

City of Biddeford
Conservation Commission
February 16, 2023 6:00 PM City Hall
Council Chambers & Zoom
<https://biddeford.zoom.us/j/99669218198?pwd=Zk01R1FIT1BYUGtOakdEeEJ6TVRPUT09>
Webinar ID 996 6921 8198; Passcode 583468

Status: Conservation Commission 2-16-23-6:00 PM-Council Chambers & Zoom

1. Secretary Report

2. Staff Business

- 2.1. Welcome Peter Robbins to the Commission

3. Adjustments to the Agenda

4. Finance Report

- 4.1. Payment Update on Mark Ward

All invoices paid, check sent to Mark Ward for \$1,874.35 on February 7, 2023

- 4.2. Fiscal 2024 Budget Update (July 1, 2023-June 30, 2024)

5. New Business

- 5.1. Comprehensive Plan-Presentation by Eric Freeman, Assistant Planner-2 Chapters
Followed by Informational Seeking Session on the Agriculture & Forestry Chapter
* Marine Resources
* Recreation & Open Space

[10_RECREATION OPEN SPACE_Jan_2023 Comprehensive Plan Draft.pdf](#)

[14_MARINE RESOURCES_January 2023 Comprehensive Plan Draft.pdf](#)

- 5.2. Presentation by Thacher Carter, Maine Farmland Trust; Municipal Policy Associate
* Possible comments by Alex Redfield DACF

- 5.3. LD 2003 and preemption of local zoning authority
* DECD Rule-making
* Local impact

- 5.4. Newtown Road
* Fire substation
* Mobile Home Park Overlays
* "Coastal Oaks"

- 5.5. Discussion of the City Council Order #2023.8 Approval/Order of Condemnation -
Clifford Park - ORDER

6. Old Business

- 6.1. Erik Heumiller will provide an update on his project for the BCC

7. Next Meeting

- 7.1. Next Meeting Dates up to and including June:
March 16, 2023 City Council Chambers
April 27, 2023 Second Floor Conference Room
May 18, 2023 City Council Chambers
June 15, 2023 City Council Chambers

8. Adjourn

10 Recreation & Open Space

(01/23 Draft)

1. What's happening?

The City of Biddeford offers many recreational opportunities open to residents and visitors. With eighteen parks including three saltwater beaches, seven recreational facilities, and many other trails, open spaces and athletic facilities, Biddeford supports a strong recreational environment that allows residents of all ages to live active, healthy lives and engage with their community.

In addition to managing public parks and open space, the City of Biddeford hosts a wide array of programs, events and resources for the community

As Biddeford's population grows and demographics change, the recreational demands and needs of the community will also change.

Like many departments throughout the recreation field, the department transitioned from one that was entirely dependent on taxpayer funding to a hybrid that has allowed for growth and experimenting with programs. This transition took place in the late 90's and early 2000's. The department with the support of the community, volunteers and team members that dedicated a great deal of time and energy helped to provide this growth.

As many organizations when Covid-19 arrived it drastically affected the programs and services offered. The department continued to operate providing what it could to help support the community during this period. As we continue to work around Covid, the department continues to work to bring its former services back into the fold. Programs have once again begun to flourish being well received with so many looking to participate. Like many organizations and businesses, the challenge today is to find and retain full, part-time and seasonal staff that support the growth of these programs.

As a community agency, the Recreation Department also collaborates with local agencies such as the Heart of Biddeford and the Coastal Healthy Communities Coalition to provide opportunities for the community. These occur with local events such as the Family Fun Festival (former Bacon Street Festival), Winterfest and River Jam. The department also schedules activities in the parks with the Parks Department at

Public Works working to maintain the cities fields, parks and playgrounds. The Recreation Department also oversees the three ocean and one fresh water beaches providing lifeguard coverage and maintaining public restrooms within the parks.

It is also important to share the work the department does in collaboration with the Biddeford School Department. The School Department is a strong supporter of the Recreation Department; the two departments share facilities, the Recreation Department utilizes the schools to provide afterschool care and summer camps along with youth and adult sports. The School Department utilizes the city fields for its sports programs such as baseball, softball and field hockey along with classroom space at the J. Richard Martin Community Center. It is also important to note the Center of Technology (COT) has provided a great deal of service for the city constructing picnic tables, dugouts, the gazebo at Mechanics Park from the brick work up and recently the construction of a facility at Doran Field including restrooms, concessions, press box and rehab of the dugouts.

The Recreation Department also works with a multitude of city departments. Some assist with daily operations such as the Parks Department and others assist with projects or help support events such as the Public Works Department, Police and Fire Departments, Codes, Clerks and Engineering offices to name a few.

The department also works with area recreation departments and the University of New England to expand and enhance programming.

2. What the Community is Saying

“I Love our open spaces. Thanks to all who keep our open spaces clean, free from trash and well maintained”

“Recreational opportunities are important for tourism, and winter activities especially for locals. Need more dog friendly places in the city”

“ Our farm and forest land should be preserved through conservation easements

“There are lots of opportunities to put more land into conservation”

“Accessing the beaches can be difficult”



3. Recreation and Open Space in Biddeford Today

26

Public Spaces

Parks, Beaches and Open Space

282

Acres

Of public open space

7

Recreational Facilities

Operated by the City

11%

Of Biddeford

Is Conserved as Public Open Space

The Recreation Department programs, activities and services for community members starts with preschool age youth to those 80+. Below is only a sampling of those services, programs and activities. The department is always adding new programs to its offerings.

