units is highly feasible, efficient, and a popular solution because infrared heaters warm objects and people directly, not the air, making them ideal for drafty or open spaces like pavilions where traditional heating wastes energy. They offer benefits like quick heat-up, weather resistance, energy efficiency (converting nearly all energy to heat), and are available in electric, natural gas, or propane models.

Sent from my iPad

From:	William Stanton
To:	Yvette Meunier
Subject:	Feasibility of Pavilion Ice and Roller Skating Rink
Date:	Wednesday, January 21, 2026 1:26:50 PM

A
40'x80' (3,200 sq. ft.) roller skating rink is **highly feasible** as a small-to-medium-sized pavilion project. While significantly smaller than a standard commercial rink (which typically ranges from 10,000 to 20,000 sq. ft.), this size is common for community parks and specialized event venues.

Capacity and Sizing

A rink of this size primarily serves recreational or community use rather than professional sports like roller derby or hockey, which require much larger dimensions (typically 17,000+ sq. ft.).

Skater Capacity: Based on industry standards of ~48–50 sq. ft. per person, a 40'x80' rink can comfortably accommodate approximately **60 to 65 skaters** at one time.

Usage Examples: 40'x80' pavilions have been successfully implemented for multi-use community spaces, including seasonal ice skating rinks and public restrooms.

Sent from my iPad

From:	William Stanton
To:	Yvette Meunier
Subject:	Pavilion Design
Date:	Tuesday, January 20, 2026 3:04:08 PM

Hi Yvette,
If you're looking for someone to design the pavilion, this company looks very good.

Home | Fire Tower
https://ftet.com/

Sent from my iPad

From: William Stanton
To: Yvette Meunier
Subject: Re: The Golden Rectangle
Date: Tuesday, February 3, 2026 10:33:31 AM

Deciding on the optimum size is probably the most important part of the planning. Many things go into it.
Bill

Sent from my iPad

> On Feb 3, 2026, at 9:41 AM, Yvette Meunier <planning@bowdoinham.com> wrote:
>
> Large is what has been requested thus far from vendors to accommodate 3 aisles with ADA accessibility.
>
> Yvette
>
> ---
>
> **From:** William Stanton <wasandmls@gmail.com>
> **Sent:** Tuesday, February 3, 2026 9:36 AM
> **To:** Yvette Meunier <planning@bowdoinham.com>
> **Subject:** Re: The Golden Rectangle
>
> The following size pavilions would be proportionately pleasing in of themselves:
> Large 48x80
> Medium 36x60
> Small 24x40
>
> How each would look in proportion to the size of the site is an entirely different matter!
>
> Bill
>
> Sent from my iPad
>
> > On Feb 3, 2026, at 7:58 AM, Yvette Meunier

<planning@bowdoinham.com> wrote:

This you would know!

From: William Stanton <wasandmls@gmail.com>
Sent: Monday, February 2, 2026 5:55 PM
To: Yvette Meunier <planning@bowdoinham.com>
Subject: The Golden Rectangle

Yvette,

A golden rectangle is a rectangle whose side lengths are in the golden ratio (approximately 1.618:1), meaning the ratio of the longer side to the shorter side is φ (phi). A key property is that if you remove a square from a golden rectangle, the remaining rectangle is also a golden rectangle, creating a self-similar pattern often seen in art, architecture, and nature.

1. **Art and architecture:** Used in the design of the Parthenon and in paintings like the Mona Lisa.
2. The sides of a 36'x60' pavilion have a ratio of 1.67:1, very close to the golden ratio. For that reason, it would have a very pleasing appearance.

Bill

Sent from my iPad

From: David Asmussen
To: Yvette Meunier
Subject: pavilion feedback
Date: Wednesday, February 4, 2026 3:44:56 PM

Hi Yvette,
thanks for hosting the meeting last night. I cast a wide net to get people there, but at least I got Ailish and Shane! Hopefully others have emailed. But I would take most of the silence as general approval, acceptance of whatever is created, or it wont affect them. I really did reach out.

A few thoughts I wanted to get down, in no particular order. Feel free to share with the CDAC group.

