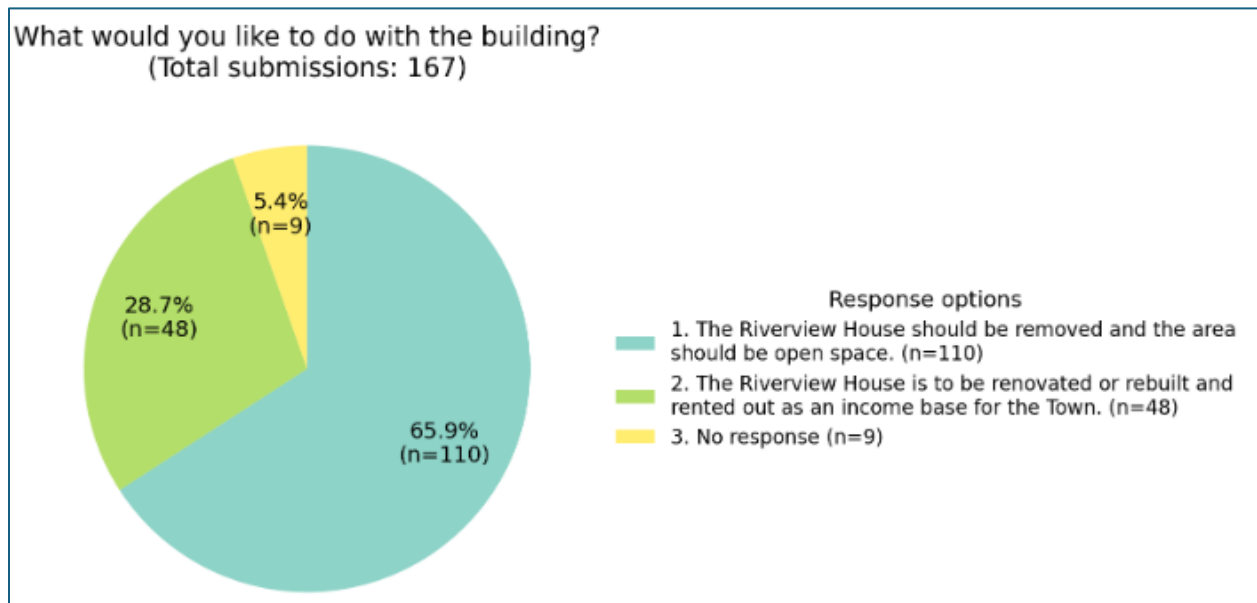


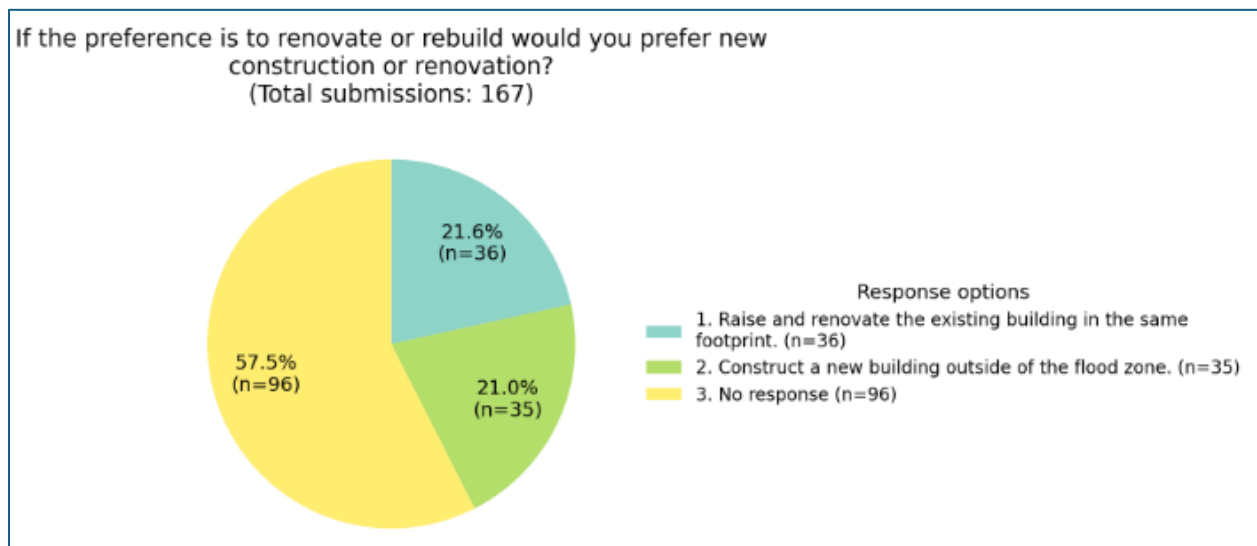
January 2026 Riverview House Survey Results

This survey was open January 9-18, 2026, following a public meeting on January 8, 2026. Its purpose was to expand opportunity for public comment sought at the meeting for potential uses of the building to inform the design of a floor plan for the hazard mitigation study. There were 167 responses representing 5% of the population. Here are the results of the first four questions and a summary of the themes emerging from an open ended question #5.