Youth sports offerings include:

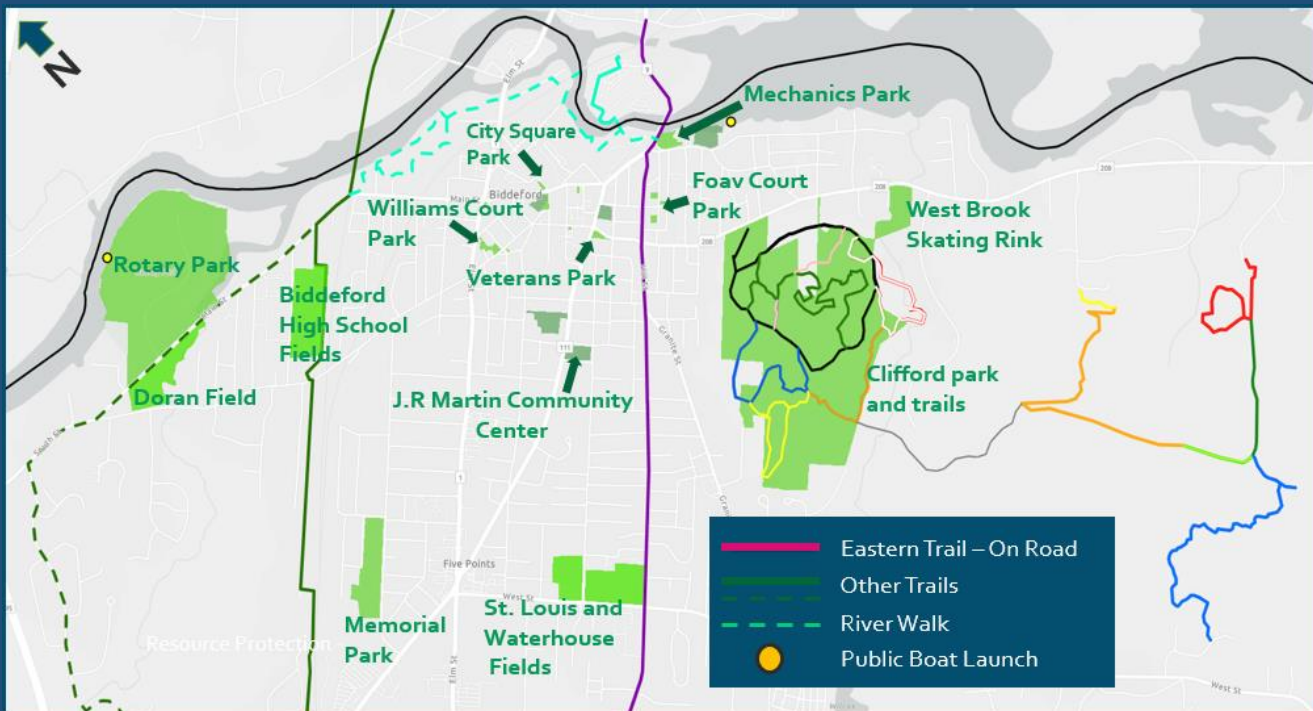
- Basketball
- Soccer
- Cheering
- Tennis
- Wrestling
- Parent-Child pre-school gym

Adult sports offerings include:

- Basketball
- Softball
- Volleyball
- Pickleball
- Fitness classes
- Outdoor adventure trips

The department also offers an afterschool care program (Cub Care) serving grades K-5, vacation camps, summer day camp programs for youth and teens, teen center, youth and family special events such as the Community Halloween Party and Easter Egg Hunt. Fifty Plus activities include; trips and wellness programs and housing the 50 Plus Club Ross Center, which offers social opportunities for those 50 Plus.

The department also manages the J. Richard Martin Community Center, which houses organizations such as Adult Education, Lakermesse, 50 Plus Club and St. Louis Alumni.



Parks and Community Facilities in Central Biddeford

**Table 10-1. City Parks:
Conditions and Needs**

Facility	Condition	Needs
Biddeford City Square / City Hall Plaza	N/A	None
Biddeford Pool Beach/Gilbert R. Boucher Memorial Park	Good	Additional Parking, Walkway Improvements
Biddeford River Walk	Excellent	Additional Seating
Cannon Park	Very Good	None
Clifford Park	Very Good	Trail Work, Signage
Diamond Match park	N/A :Undeveloped	Work with private developer to enhance riverfront access
Fortunes Rocks Beach	Very Good	Additional Parking
Foav Court Park	Good	None
Liberty Park	Fair	General maintenance and rehabilitation
Mechanics Park	Good to Fair	Repairs and rehabilitation of lower level
Memorial Park Recreation Hall	Fair	New roof, New windows, interior renovation
Memorial Park Playground and Tennis Courts	Very Good	New playground equipment
Middle Beach	Very Good	Additional Parking,
Park in the Pines	Very Good	Additional water source
Pierson's Lane Playground	Good	New Fence, security cameras
Rotary Park Bathhouse	Good	Possible restroom expansion
Rotary Park Teen Center	Very Good	None
Rotary Park Fields	Fair	Dog park lights, invasive species control, security cameras, field improvements
Shevenell Park	Fair	Rehabilitation, security cameras
St. Louis Field	Good to Fair	New building doors, ADA compliant restrooms, fencing

Staples St. Beach	N/A	None
Town Landing	Fair	Signage
Vines Landing	Very Good	New boat ramp
Yates St. Park	N/A	None – Passive Park

Table 10-1. City Parks: Conditions and Needs

4. Challenges and Opportunities

Regional Coordination and Partners

The City of Biddeford is fortunate to have a strong community of nonprofits, community groups and regional organizations that create and maintain public open spaces, trails and conservation areas. In total, over 700 acres of land in Biddeford is set aside for conservation and recreation.

Blanding's Park Wildlife Sanctuary.