-I am slightly concerned about the space available in the "food truck semi-circle" and approach to the pavilion. I know this was in the drawings, but I feel like some critical dimensions were not considered. There are utilities and landscaping very close by. While the landscaping is flexible, buried utilities are not. Preferably you don't want to mess with nice landscaping, but it is the most moveable... Food trucks are pretty big, and they vend from the window on the side, where do people approach the truck? I have not seen that particular diagram, so maybe thats already considered. I know a lot of that can't be changed, but I hope the placement of the pavilion does not exacerbate the constrictions.

-I realized that when speaking at meetings I have used "vendors" and "spaces" interchangeably at points. We average 8 "spaces" (1 space = a 10x10ez up) Some vendors (generally veggie) like myself occupy 2 spaces when we have more crops available to sell. We have topped out at 16 "spaces" occupied at our current location when we are at peak season, with guest vendors, youth vendors, non-profit tabling. I have referred to "spaces" because it's useful for planning square footage, But number of vendors (individual businesses/organizations) is usually a few less than spaces if you're calculating economic impact for grants etc.

-I appreciate the idea of expanding the pavilion to 48' wide to accommodate growth of the farmers market (three lines of vendors), but I hope that this expansion does not hinder feasibility. As brunswick market mgr was saying, the longer span of truss is much more difficult. While I am optimistic that 10-20 years down the road there will be more vendors, realistically we can always expand onto the ample lawn space, and currently I would picture most fair weather markets to be partially under the pavilion and partially outside, both for practicality, and interest for the customer. Early and late season markets tend to have fewer guest and student vendors. So, i would say don't expand it specifically on our account, but I do hear other uses that could make use of the space like skating, celebrate b'ham and rainy concerts.

-I mentioned at the meeting that refrigeration for an ice skating floor feels like a big leap in complexity. It's also an expensive piece of infrastructure at risk of flooding, and needs space allocation in the park. I'm not opposed to the idea, and it's obv cheaper to put this sort of thing in the slab at construction as long as there is some plan for: elevating the equipment out of flood water, space for the equipment that does not negatively impact other uses (how big? how loud?). An example of another town with a refrigerated rink would be good. Do they charge admission since it is more elaborate than a flooded depression? Paying labor to maintain a rink feels like a better expenditure of money than a CMP bill, or refrigeration company bill.

-Diagram A-SD-00.01 shows market EZ up expansion to the East of the pavilion only. I believe both East and West sides could be used for outside setup. I would like to see a diagram with vehicle access from the west side. eg. if that becomes an engineered lawn, or a wider apron of gravel next to the pavilion. The area is built up a bit, so maybe it won't be subject to the water issues of the brunswick market which is located on what has historically been a field, rather than a rejuvenated brown field. We might actually have good drainage already!

Thanks again for all you and the committee are doing working on this, we really appreciate it. Thanks for considering these comments.

Dave

From: Brian Smith
To: Yvette Meunier
Cc: Yvette Meunier
Subject: Re: SAVE THE DATE Bowdoinham Pavilion Design Discussion: 2/3 @ 6:30 PM
Date: Tuesday, January 13, 2026 10:20:16 AM

Yvette and CDAC members,

I will likely not be able to attend the meeting. My basic thoughts are that any money spent on this project could be better spent by simply using that taxpayer money to lessen the recent dramatic increases in property tax bills. Even if planning to use tiff money, I think there are or will be better ways to spend it, that could actually benefit town residents.

If the pavilion does end up being built, in my opinion, it should be nothing more than a roof over a gathering area. Protection from rain for a public or private outdoor gathering is all that it should be. Do we really need all the space for vendors that the sketches show? The existing town landing and park represent a perfect gathering place for our small, close knit town, and are in scale with the community.

My thoughts after living in town and conducting a business here since 1976, and operating Peary's Community Garden for several years.