Question 1:

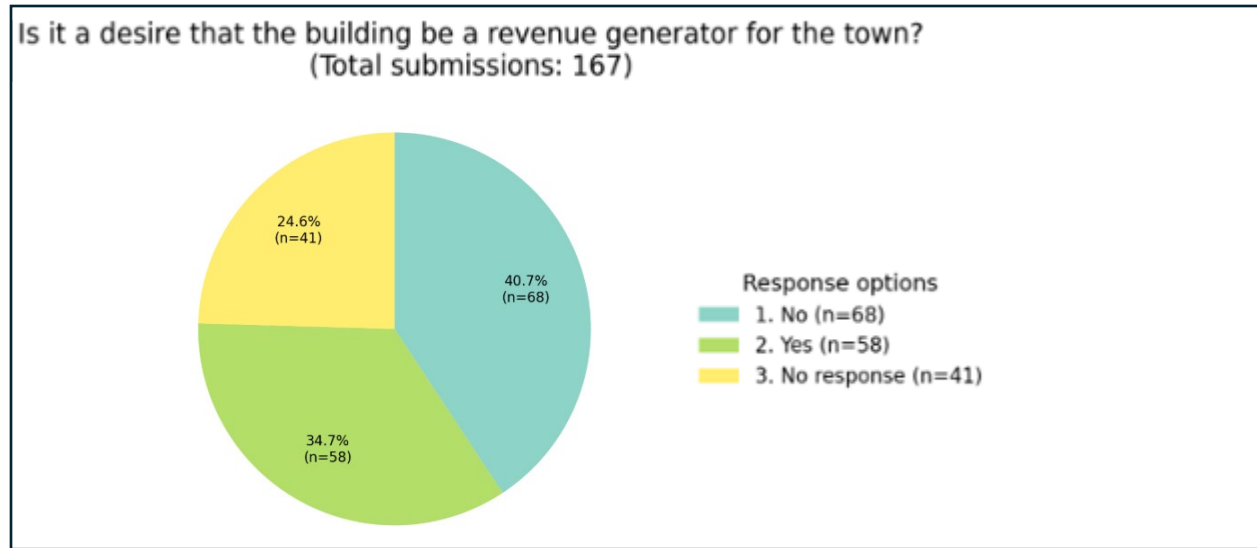


Question 2:

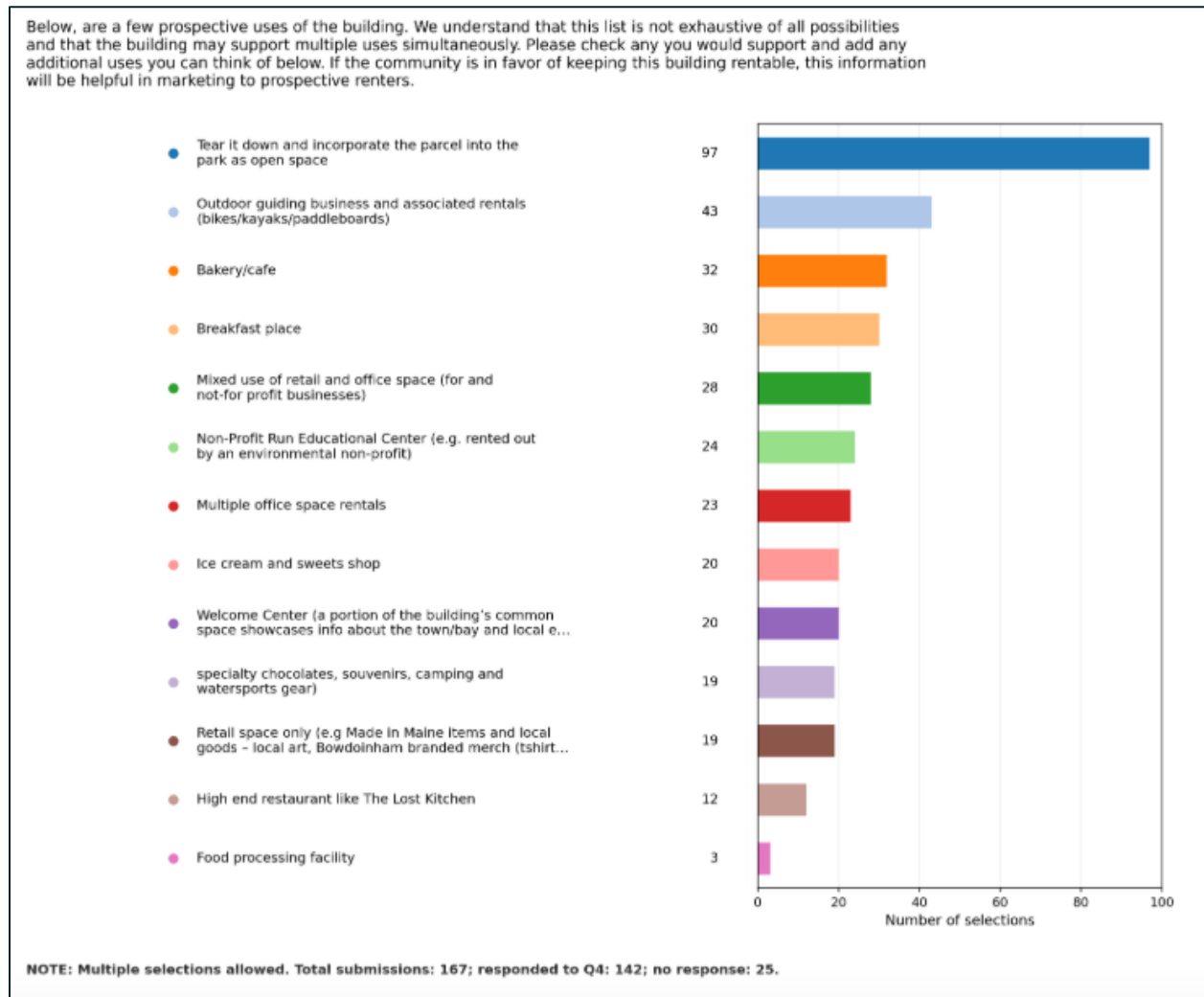


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Question 3:



Question 4:



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Question 5: Please list additional uses not found above here

(Summary of responses listed by most frequently referenced)

1. Remove Building / Open Space - Comments frequently referenced:
 - Desire for green space, views, and a tranquil waterfront
 - Expanding the park, playgrounds, picnic space
 - Avoiding development that increases traffic
2. Fiscal Prudence / Anti-Tax Increases - Comments highlighted:
 - Avoiding costly renovations
 - Desire to maintain affordability for residents
 - Fear of hidden or ongoing costs
3. Support for Local Businesses / Avoiding Competition - Many respondents expressed interest in protecting:
 - Country Store
 - Pub
 - Other downtown assets
4. Floodplain & Safety Concerns - this theme was prominent among respondents who favored removal.
5. Limited Town Capacity - People do not want the town to take on more property management responsibilities.
6. Conditional Support for Recreation or Nonprofit Uses - A minority of respondents supported uses such as:
 - Recreation equipment rentals
 - Small welcome center
 - Nonprofit educational space

But support was always conditional on external funding and no tax impact.

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Question 5 Verbatim Responses:

1. Recreation Center

2. Fire training burn. We drive past closed/abandoned welcome centers all the time and the upkeep and staffing are not free. Town can't even manage bathrooms across the street. Any kind of renting leaves town open to lawsuit over toxic condition. There was no grand cry to save the other building that was public works. What makes this such a jewel?

3. Tear it down. No to office space. No retail space. No to welcome center. No to non profit. No to all options except let's demolish the building and not replace with anything until the space is open and clear and people have time to come up with a reasonable plan but most options on this list are unfeasible and will fail as Bowdoinham will not support until it changes its course of action and operations in other areas.

4. Make new Parks and Recreation Department office. Relocate Rec Director and all recreation equipment for rental use.

5. Fire department controlled burn, picnic tables, grassy recreation area

6. Tear this down. We taxpayers don't want to maintain this with tax dollars.

7. Tear it down! We don't want it!

8. If grants provide the majority of the funding, rebuild the structure and use it for:

1. Rec dept office.

2. Harbormaster office.

3. Outdoor guiding business, rental of kayaks and such.

4. Since people would actually be in the building a lot more, would it be feasible to have the public restrooms here where they can be better monitored?