Blandings Park Wildlife Sanctuary was founded in 2006 as a public charity 501 (c) 3 grassroots land trust. It is located off Pool Street at Blanding's Way approximately one (1) mile east of Downtown Biddeford. The Sanctuary now has over 200+ acres of valuable wildlife habitat preserved which consists of a network of trails.

East Point Sanctuary.

East Point Sanctuary is owned by the Maine Audubon and is located on the far eastern tip of Biddeford Pool - it is located directly North East of the Abanakee Golf Club. There is virtually no parking here and no restrooms but it is very well known for wildlife viewing, particularly birds.

Kennebunkport Conservation Trust.

The Kennebunkport Conservation Trust owns .92 acres of land at 501 West Street and has a conservation easement over 99 acres of land at 880 Pool street (City of Biddeford Open Space Plan, November 2012).

Marblehead Boat Launch.

Marblehead boat launch is a State of Maine facility located off Pool Street. It is heavily used particularly in the summer months. Restrooms provided. There are two boat ramps and a pier at this location, which makes it an ideal location for

boat launching into the Saco River. There is parking for approximately 60 vehicles including trailers.

Rachel Carson National Wildlife Refuge (U.S. Fish and Wildlife Service).

In Maine, the “Rachel Carson National Wildlife Refuge was established in 1966 in cooperation with the State of Maine to protect valuable salt marshes and estuaries for migratory birds. Located along 50 miles of coastline in York and Cumberland counties, the refuge consists of eleven divisions between Kittery and Cape Elizabeth. It will contain approximately 14,600 acres when land acquisition is complete. The proximity of the refuge to the coast and its location between the eastern deciduous forest and the boreal forest creates a composition of plants and animals not found elsewhere in Maine. Major habitat types present on the refuge include forested upland, barrier beach/dune, coastal meadows, tidal salt marsh, and the distinctive rocky coast.” .

In Biddeford, there are two divisions of the Rachel Carson National Wildlife Refuge: the Biddeford Pool Division and the Little River Division. The Biddeford Pool Division controls property on the west side of Biddeford Pool off Old Pool Road. The Little River Division controls several properties on the east side of Little River in Granite Point including Timber Point and Timber Island. At the southernmost extent of Granite point Road, there is a small parking area that leads to what is referred to as Timber Point Trail which runs along the west side of Timber Point. At low tide, Timber Island can be accessed from the southernmost tip of this trail.

Rachel Carson’s total acreage between the Little River Division and the Biddeford Pool Division is approximately 244.55 acres (City of Biddeford Open Space Plan, November 2012).

Saco Valley Land Trust.

Saco Valley Land Trust owns or has easements on over 725 acres of land scattered throughout Biddeford (City of Biddeford Open Space Plan, November 2012).

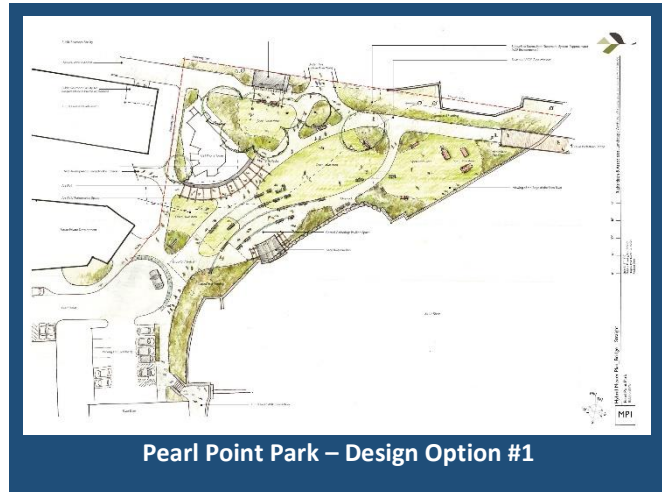
South Point Sanctuary.

South Point Sanctuary includes a pathway that runs from 7th Street southwest and ultimately to Biddeford Pool Beach. The land is owned and maintained by the Biddeford Pool Land Trust.

Riverwalk & Pearl Point Park

Working with private partners, the City is working to develop and expand the public riverwalk through the Mill District to connect the Diamond Match property, Pearl Point, and the Mill District. This expansion will greatly enhance public waterfront access and create enhanced connectivity to support new downtown development.

The Riverwalk will closely follow the Saco river, and will be anchored by a new signature downtown park to be named Pearl Point Park. This new park will connect Pearl Street with the riverfront, and will provide a direct connection to the Saco Transit Center via a new pedestrian bridge.



Eastern Trail

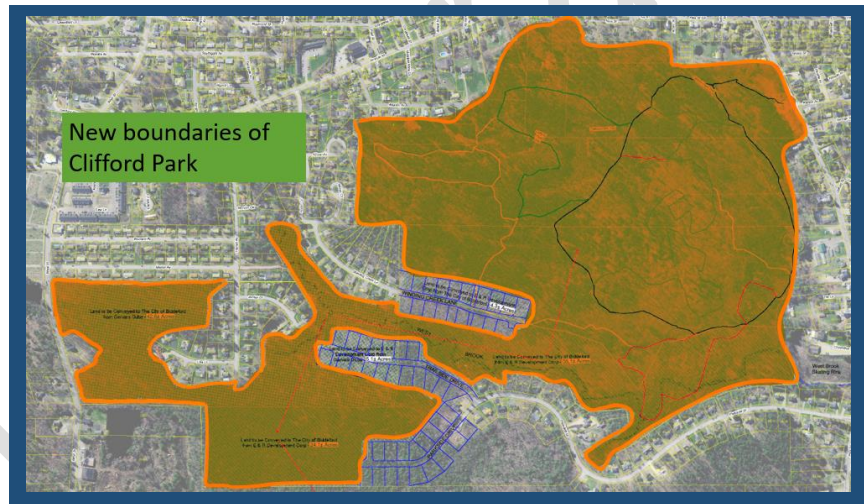
The Eastern Trail Alliance works to maintain, and promote the use of the Eastern Trail, a recreation and transportation greenway from Kittery to Portland. The Eastern Trail Alliance is currently in the planning phase of developing a new, off-road alignment for the trail through Biddeford and Saco. The proposed alignment would create new shared pathways along portions of Bara Rd, Westmore Ave. and a “rail with trail” alignment following the Saco Industrial Railroad. This new alignment would greatly improve trail connectivity and user safety while creating new recreational opportunities for our community.



