



# The Biddeford Beat

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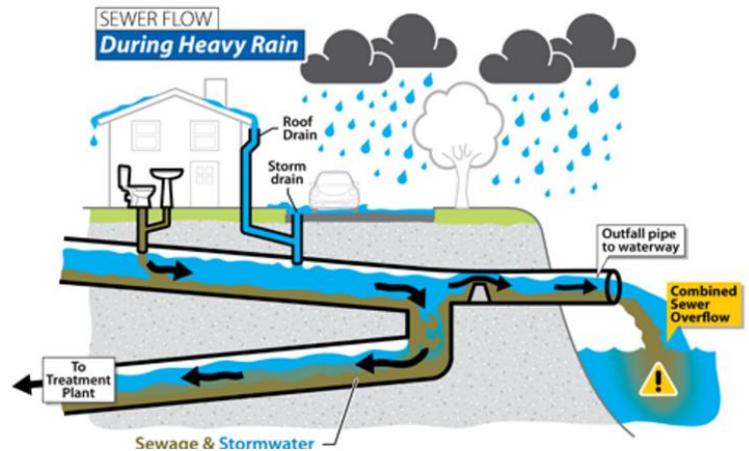
Volume 16.2

A1

## Main Street Gets a Face Lift

It is difficult not to notice the construction work occurring on Main Street between Horrigans Court and the Elm Street intersection. Planning for this project began almost 24 months ago and involves two distinct projects: Maine Department of Transportation road reconstruction and City of Biddeford sewer separation.

You may be wondering why the City performs sewer separation work whenever major road reconstruction occurs. Well the answer is not unique to Biddeford. Prior to the requirement that sanitary waste be treated before being discharged, storm water and sanitary waste was conveyed in a single pipe referred to as a “combined sewer”. The older a city is the more likely there will be combined sewers since this is the way waste was transported out of a city, usually to the closest river. *(continued on A3)*



A combined sewer system showing a rain-induced overflow. Graphic retrieved from REB Research Blog August 26, 2016 <http://www.rebresearch.com/blog/tag/sewage/>

## Another Mill Converted: More Housing Develops Downtown

The Biddeford Code Office issued a Certificate of Occupancy this week for 75 Saco Falls Way. The housing complex is the result of within the old Laconic Mill now known as River Dam Mill complex. It will house 80 units; 14 market rate units, 66 affordable workforce units. The tenants will start moving in early September.

*Here is a Brief history of the River Dam complex.*

The Mill at Saco Falls (opened in 2010) is known historically as Laconia Mill #1. The Lofts at Saco Falls is an L-Shaped building is historically known as Machine Shop #1 (south wing) and Machine Shop #2 (north). *(Continued on A2)*

### Sports & Recreation (A2):

- Softball
- Soccer
- K-5 Programs

### Special insert (A3):

Invitation to 1<sup>st</sup> Annual Twin City’s Mayor’s Ball & Fundraiser

## What’s All the Hype of Shoreland Zoning About?

In January 26, 2015 the Maine DEP Adopted Revised “Chapter 1000: Guidelines for Municipal Shoreland Zoning Ordinances”. In the spring of 2016 City Staff began revising the Biddeford Shoreland Zoning Ordinance to become consistent with State Guidelines, which is a State requirement. The Biddeford Planning Board held a workshop on the draft amendments in April 2016. *(Continued on A3)*

## Summer Softball Success

*The Coed League* - Had a very successful season. The regular season record was Green Room at 9-1 in the A-Division. Parent Drywall and Pizza Market were tied at 8-2 in the B-Division. The playoff tournament finished August 21<sup>st</sup> with Edge ar in the top spot defeating the higher seeded Green Room team for the A-Division championship. In the B-Division third seeded Pine Tree Accounting Services took the Championship game after beating the fourth seeded Pops Tavern.

*Men's Summer Softball League* - Congratulations to all the participants and their families for a great season. The playoff tournament occurred on August 11<sup>th</sup>. Team Roof Pro/ Smash It Sports took the championship over team B.H. Marcotte Electric in the final game. Duffy's Tavern had the best regular season record of 16-2 but was knocked out of the bracket in the semi finals.

## Soccer Season has Begun

The youth soccer season (grades 1-6) has begun. You may have already noticed kids out chasing the soccer balls on St. Louis Field. The Recreation Program offers a big "Thank You" to all the volunteer coaches that help make the program a success. [Registration](#) for Kinder Soccer remains open through September 8th.

## Early Release Adventures

For K-5 students looking for a little fun on those special early release Wednesdays. Parents can [register](#) online. This year's scheduled trips include; Spillers Farms, Pumpkin Valley, Jokers, and Smitty's Cinema to name a few.