5. Snack shop rental.

6. Public information office with maps and brochures, unmanned.

9. I wasn't at the meeting so I don't know of this is an option, but the best thing to do is to sell the building to someone who will agree to move it (or possibly demolish it) at no cost to the town. There must be salvageable materials in that house; put it up for bids and let somebody else tear it down since the town has no funds to do so.

It's foolish to spend any money on a building that sits on a flood plain. Yes, the town will lose income, but it will also lose repair and maintenance costs which, over time, will be considerable.

10. Controlled burn experience for the fire department.

11. Allow the fire department to use it for training in a controlled burn.

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12. Rather than answer the above questions, I request that the town produce a history, perhaps the last 5 years, with the revenue produced and the costs to the town associated with the property. Has there been net revenue or cost to the town during this period? What are the current rental terms? If significant improvements are made, would the rent be increased to reflect these improvements? In short, a decision can't logically be made without a thorough cost-benefit analysis.

13. What are the costs associated?

Aren't their other properties available downtown for some of the uses? I.e. coffee shop? the old hardware store is vacant.

14. Has any thought been given to selling/auctioning off the actual building with the intent of it being moved elsewhere by the buyer? People do this all the time. I hate to see a useable building being demolished if it can be put to use elsewhere.

15. WE DO NOT NEED A THIRD FOOD LOCATION. A food spot will kill the Country Store or 3 Robbers. Do not do something that hurts the community.

16. Why would you want to put something there that would have more traffic that would interfere with the park and trails, people walk their kids and dogs in that area.

17. A smaller meeting house, like the one found at the Fire Station, with an office or two for town employees (like Jason).

18. The space should house the Rec Dept and Age Friendly, creating a meeting space and multigenerational welcome center of information and recreational rentals.

19. I would like to see a pause on this conversation until the park becomes fully operational in order to compliment the needs for recreation and NOT create additional competition for our existing restaurant and store. It would be great to see these owners be able to sustain their businesses and investment in this town. Put a pin in this.

20. I highly recommend a strip club! Would complement the smelt shack.

21. Tear it down and end this. We do not need more spending in this town or tax increases.

22. Remove building and add a community playground, picnic area and food truck parking. A playground will keep people in town and may draw out of town guest to the river bringing revenue to the already established businesses in town.

23. We need to think about how it can be used to "exploit" the rails to trails initiative. This means toilet facilities, small snack/ice cream/candy shop, with a small footprint for local artists to display/sell their work.

I do not think that the Town should be in the landlord business that would support business not linked to our economic development of the waterfront.

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24. - sell "as is" and let the new buyer deal with the renovations, flood zone, and septic issues. The revenue from the sale can go towards the town's debt. Or - tear it down, and turn it into a park for kids with picnic tables.
25. Get rid of the building and put in a playground so that the open space is inclusive to families.
26. Tear it down and put a park in for families to enjoy.
27. We have other vacant buildings in town that should be utilized. With the rising river with storms, it would be a risk to put it back in the same spot if it was rebuilt. With the park open the building sticks out.
28. Put in a covered pavilion with picnic tables and a couple of charcoal grills like in Wiscasset. Great for picnics, family gatherings, kids parties, etc. A great way for those of us who actually live here to use and enjoy the waterfront for no additional cost. The town shouldn't be running a business. BTW, a pavilion can be located at the current location inside the flood zone as it doesn't have to comply with residential building code or have power, plumbing, or electric.
29. Tear it down, we do not need another maintenance, money sucking black hole. We need better planners for this town not day dreamers, that will cost us more money.
30. The considerations for my answer:
 1. Our Town is not structured to be a landlord for a building with possible tenants with high turnover (25% of restaurants fail in first year).
 2. We have a hard time maintaining what we have. Look at the Coombs building and how the Town Hall was neglected for years, or the bathrooms at the park.
 3. It'd be a distraction for the Town's core responsibilities.
 4. The cost of maintenance along with the opportunity cost of labor that could be used elsewhere is too great considering how much 5 public works personal have to do. What happens if there is an issue when its snowing and public works can't respond?
31. Community hall that can be rented out. Possibly could host a winter farmers market and town bbq/functions there
32. Tear it down please. The town should not be in the property business. Thanks
33. Tear down existing building and replace with concrete pad and post and beam picnic pavilion.
34. Any building will cost money. May as well make that space part of park.
35. My comment is about uses I would NOT like to see, like another food related business. We should allow the pub and the store to thrive without competition.
36. Community center with indoor recreation opportunities