New Conservation Areas

The City of Biddeford has worked with private land owners, land trusts and the community to set aside new areas for conservation and recreation. These partnerships will create approximately 350 acres of new open space in coming years.

- **~250 acres** of conservation land created as part of the Maine Water Company relocation project. This conservation easement will be publically accessible managed by the Maine Coast Heritage Trust.
- **~100 acres** of new publically accessible land added to Clifford Park as part of a private land exchange. This park expansion will be managed by the city



New Playground

The City is in the early stages of developing and planning for a signature playground facility for children in the community. This playground would be accessible year-round for children of all ages, backgrounds and ability levels. (e.g., mentally and/or physically challenged children) and would feature a wide variety of modern, safe and unique playground equipment.

Open Space Master Plan

In order to fully understand the changing needs and opportunities for public parks, open spaces and community facilities in Biddeford, the City plans to develop an Open Space Master Plan in the near future. This plan would create a new framework for guiding investment in parks, trails, community facilities and recreation

Recreation & Open Space -

What Comes Next?

Much of what the department offers is dependent on the wants and needs as expressed by members of the community and feedback from the Recreation Commission. As the community changes so, will the offerings by the Recreation Department.

With Covid there has been an increased use of the public parks and trails as people searched for options to stay healthy and active.



Goal 1

MAINTAIN AND UPGRADE

Existing recreational facilities and infrastructure as necessary to meet current and future needs

How We Get There:

- **Develop a Recreation & Open Space Master Plan to address on-going maintenance needs as well as new facilities to meet current and future needs.**
- **Work with neighborhood groups to determine neighborhoods specific recreation needs and demands for consideration for future planning and implementation. Tie development requirements to these needs in the ordinance to best create an equitable distribution of recreation space.**

- Identify one (1) recreational facility location for improvements to create a signature playground for children of all ages, backgrounds, and ability levels (e.g., mentally and/or physically challenged children).
- Support and fund needed renovations at the Rotary Park bathhouse to meet current needs, ADA requirements, and to ensure equitable access is available to all Biddeford residents.
- Explore combining the maintenance of School and City recreation facilities under one management unit.
- Identify and plan for either a replacement to the Westbrook Skating Rink (should one be necessary) or for a second outdoor public skating rink in Biddeford.
- Analyze and prioritize funding for lighting and Americans with Disabilities Act (mobility) improvements at existing City facilities for users and spectators
- Evaluate options to provide additional public restrooms in Biddeford, especially Downtown and within the city's park system. Consider composting toilets or other ecologically sound options.
- Ensure that potential upgrades to facilities include a consideration/assessment of environmental issues such as energy/resource usage, climate change, lighting and noise impacts, and wildlife/biodiversity.
- Ensure safe travel lanes and parking spaces for bicycles at beaches and other recreational areas, particularly where car parking is limited.

Goal 2

PRESERVE

equitable access to open space for recreation and enjoyment

How We Get There:

- Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property.
- Improve management, education and signage around Clifford Park trails and other City-owned areas to protect vernal pools, sensitive areas, and wildlife.

- Improve public transit to and from Biddeford's recreational areas and facilities.
- Develop a Recreation and Open Space Master Plan that includes opportunities for public access to farm and forest lands where appropriate (e.g., hiking, cross-country skiing, nature observation).

Goal 3

IMPROVE

Public access to the water for boating, fishing and swimming

How We Get There:

- Complete the River Walk and Diamond Match Park property to create better access to waterfront activities for the urban population of Biddeford. This includes the new park at 3 Lincoln Street.
- Seek funding to implement the Mechanics Park carry-in canoe/kayak boat launch already designed and ready for implementation.

14 Marine Resources

(1/23 Draft)

1. What's happening?

Marine resources are a critically important natural resource for the City of Biddeford, providing a multitude of commercial and recreational opportunities to residents and surrounding communities. To provide context, Biddeford has a total area of 59.08 square miles, of which 28.99 square miles are covered by water. Our proximity to the Atlantic Ocean and Saco River make Biddeford a highly desirable community to live, work and play.

The Saco River and Biddeford coast provide vital habitats for a variety of plant and wildlife species, and its miles of river frontage and coastline provide many recreational opportunities to local residents and tourists alike. Although the importance of Biddeford's marine resources has declined from a commercial perspective, there still exists a number of commercial operations that are resource dependent. As we look to the future, it will be critically important to balance commercial and recreational activities with the desires and goals of the community as we plan for anticipated climate related impacts to our marine environment. Although man plays an important role in securing and protecting the health and vitality of our community's marine resources, our greatest threat is coming from Mother Nature herself.

