

**Ellingwood Information Center**  
**November 28, 2018**  
**Pemaquid Beach Pavilion Stakeholders Meeting**

*Commissioners present: Clyde Pendleton, Sandra Lane, Laurie Mahan*  
*Also present: Lara Sargent, Wiebke Theodore, Steven Theodore, Sandi Day, Chris Hall, Chuck Hanson, Gretchen Brinkler, Linda Shaffer, Chad Hanna, Warren Busteed, Beth Polhemus*

**Minutes:**

The group members introduced themselves at the beginning of the meeting and described their affiliation with Pemaquid Beach. Wiebke started the meeting by explaining that this is a great time to be providing input for design. The building design is meant to create spaces with multi-functions so this meeting is meant to get more feedback about those individual spaces – especially by people that utilize those spaces the most.

Chuck Hanson expressed concerns about people using the “old” path to the beach, so the group discussed options to block that pathway for day to day operations. It was mentioned that the design makes the old path look inviting. Linda Shaffer mentioned that in the actual design they can make the landscaping lead people to the correct entrance which could be very effective. The group agreed that this problem could be solved with landscaping. The possibility of moving the ticket booth to the end of the parking lot is also an option.

The bathroom upgrades were discussed. The women’s room design is smaller but there is wasted space in the current building. The men’s room is larger. There will be more toilets in the new facility and more private showers. There will be baby changing areas available and Laurie Mahan talked about parents often not using these stations and instead using other areas.

Sandi Day expressed concerns about the new spaces. She is wondering how they could store all their materials in the smaller space for the Beachcombers’ Rest Nature Center. Wiebke explained that the programming for the BRNC will have more outdoor “classroom” spaces and the storage area will have better ventilation and lighting. Wiebke requested that any space concerns and suggested size of space be emailed to her, so the architects can look for ways to accommodate.

Chuck expressed concerns that if the number of visitors increase that the new facility can accommodate that increase. Beth Polhemus suggested having more changing areas that are outside to prevent people from going into the bathrooms to change. This would help the lines in the women’s room.

The boardwalk was discussed, and Chuck asked if the boardwalk was wide enough to accommodate two wheelchairs and the architects said there was more than enough room in the design. Sandi suggested having more beach wheelchairs for visitors to use. Sandra Lane expressed the importance of making this building accessible for all.

Warren expressed the need for the Snack Shack to have more prep area. The current design does incorporate more space for preparation of food. Warren felt that the new design would be effective. The new walk-in cooler in the design would be a great improvement. Lara Sargent asked if the covered Community Room would provide enough protection from the seagulls without any walls. Gretchen Brinkler said that her mother has a restaurant on the water and the covered areas do keep the seagulls away – even without walls.

The rental area was discussed and there were concerns about the smaller space. Weibke mentioned the idea of having a top wall open with a counter below so that people could rent without stepping into the space and all the rental space could be used for items being rented.

Chad Hanna expressed that he likes the design. He talked about the importance of accommodating the BRNC so that the great programming they provide could be continued. He agreed that the utility path could be designed in such a way to discourage people from using this path. He asked about the solar panels and Weibke showed where those would be installed, and Hall mentioned that the solar agreement would probably be drafted for just the Park.

Clyde Pendleton asked about fill versus pilings. Steven said that the fill is possible, but it will require a lot of fill and a local provider could hopefully help that cost. Pilings would be very expensive, and the fill would be a cheaper solution and require less maintenance. Steven explained that the building will be raised out of the flood plain which means no flood insurance would be needed.

Chris Hall brought up the idea of putting the building up even higher to address the recent climate change report. The architects will research the cost of bringing the building up higher (2 more feet), so this concern could be discussed further. Chad discussed that if the water rises three feet then the beach could possibly be gone so maybe we need to consider putting it back further or up higher.

Lara asked about the necessary permitting. Steven said the next step is getting planning board approval. Hall asked who coordinates the paperwork for permitting and Steven thought the surveyors would take on that role. Hall will check with the surveyors on this.

Clyde requested having an open discussion for residents to attend and discuss ideas. Weibke suggested the next schematic design meeting to be an open meeting and this will take place on December 18<sup>th</sup>.