Brian Smith
213 Main Street

BRIAN - Sent from my iPad

> On Jan 12, 2026, at 8:00 AM, Yvette Meunier <planning@bowdoinham.com> wrote:
>
> Dear Non-Profits, Farmers, and Artists,
>
> We're excited to share that plans are underway for a brand-new pavilion designed to serve as a vibrant venue for the community, non-profits and businesses like yours —and we want *your* voice to help shape it!
>
> As valued members of our local business and non-profit community, your insights are essential to ensuring the pavilion meets your needs and supports your success. We warmly invite you to weigh in on the design and features by attending the upcoming Community Development Advisory Committee meeting. The format will be an open conversation looking to capture your needs, concerns, and questions. We are also looking to weigh the importance of desired design elements for future budgeting of the project.

From: Ian Jerolmack
To: Yvette Meunier
Subject: Re: SAVE THE DATE Bowdoinham Pavilion Design Discussion: 2/3 @ 6:30 PM
Date: Monday, January 12, 2026 9:20:57 AM

Hi Yvette,

I wrote this on the calendar! however I have a family birthday thing that day, so I will see if I can make it.

I think you know i have been supportive of most the design and illustrations so far. However this newest iteration I have seen, with tents around the building, worries me.

I know it has not been thought of; but the idea of buildings. huge and expensive "roof", only to require the vendors to come and put up their own roof avery week, seems silly. In a way, we may as well get rid of the building at that point. If half a million dollars is going to be spent, then I believe the design should solve the understood problems, and needs. Putting tents around the outside feels like the opposite.

Also, I am not sure if t has been noted or not, but in the event of rain, currently, the tents at farmers market endure and shed, the amount of rain that falls on them. If they were at a roof edge, all the rain from the building would dump onto them, and then fall between them and the building.

My 2 cents,
Ian

On Mon, 12 Jan 2026 at 08:00, Yvette Meunier <planning@bowdoinham.com> wrote:

> Dear Non-Profits, Farmers, and Artists,
>
> We're excited to share that plans are underway for a brand-new pavilion designed to serve as a vibrant venue for the community, non-profits and businesses like yours —and we want *your* voice to help shape it!
>
> As valued members of our local business and non-profit community, your insights are essential to ensuring the pavilion meets your needs and supports your success. We warmly invite you to weigh in on the design and features by attending the upcoming **Community Development Advisory Committee** meeting. The format will be an open conversation looking to capture your needs, concerns, and questions. We are also looking to weigh the importance of desired design elements for future budgeting of the project.
>
> **Meeting Date:** Tuesday, February 3

From: Wes Baden
To: Yvette Meunier
Subject: Re: SAVE THE DATE Bowdoinham Pavilion Design Discussion: 2/3 @ 6:30 PM
Date: Monday, February 2, 2026 9:37:54 AM
Attachments: image001.png

Hi Yvette,

High time we had a real pavilion. Really, it's back to the future.

Here's one in England that has been used now for 500-600 years for weekly market day. Don't suppose ours could look this pretty (and durable)?

Wes

On Mon, Feb 2, 2026 at 9:20 AM Yvette Meunier <planning@bowdoinham.com> wrote:

> Hello,
>
> Don't forget tomorrow night the Community Development Advisory Committee is hosting a pavilion design discussion for non-profits and businesses owners at 6:30 PM at the Town Office or Zoom. Please see initial email below for Zoom info.
>
> UPDATE: NEW! 3D color renderings included in the architectural design package dated 1-27-26for review attached.

From:	Jamie Pacheco
To:	Yvette Meunier
Cc:	Julia St. Clair; David Asmussen; Harriet Van Vleck
Subject:	Re: Connecting about market design
Date:	Thursday, February 5, 2026 5:46:42 AM
Attachments:	image001.png Market schematic_Bowdoinham.pdf

Yvette,

Our market is too large to host under a pavilion, the cost would be very high. We have about 40 vendors now, and are building for 50-60 in the future. Attached is a draft version of our plan. Please note this is prior to downscaling the pavilion and a few other areas, but you can see the pavilion is a small fraction of the total market green.

Julia, did you create an abridged version of the vendor survey results? If so, would you share them on this email thread? Yvette, per our vendor survey the tops needs were 50% wanting electricity or believing the market would benefit from offering it, private wifi for vendors was an almost universal desire, a shaded area for community members to gather, private bathrooms, improved parking and prepared/ready-to eat foods. Our community member survey reached over 200 people, and was a bit more far ranging going into the type of programming they would like to see at the market/pavilion/etc, but we similarly saw a desire for prepared and ready-to-eat foods being available.