As defined in the Climate Change chapter, Biddeford's coastline is facing severe consequences of sea level rise and the rapid warming of the Gulf of Maine. Because storms tend to intensify over warm water, Maine is experiencing an increase in the severity and impacts of coastal storms. But it's not only the coastline that is potentially vulnerable. Heavy rainfall across the state impacts the Saco River, making our community more vulnerable to flooding and catastrophic impacts to municipal infrastructure. Some of our most treasured community assets, our beaches, parks, estuaries and water access points, and important, life-sustaining infrastructure, our water and wastewater and transportation infrastructure, are our most vulnerable.

2. What the Community is Saying

“The Saco River and the estuary is one of the best kept secrets in York County. Its abundance of birds and fish species make it a beautiful place to experience being on the water. We need to protect this resource for future generations.”

“Biddeford’s beaches are changing as the environment changes. Erosion is a huge challenge for homeowners and the city. We need to be more proactive about how we’re going to handle damage from future storms.”

“It would be nice to have easier access to Biddeford’s beaches. Parking is hard to find in the summer.”

“I’d like to see more access for kayaks and canoes on the Saco River”

“I’d love to see the City develop a Town Landing for boats to visit the downtown area. I think it would attract a lot of people who are curious about Biddeford’s new food scene”



“We need to ensure future generations have access to the water. Too many property owners think the beach is exclusively for them. They are public assets everyone should be able to enjoy”

3. What are Biddeford's Marine Resources?

In order to better understand the challenges that lie ahead, we must first understand how we define and categorize Biddeford's marine resources. Much of the detail behind each of the following uses may be found in the Appendices of this document.

A. Water Dependent Uses In Biddeford:

The following represent the major water dependent uses in Biddeford who gain economic benefit from the Saco River and the coastal waters surrounding Biddeford.

1. Shellfish Harvesting at Biddeford Pool
2. Commercial Boat Yard on the Saco River
3. Biddeford Pool Yacht Club
4. Biddeford Pool Fishermen's Association
5. University of New England – Department of Marine Sciences and Center for Excellent in the Marine Sciences
6. Brookfield Renewable
7. Commercial processors

B. Current Land Use Regulations On or Near the Shoreline:

The following are responsible for land use regulations near the shoreline. Virtually any activity or use must be reviewed and/or approved by the following list of organizations. Detailed descriptions of each entity may be found in the Appendices.

1. Saco River Corridor Commission
2. Maine DEP Site Law (Site Location of Development)
3. Natural Resources Protection Act
4. Biddeford's Shoreland Zoning Ordinance [See Section 12: Water Resources for more information about Biddeford's Shoreland Zoning Ordinance districts.]

C. Marine Facilities

The following is a list of public and private marine facilities in the City of Biddeford and Biddeford Pool. Detailed descriptions may be found in the Appendices.

1. Biddeford Pool Beach/Gilbert R. Boucher Memorial Park
2. Biddeford Pool Yacht Club
3. Fortunes Rocks Beach
4. Marblehead Boat Launch

5. Mechanics Park
6. Middle Beach
7. Park in the Pines
8. Rotary Park
9. Town Landing
10. Vines Landing
11. Wood Island
12. Biddeford RiverWalk
13. Diamond Match Park
14. East Point Sanctuary
15. Staples Street Beach
16. Yates Street Park
17. Rachel Carson National Wildlife Refuge

[We could use a graphic/map of all locations flagged]

4. Challenges and Opportunities

Biddeford has been actively engaged in coastal water quality monitoring, water pollution planning, restoration of the clam flats, protecting water dependent uses, addressing land-use conflicts, reviewing land use zoning for working waterfronts, participating in regional and local future land use planning efforts, working with the U.S. Army Corps of Engineers to dredge the Saco River and Biddeford Pool/Wood Island Gut, and ensuring that the public has access to Biddeford's marine waters for years to come. Much of this work is on-going and will be in-process for many years to come. A significant vulnerability to the completion of this work is public interest and engagement.

Marine Resources -

What Comes Next?

In order to best protect Biddeford's Marine Resources for future generations, the city will need to adopt policies, supported by strategies and tactics to accomplish specific goals. It will take hard work, but future generations are sure to be thankful for the efforts.

Goal

Protect The State's and Biddeford's marine resources industry, ports and harbors from incompatible development and provide access to the shore for commercial fishermen and the public.

How We Get There:

To protect, maintain and, where warranted, improve marine habitat and water quality:

- Ensure that land use ordinances are consistent with applicable state law regarding important natural resources.
- Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.

To foster water-dependent land uses and balance them with other complementary land uses:

- Identify needs for additional recreational and commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access).
- Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.

To maintain and, where warranted, improve harbor management and facilities.

- Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.
- If applicable, provide sufficient funding for and staffing of the harbormaster and/or harbor commission.

To protect, maintain and, where warranted, improve physical and visual public access to the community's marine resources for all appropriate uses including fishing, recreation, and tourism.

- Identify needs for additional recreational and commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access).

To promote the maintenance, development, and revitalization of the State's ports and harbors for fishing, transportation and recreation.

- Identify needs for additional recreational and commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access).
- Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.

Manage the marine environment and its related resources to preserve and improve the ecological integrity and diversity of marine communities and habitats, to expand our understanding of the productivity of the Gulf of Maine and coastal waters and to enhance the economic value of the State's renewable marine resources.

- Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.

To support shoreline management that gives preference to water-dependent uses over other uses, that promotes public access to the shoreline and that considers the cumulative effects of development on coastal resources

- Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks.

To discourage growth and new development in coastal areas where, because of coastal storms, flooding, landslides or sea-level rise, it is hazardous to human health and safety.

- To encourage and support cooperative state and municipal management of coastal resources.

To protect and manage critical habitat and natural areas of state and national significance and maintain the scenic beauty and character of the coast even in areas where development occurs.

To restore and maintain the quality of our fresh, marine and estuarine waters to allow for the broadest possible diversity of public and private uses.

- Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.
- Support implement of local and regional harbor and bay management plans.

To restore and maintain coastal air quality to protect the health of citizens and visitors and to protect enjoyment of the natural beauty and maritime characteristics of the Maine coast.

Marine Resources - Appendix

Water Dependent Uses in Biddeford:

1. Shellfish Harvesting:

The Maine Department of Marine Resources used to (up until approximately 10-12 years ago) issue shellfish licenses. Currently licenses are issued by the City Clerk's Office and are valid from June 1 to May 31.

In terms of shellfish, the primary shellfish harvested in Biddeford is clams. Up until the 2010/2011 shellfish season, there were eight (8) available shellfish permits in Biddeford (seven (7) resident commercial license holders and one (1) non-resident commercial holder). As noted above, currently there are ten (10) commercial shellfish license holders within Biddeford (nine (9) resident commercial license holders and one (1) non-resident commercial holder). Of the nine (9) resident commercial licenses, 2 are reserved for persons 62 years and older. Current commercial license holders have first rights to those permits in a subsequent season.

In terms of recreational shellfish licenses, there is an unlimited number of shellfish licenses available for residents of Biddeford. For non-residents since the 2010/2011 there have been only sixty (60) recreational shellfish permits available, all of which have been issued. Recreational shellfish licenses limit possession at any one time to 10 gallons (approximately a peck).

As seen in Table 14-1, the number of resident recreational shellfish permits has generally increased over the past twelve (12) shellfish seasons.

Recreation Resident Shellfish Licenses, 2006/2017 Season through 2017/2018 Season (At End of Season)

Season	# of Recreational Resident Shellfish Licenses
2006/2007	89
2007/2008	84
2008/2009	81
2009/2010	86
2010/2011	110

2011/2012	135
2012/2013	161
2013/2014	141
2014/2015	122
2015/2016	126
2016/2017	163
2017/2018	156

1. Rumery's Boatyard:

Rumery's Boat Yard. Rumery's Boat Yard is located on Cleaves Street in Biddeford. It operates year-round primary activity is repair, service and electric boat rental. In 2022, Rumery's Boat Yard employed 10 people. The location is also home of Maine Electric Boat Company and Marine Solar Technologies.

Rumery's is a full-service facility that can support vessels up to 55 feet in length. There is a 25 ton travel lift and storage inside for about 50 boats and outside for another 40 boats. The facility cannot provide wet storage because the Saco River freezes over in this area. There is an earth-filled, stone bulkhead with access to the floats. There is a large brick building used as an office and repair shops. There is also a large metal building and two wooden boat sheds. There is about 900 feet of shore frontage on a Federal Turning Basin of the Saco River.

Plans: Rumery's is investing in electric propulsion and autonomous water monitoring buoys for near-shore research.

2. Biddeford Pool Yacht Club.

The Biddeford Pool Yacht Club (BPYC) is located at 17 Yates Street in Biddeford Pool Village. BPYC is privately owned, and according to its website (www.biddefordpoolyachtclub.org) has been in existence for over seventy-five (75) years (incorporated on August 13, 1934) and offers its members opportunities for sailing, fishing, and racing. Sailing lessons are available for both members and non-members and Biddeford youth can obtain free lessons through its Maryann Beaudry Memorial Scholarship. BPYC also works with the Fisherman's Association to promote fishing in Biddeford's waters. The BPYC also has five (5) transient moorings for guests for \$35 a night, which, according to the website, includes showers, two round-trip launch rides, and wireless internet access.

3. Biddeford Pool Fisherman's Association.

The Biddeford Pool Fishermen's Association operates a wooden pile, wooden-plank decked pier with float landings. There is electricity on the

dock, mechanical handling equipment and night lighting. There is a small one-story, wood-frame building abutting the pier that is used as a bait shed. The facility is leased from the BPYC (see above) use by the fishermen of the area.

4. University of New England.

The University of New England (UNE) has nearly 4,000 feet of shore frontage on the Saco River. Aside from the scenic qualities of its riverfront environment, UNE also uses the Saco River for rowing and sailing activities.

More importantly, UNE's Department of Marine Sciences and Center for Excellence in the Marine Sciences program utilizes the Saco River and coastal areas of Biddeford for academic and research purposes.

UNE researchers recently completed the Saco River Estuary Project which touted itself as "A unique collaboration between UNE scientist, students and community partners to study a biologically unique body of water and the rich assemblage of species adapted to its dynamic conditions" (<http://www.une.edu/sacoriver>). See below for more information about this project.

5. Brookfield Renewable:

Brookfield Renewable owns two hydroelectric dams on the Saco River from which they generate electricity. They were acquired from Central Maine Power in 1999.

6. Commercial Wharves:

There are no active commercial wharves in Biddeford.

Current Land Use Regulations On or Near the Shoreline:

1. Saco River Corridor Commission: The Saco River Corridor Commission, created by legislative action in 1973, is a regional level land use regulatory agency made up of a member and an alternate from each of the twenty Corridor communities. The Corridor includes all lands within 500 feet of the riverbank on each side. If the 100 year floodplain extends farther than 500 feet, the Corridor follows the flood line up to 1000 feet from the river bank. The purpose of the Saco River Corridor Act and the Commission is to protect and preserve land and water quality within the Corridor. In order to accomplish this purpose, the Act provided a permit procedure and established three land use districts: resource protection, general development and limited residential. In each of the three different districts, the Act specifies those types of uses which are allowed without a permit, allowed with a permit or prohibited altogether. All buildings regardless of the district, must be setback

at least 100 feet from the normal high water line of the Ossipee, Little Ossipee or Saco River. The permit procedure is the main stay of the Saco River Corridor Act. Through its system of permits and variances, the Commission is able to safeguard the Corridor lands and waters.