## Sep 6<sup>th</sup> Finance & Council Meeting at Meetinghouse

On Tuesday Sep 6<sup>th</sup> the Finance (5pm) and Council (6pm) Meetings will be held at the First Parish Meetinghouse located on Meetinghouse Rd and Pool St.

Built in 1758 this historic meetinghouse is the oldest public building in the city. The City holds one meeting annually here and we are happy to host the public at this special house.

We look forward to seeing you.



*(continued from A1 Housing Develops Downtown)*

The south wing was constructed as a free-standing building in 1842 and is the oldest on the site. Historical sources indicate that the building was originally constructed at half its existing length and was expanded in 1847. The north wing was added in 1868. When originally built, the structure extended across what is today Pearl Street where it joined what was the company's foundry building. The structures north of Pearl Street were removed when the Maine Energy Facility was constructed on the land.

The Machine Shop was built to provide machines for the textile industry in Biddeford. The first machinery produced by the Water Power Company was for the York Manufacturing Company's fourth mill. Once this contract was fulfilled the machine shop sat idle for several months while the directors determined how best to utilize the building. They ultimately decided to develop a new manufacturing company, the Laconia Company and erect a cotton mill on a parcel of land just south of the machine shop.

This partnership would allow the Water Power Company to generate new revenue, utilize their water power privileges and make use of the idle machine shop to produce machinery for the new Laconia factory. To that end, the Laconia Company was established and construction of their first mill was completed in 1845 (this is now The Mill at Saco Falls).

The agreement between the Water Power Company and the Laconia Company called not only for providing the mill machinery and mill building but also for construction of a counting house, picker house, cotton house, packing house, and three blocks of tenements. A contract for a second Laconia mill building followed shortly thereafter, resulting in five years of steady activity for the Water Power Company. Laconia Mill #2 was completed in 1846. The following year a third mill was added to the complex (Laconia Mill #3). Laconia's three early mills remain today, while the other early structures were replaced by larger brick industrial buildings in the late 19th century.

The Laconia Company venture proved so successful that the Water Power Company began planning a second manufacturing venture by 1847, to be known as the Pepperell Manufacturing Company.

(continued from A1 **Main Street**)

Sewer separation involves taking a combined system and separating the storm water and sanitary waste portions in order to better manage wastewater. A combined system is susceptible to overflows and backups during storms due to the surge of rainwater or melt water that can overwhelm the system and require the receiving wastewater treatment plant to treat more wastewater than is needed. By separating the system of wastewater lines, only sanitary waste is carried to the wastewater treatment plant. This reduces the potential for backups in homes and the number of raw sewage overflows to the streets or to the Saco River.

So, while the construction work may be an inconvenience, performing the sewer separation work before Main Street is reconstructed makes perfect sense when you understand the benefits of addressing the environmental and infrastructure impacts of combined sewers when major roadwork is scheduled. As for the road reconstruction project, the sewer separation work is complete allowing road reconstruction to begin. A weekly update is published each Monday highlighting the planned work and traffic impacts. The weekly construction update is available through the city website home page under "[NEW! Construction Updates](#)".



(continued from A1 **Shoreland**)

Then in May, June, and July the Planning Board held separate Public Hearings on the matter. The Board voted unanimously to move the proposed amendments forward to the City Council for its consideration. On August 2, 2016 the City Council passed the 1<sup>st</sup> Reading of the amendments with a 7-2 vote. On August 16, 2016, however, the City Council tabled the 2<sup>nd</sup> Reading citing concerns that not enough of the coastal resident and non-resident population were aware of the proposed changes, particularly regarding non-conforming structures expansions/relocations/reconstructions.

City Staff reacted quickly and met with several coastal folks to discuss what could be done to get the word out. A public meeting was agreed to as the best start, and one was scheduled for August 25, 2016 in order to reach coastal folks before Labor Day. The meeting was well attended (40 or so people) and recorded for future playback on Cable Access and through the City website. Handouts of the presentation were provided to attendees, and were also posted on the website before the meeting. The meeting materials remain available at [www.biddefordmaine.org/planning](http://www.biddefordmaine.org/planning) through a link at the top of the page. Those interested in the meeting materials should visit this webpage.

Following the meeting, Staff made themselves available to discuss the potential implications of the Shoreland Zoning Amendments on individual properties. The City Council is scheduled to take up the proposed amendments October 16, 2016. Until that time, people with questions should contact Roby Fecteau, Code Enforcement Office ([robby.fecteau@bpd.net](mailto:robby.fecteau@bpd.net)) or Greg Tansley, City Planner ([gtansley@biddefordmaine.org](mailto:gtansley@biddefordmaine.org)).

For email subscriptions, [click here](#)

For questions or comments:

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Happy reading.