The engineered market green only (not including general conditions, profit margin for the construction firm, electricity, etc) is about $7/sqft ($422,700/ ~58,200sqft). PCM also deliberately estimated this high to build in room for inflation and other cost fluctuation factors. Additionally, it's likely our construction firm can get the price down through their buying power, or slight design modifications (ex. less gravel), but we haven't gotten to that stage yet. We are hiring now.

Best,

Jamie

On Tue, Feb 3, 2026 at 7:54 AM Yvette Meunier <planning@bowdoinham.com> wrote:

> Hi,
>
> Thanks for getting back to me.
>
> What was the reason not to host the market inside the pavilion? Do you have any schematics showing where the pavilion will be vs the engineered lawn and parking. The lawn will be 60’ x ?. Also what is the cost per square foot installed of the lawn? Could you share your survey results with me?

Thanks,

Yvette

From: Jamie Pacheco <jamie@btlt.org>
Sent: Tuesday, February 3, 2026 5:17 AM
To: Yvette Meunier <planning@bowdoinham.com>
Cc: Julia St. Clair <julia@btlt.org>; David Asmussen <daveasmussen@gmail.com>; Harriet Van Vleck <harriet@merrymeetingfc.org>
Subject: Re: Connecting about market design

Yvette,

Apologies for not responding initially! Our pavilion is intended to offer gathering space alongside our market (not to host the market), space for our education team to run programming, event space and casual community gathering space.

Based on community input through surveys and meetings, vendor input through surveys and staff input we had initially designed the pavilion to include 2 bathrooms, wifi, a small storage space, a sink area, solar array, electricity, and ~2,300sq ft allowing for about 100 folks to gather. Because of the size of the pavilion it needed to be specially engineered due to the roof span. We are working with OPAL architects and just had a recent estimate done by PCM of about $1.3million. This price point ended up being too high for us, so we are going with a simpler design of a ~1,300sq ft pavilion with the capacity to have electricity and wifi, and potentially handwashing. We are also turning the farmhouse into our office and visitors center as another phase of our Dionne Farm project, so will have bathrooms and storage within the building in the future.

Our market doesn't have isles, it is a rectangular green. We are laying down engineered turf through our new market green and access road to allow vendors to access and park alongside the green regardless of weather (spring wet ground). The engineered turf is 18-24in of gravel, ~4in of topsoil and clover or similar to allow drainage. This is also a huge cost center, hundreds of thousands. The green will be around ~60ft across, accommodate about 50 booths, and allow for some vendors in the center in the future for growth above 50 booths. These folks will not be able to park their vehicle next to their booths, but can drive across the green for set-up and break-down.

My thoughts are, if you want vehicles to safely back up to the sides of your market, you may want to consider engineered turf so trucks don't sink in the mud in the spring. We allowed for 30ft of vehicle room in addition to either 12 ft of booth space.

I am happy to talk about this on the phone or Zoom if it is easier.

Good luck with your project, it's very exciting!

-Jamie

On Fri, Jan 30, 2026 at 9:43 AM Yvette Meunier <planning@bowdoinham.com> wrote:

> Hello,
>
> Just circling back to see if you had any feedback regarding the planning of vehicular access to the pavilion, how large you are considering and what your vendor layout might look like with aisle widths.
>
> Thanks again for your time and consideration.
>
> Sincerely,
>
> Yvette
>
> ---
>
> **From:** Yvette Meunier
> **Sent:** Monday, January 12, 2026 2:53 PM
> **To:** Jamison Pacheco <jamie@btlt.org>; Julia St. Clair <julia@btlt.org>
> **Cc:** David Asmussen <daveasmussen@gmail.com>; 'Harriet Van Vleck' <harriet@merrymeetingfc.org>
> **Subject:** RE: Connecting about market design

Hi Julia & Jameson,

We have been convening meetings with different groups over the months to plan this pavilion to meet their needs (artists, farmers, non-profits and age friendly group). We then plan on taking schematics and costs to the public. We are working with USDA to develop the designs.