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37. Stop wasting taxpayers' money. All this liberal spending bs needs to end
38. The Bowdoinham Country Store does not need any competition at this time. Our town suffered the loss of an inclusive community space when this store closed, and I do NOT support any business that would compete with them.
39. Comment: The upcoming Pavilion project can satisfy any needs I would be in favor of for the waterfront area. We don't need both.
40. The town needs revenue generating usage. This would involve attracting people from outside the town. We lost a local business when the town landing closed. I think many people from town and outside of town miss a place to meet, have breakfast. This is a perfect location with plenty of parking.
41. Medical space?
42. To paraphrase Will Rogers, "buy land, they ain't making anymore of it." 50 years from now that waterfront park will amaze many for its open tranquility along the river.
43. I am in favor of use that doesn't compete with the pub or Bowdoinham Store.
44. A pop-up venue for anyone that wants to rent the building for a short piece of time, like an ice cream shop in the summer, or for local artisans to sell wares, baked goods, etc. (Though not competition for either the Country Store or Three Robbers). It could be a sports rental unit- renting out canoes and kayaks, snowshoes, cross-country skis, ice skates, things that would be useful at the Park. While a bakery/cafe would be lovely, the venue would be very popular and the allowed site is too small for expansion.
45. Coffee shop cafe
46. New roofing was installed a couple years ago. This town waists more money than it saves. This should not cost the taxpayers any more money as you are forcing people out currently and so many not paying their fair share now.
47. Just tear it down and incorporate the space into the park.
48. Sell it and use proceeds toward keeping taxes from increasing so quickly. Let new owner develop property as ordinances or variances will allow.
49. Apartments for rent. Gym/fitness center
50. Town committee use, senior center, exercise room
51. Although I don't have strong feelings about leaving the building (as opposed to tearing it down) I wonder how much activity The Alcove has had in the past few years (The Alcove that is in the old post office on Main Street). Do they have people asking to rent there? Is there any way to know if there would be demand for additional office space in town. If a business or revenue creating entity is known and ready and willing to move in, then I would support

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renovation; I would strongly not recommend any food oriented business selling to the public as it would impact the Robbers and the Country Store.

52. Please do NOT compete with the potential viability and NEEDED success of the Country Store!!!

53. I think some sort of an interesting playground might be nice in that space. I also think sports rental space would be a good idea. My main concern is what will trickle down to the taxpayers. Like many others, I'm very concerned with our current taxes and do not want to consider anything that has the potential to raise them even more - should the building not get rented as well as the cost to maintain it.

54. Just open space. It could be rented out for events etc

55. Rental space for parties, groups, and events. But preferably something that has a steady rental income.

56. Please do not do anything that is going to drive property taxes up any higher than they already are.

57. I would prefer some kind of nature preserve or business. I don't think the town needs a high-end restaurant or welcome center. No one would use them. We are a community of farmers and bedroom community. I believe the house should be removed and replaced with a more energy efficient modern building. (Providing it DOES NOT RAISE MY TAXES). Maybe the building could be given to the fire department for training. They are already too high as it is. We are not Brunswick, Topsham or Richmond. We do not have the resources or the need for extravagant ideas. Please think of your fellow Bowdoinhamers (if you live here) and do not spend what we cannot afford. Maybe have fund raises to raise money instead of increasing taxes. The fire department used to have the Bowdoinham BBQ to raise money for a new building. That seemed to work very well. Maybe you could do something like that. Thank you.

58. Any of those I selected would be a good use of the space.

59. Private sale of lot and building. Let the expense be private. Collect the property taxes or tear it down.

60. Donate the building to the Bowdoinham Fire Department for a burn training. Ask a local disposal company to sponsor the cleanup, with a "thank you" plaque, of course, and a local landscape company to sponsor grading and seeding, with a "thank you" plaque, of course. Even with grants, any future cost incurred by the town for any business or upkeep will be passed on to the taxpayers, and WE PAY TOO MUCH NOW!

61. Open air covered picnic area for families. Somali day care. Low-income housing.

62. Tear it down and put in solar panels or one big, gigantic Chinese windmill.

63. Sell it as is and let the buyer assume responsibility for renovations and usage.

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64. Pad for food truck with electrical hook up.

65. The town has always had one store, one gas station and one restaurant then when they close for whatever reason we don't have any store, restaurant, gas station. this protecting one of has gotten this town where we are now hoping the store reopens, no plan of what they will offer, we still don't have a breakfast place. Fix the building for food service(caf ) and like Five Island does with their town dock restaurant put it out to bid every few years to highest bid to operate. Moving the building for the larger build gets too close to the park entrance so not liking that. Someday the Rail trail will be open and having this building for future use would be nice.

66. Pads for Food and ice cream trucks. Seasonal Ice-Skating rink

67. Just leave it as is.

68. Playground