2. **Maine DEP Site Law (Site Location of Development):** Large development projects are required to obtain a permit through the Maine Department of Environmental Protection (Maine DEP) under this law. The purpose is to ensure that these larger projects are subject to an increased level of review regarding their potential to have an impact on the environment. There is an opportunity also that community can obtain “Delegated Authority” to review projects within a communities own boundaries under this law instead of Maine DEP if they receive the authority to do so. Biddeford has been identified as having the “Capacity” to have Delegated Authority, but has not requested this designation from the Maine DEP.
3. **Natural Resources Protection Act:** Through the Maine DEP activities in, on, or adjacent to protected natural resources, including rivers, streams, brooks, great ponds, coastal wetlands, freshwater wetlands, and sand dunes require a permit. Standards within the Act spell out what is and is not permitted.
4. **Biddeford’s Shoreland Zoning Ordinance:** In an attempt to protect Biddeford’s streams and waterways and the land abutting these areas, a Shoreland Zoning Ordinance was adopted by the City Council in December of 1990. It was recently updated in 2016. Shoreland zoning’s goal seeks to preserve the quality of local surface waters, preserve wildlife habitat areas and preserve the general quality of life factors such as scenic vistas and open space. See Section 12: Water Resources for more information about Biddeford’s Shoreland Zoning Ordinance districts.

Marine Facilities (boat launches, piers, etc.)

Biddeford Pool Beach/Gilbert R. Boucher Memorial Park. Located off Beachhouse Lane this is a large sandy beach that offers opportunities for swimming general beach activities. Small boats may also be able to be launched at this location via hand-carry. There is a bathhouse for changing and restrooms. The City of Biddeford provides lifeguards in the summer months. There is a substantial amount of parking available (approximately 100 cars). Seasonal beach parking permits are required for the summer months.

Plans: None.

Biddeford Pool Yacht Club. The Biddeford Pool Yacht Club (BPYC) is located at 17 Yates Street in Biddeford Pool Village. BPYC is privately owned, and according to its website (www.biddefordpoolyachtclub.org) has been in

existence for over seventy-five (75) years (incorporated on August 13, 1934) and offers its members opportunities for sailing, fishing, and racing. Sailing lessons are available for both members and non-members and Biddeford youth can obtain free lessons through its Maryann Beaudry Memorial Scholarship. BPYC also works with the Fisherman's Association to promote fishing in Biddeford's waters. The BPYC also has five (5) transient moorings for guests for \$35 a night, which, according to the website, includes showers, two round-trip launch rides, and wireless internet access.

Plans: None.

Fortunes Rocks Beach. Located approximately 1 mile southwest of Biddeford Pool, this large two (2) mile long sandy beach offers opportunities for swimming general beach activities. Small boats may also be able to be launched at this location via hand-carry. Many people also use this area for surfing. There are seasonal portable bathrooms and the City of Biddeford provides lifeguards in the summer months. There is some on-street parking available (approximately 50 cars). Seasonal beach parking permits are required for the summer months.

Plans: None

Marblehead Boat Launch. Marblehead boat launch is a State of Maine facility located off Pool Street. It is heavily used particularly in the summer months. Portable restrooms are provided. There are two boat ramps and a pier at this location which makes it an ideal location for boat launching into the Saco River. There is parking for approximately 60 vehicles including trailers.

Plans: None.

Mechanics Park. Mechanics Park is located at the corner of Main Street and Water Street.

Plans: Through a State grant the City has a fully-designed and ready for construction canoe/kayak launch for the eastern limit of Mechanics Park.

Middle Beach. Middle Beach is located opposite of Bridge Road at its intersection with Mile Stretch Road. Is a flat sandy beach and the City of Biddeford provides lifeguards in the summer months. There are no restrooms at Middle Beach. There is a limited amount of parking available (approximately 25 cars) on Beach Avenue directly across from Bridge Road. Seasonal beach parking permits are required for the summer months.

Plans: None.

Moorings. A mooring is a means in which to secure a vessel to a particular location in Biddeford's waters.

Park in the Pines. Park in the Pines is a small passive park located at 194 Hills Beach Road. It offers tremendous views of Biddeford Pool and its wildlife. It also provides access to the pool for hand-carried boats such as canoes and kayaks. Park includes a Bocce Ball Court. There are no parking or restroom facilities at this park.

Plans: None.

Rotary Park. Rotary Park is a popular park located at 550 Main Street on the Saco River. It is 72 acres in size and features walking trails, two playgrounds, the softball field with lights, youth football field, the teen center, a dog park, Skate Park, picnic tables and grills, a sand volleyball court, and a beach for access for swimming in the Saco River. It also features a boat launch for access to this non-tidal portion of the Saco River. Further, Rotary Park is a popular location for winter sledding with its hilly terrain.

Plans: Although there are no current plans, the following should be implemented, including but not limited to:

- Bathhouse expansion to add a family restroom and changing area.
- Dog Park-lights should be installed.
- Certain sections of the swimming area need to be addressed as the clay has become a hazard.
- Security Cameras are needed.
- Martel Field backstop needs replacing.
- Minor fence repairs are also needed.
- Invasive species located throughout the park (2016 report) need to be dealt with.

Rumery's Boatyard. Rumery's Boatyard Inc. is located on Water Street in Biddeford. It operates year-round primary activity is repair, service and dockage rental. In 1999 Rumery's Boatyard employed 16 people. In Spring 2018 it employed 10 people.