Currently we have 10-12 farmers that would be moving to this venue and we are planning to build it to accommodate growth of their market. We also heard from a few artists that would like host sales events there. We would also like to move our outdoor concerts here.

Some reoccurring desires we are trying to accommodate are:

- Wi-Fi
- Outlets for each 10’ booth
- Limited storage and a programming corner with walls on one side and rest open.
- Roof overhang high enough to allow trucks to back up underneath it
- Support solar array
- Plan for curtains to allow for three season use/ wind break
- Desire to drive up to on at least two sides for load in/out

One of our biggest challenges is allowing for people to drive up to it as our pavilion is planned in the center of our park with mostly walking paths lead to it. I attached a site plan to show you what I mean.

Another question we are trying to answer is how large does it need to be to accommodate vendors and the public. We have plans for a 44’ x 80’ with 7 foot aisles. See attached plans. What is the most efficient way to have vendors arranged and how will the public move around and queue up?

If you have any feedback on these last two points, I would much appreciate it.

If I can be of any help, please let me know.

Sincerely,

Yvette Meunier (she/her)

Director of Planning and Development

Town of Bowdoinham

(207) 666-3096

planning@bowdoinham.com

www.bowdoinham.com

Please note that email sent from or coming to this address may be considered a public document and be subject to the State of Maine Freedom of Access Law.

From: Harriet Van Vleck <harriet@merrymeetingfc.org>
Sent: Tuesday, November 4, 2025 3:41 PM
To: Jamison Pacheco <jamie@btlt.org>; Julia St. Clair <julia@btlt.org>; Yvette Meunier <planning@bowdoinham.com>; David Asmussen <daveasmussen@gmail.com>
Subject: Connecting about market design

Hi all,

I'm connecting you four as both BTLT and the Town of Bowdoinham are in the design revision stage for spaces that will host farmers markets and other events. Both groups have gathered priorities from vendors (and they are similar).

I think it would be great if some combination of this group could meet to exchange ideas and plans - how you are addressing the needs of designing these multipurpose spaces. If you need me to find a meeting time, I can do that. I can also step back and let you all set that up.

Hope this is helpful!

Best,

Harriet

--
Harriet Van Vleck

(she/her/hers)

Coordinator

Merrymeeting Food Council
www.merrymeetingfoodcouncil.org

Join our email list to receive updates about our community food system!

The Merrymeeting Food Council is a member of the Maine Network of Community Food Councils.

--

Jamie Pacheco

(she/her)

Director of Agricultural Programs & Strategic Partnerships

Brunswick-Topsham Land Trust

179 Neptune Drive, Suite 200

Brunswick, ME 04011

(207) 729-7694 / www.btlt.org

Visit the CREA Ecology Center any Sunday from 12:00-2:00pm to borrow free snowshoes and explore the nearby trails this winter.

--
Jamie Pacheco
(she/her)

Director of Agricultural Programs & Strategic Partnerships
Brunswick-Topsham Land Trust

179 Neptune Drive, Suite 200
Brunswick, ME 04011
(207) 729-7694 / www.btlt.org

Visit the CREA Ecology Center any Sunday from 12:00-2:00pm to borrow free snowshoes and explore the nearby trails this winter.

HATCH LEGEND

- STONE DUST SIDEWALK
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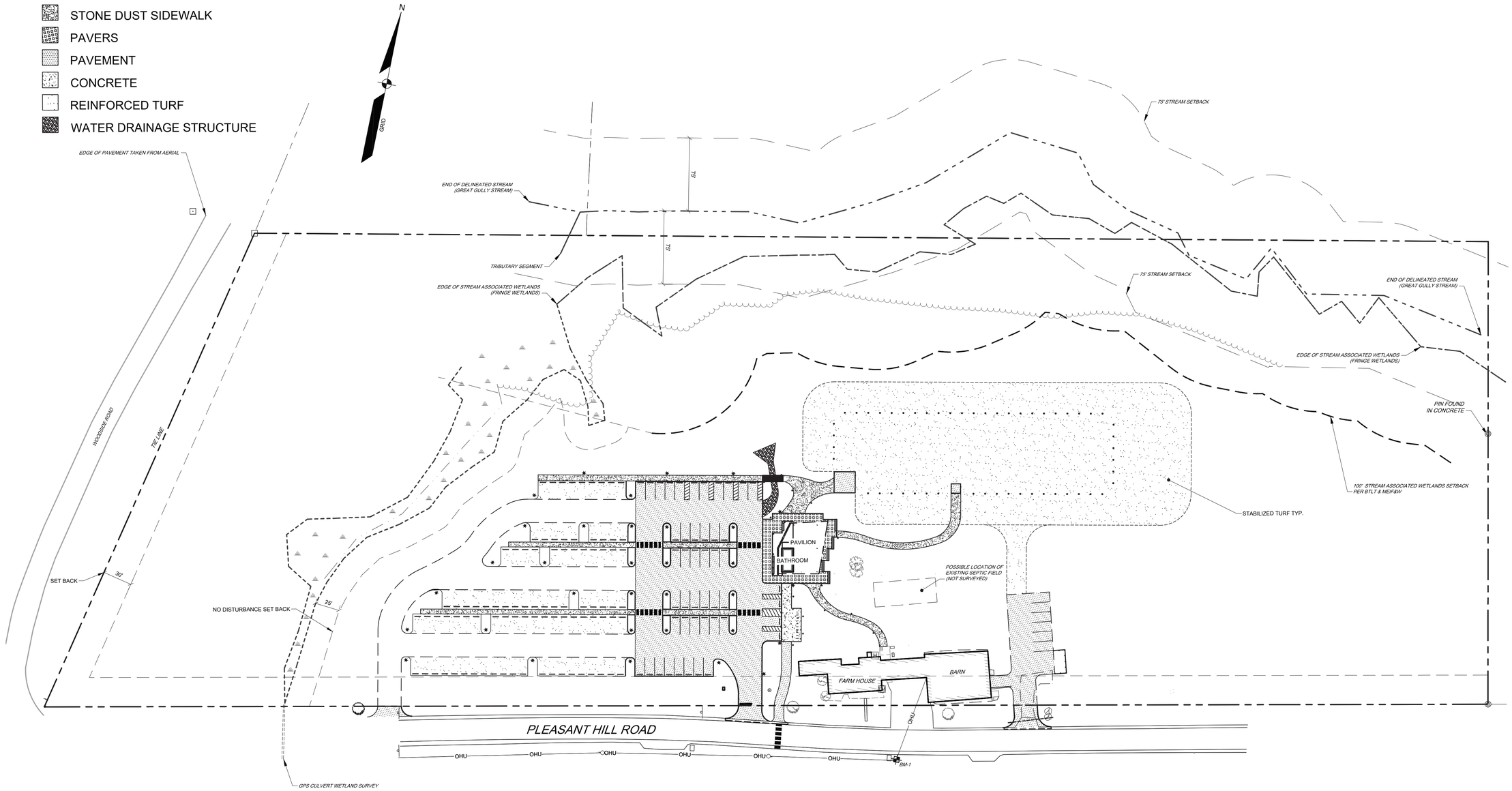
- CONCRETE
- REINFORCED TURF
- WATER DRAINAGE STRUCTURE



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

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207.865.1080

CIVIL ENGINEERING
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South Portland, ME 04106
207.200.2100

MASS TIMBER ENGINEERING
Art Massif
1535, chemin Ste-Foy, office 205
Quebec City (Quebec)
Canada G1S 2P1
418-358-0712

STRUCTURAL ENGINEERING
TYLin
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Falmouth, ME 04105
207.781.4721

PROJECT NAME

Dionne Farm Phase 1

PROJECT NO **25-14**

PROJECT ADDRESS

262 Pleasant Hill Rd
Brunswick, ME

REVISIONS:

DATE & DESCRIPTION:

12/19/25 - 50% DD PRICING

PAST ISSUES:

DATE & DESCRIPTION:

PROGRESS PRINT

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CURRENT ISSUE: 12/19/2025

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C-102