Rumery's is a full service marina that can build craft up to 55 feet in length. There is a 17 ton travel lift and storage inside for about 45 boats and outside for about 100 boats. The facility cannot provide wet storage because the Saco River freezes over in this area. There is an earth-filled, stone bulkhead with wooden pile, wooden-deck access piers to the float landings. There is a large brick building used as a marine supply store, office, repair shop, storage

building. There is also a large metal building used as a boat shed. There is about 480 feet of shore frontage.

Plans: Rumery's is currently exploring the establishment of a pump-out station, but this may be 1-2 years out. It is also considering starting sailboat tours out of its facility in June 2018.

Town Landing. Town Landing is a laid out city street, approximately 15 feet wide, that provides access to the Saco River from Hills Beach Road within the UNE campus.

Plans: None.

Vines Landing. Vines Landing is located at the westerly end of Lester B. Orcutt Boulevard at what is locally referred to as "the gut". It is a passive park with a gravel boat launch and features great scenic views of Biddeford Pool, the Atlantic Ocean, and Wood Island Lighthouse. There is limited parking available at Vines Landing.

Plans: None.

Wood Island. Wood Island is home to a Maine Audubon Nature Preserve as well as the U.S. Coast Guard's Wood Island Lighthouse. The Nature Preserve is approximately 30 acres in size and offers opportunities for walking and nature viewing including wildlife. There is a small boat launch/ramp located at the west end of the Island. No public restroom facilities.

Plans: None.

Public access points to marine resources.

Biddeford Pool Beach/Gilbert R. Boucher Memorial Park. Located off Beachhouse Lane this is a large sandy beach that offers opportunities for swimming general beach activities. Small boats may also be able to be launched at this location via hand-carry. There is a bathhouse for changing and restrooms. The City of Biddeford provides lifeguards in the summer months. There is a substantial amount of parking available (approximately 100 cars). Seasonal beach parking permits are required for the summer months.

Condition: Bathhouse - Good; Walkways - Good

Needs: Additional Parking is needed. Walkway improvements to reduce the grade from the sea wall to the beach are needed.

Biddeford RiverWalk. The Biddeford RiverWalk is an evolving project intended to connect Mechanics Park on Water Street to the Diamond Match Park project (future) and points west including the Eastern Trail. To date the RiverWalk project connects Mechanics Park to the City of Saco via a concrete walkway 135 foot pedestrian bridge over the Saco River to Saco Island, thus connecting to Saco's RiverWalk. The RiverWalk also continues through the North Dam Mill complex to Laconia Plaza located on the Saco River. The City of Biddeford's recently completed a master plan that conceptually lays out the future RiverWalk from Laconia Plaza to the Diamond Match site via alternate routes along the river, with potential further connections to the City of Saco via two additional pedestrian bridges. In 2016 the City completed, with the assistance of Wright-Pierce Engineers, a RiverWalk Master Plan Update.

Condition: Excellent. No boat access. No public restroom facilities.
Needs: Seating on the Overlook by Main Street. Implementation of the 2016 Master Plan Update.

Diamond Match Park. This park is not yet constructed but a Master Plan was completed in July 2010. The parcel of land is owned by the city of Biddeford now comprises approximately 9.8 acres of land that is undeveloped. Visual access to the Saco River is available here.

Condition: N/A. Undeveloped Vacant Land. No boat access. No public restroom facilities.
Needs: Implementation of the July 2010 Master Plan.

East Point Sanctuary. It's point sanctuary is owned by Maine Audubon and is located on the far eastern tip of Biddeford Pool - it is located directly North East of the Abanakee Golf Club. There is virtually no parking here and no restrooms but it is very well known for wildlife viewing, particularly birds, and its visual access to the Atlantic Ocean.

Condition: N/A. No boat access. No public restroom facilities.
Needs: None known.

Fortunes Rocks Beach. Located approximately 1 mile southwest of Biddeford Pool, this large two (2) mile long sandy beach offers opportunities for swimming general beach activities. Small boats may also be able to be launched at this location via hand-carry. Many people also use this area for surfing. There are seasonal portable bathrooms and the City of Biddeford provides lifeguards in the summer months. There is some on-street parking available (approximately 50 cars). Seasonal beach parking permits are required for the summer months.

Condition: Very Good
Needs: Additional Parking

Marblehead Boat Launch. Marblehead boat launch is a State of Maine facility located off Pool Street. It is heavily used particularly in the summer months. Portable restrooms are provided. There are two boat ramps and a pier at this location which makes it an ideal location for boat launching into the Saco River. There is parking for approximately 60 vehicles including trailers.

Condition: N/A – State Owned
Needs: Unknown

Mechanics Park. Mechanics Park is located at the corner of Main Street and Water Street. It features a walking path down to a River Overlook and great views of the Saco River. It also contains a gazebo where events such as weddings occasionally occur, picnic tables and feeding seating, bicycle parking, and a fitness station. Parking is available on Water Street as well as at what is referred to as the Gas House parking lot adjacent to the Wastewater Treatment Plant. It is a fairly well used passive park with quite a bit of open green space. Future plans include additional walking trails along the river and a possible carry-in canoe and/or kayak launch.

Condition: Upper level - Very Good; Lower Level - Fair to Poor. No boat access. No public restroom facilities.
Needs: Lower Level is in need of major repairs to the wall between the park and river. A sink hole has developed making one section of the lower level hazardous. The remainder of the park needs a solution to overgrown vegetation creating potential unsafe areas for visitors. Purchase of a piece of property between the Current Park and former CMP piece is desirable to create a singular park along the river. Security cameras are needed.

Middle Beach. Middle Beach is located opposite of Bridge Road at its intersection with Mile Stretch Road. Is a flat sandy beach and the City of Biddeford provides lifeguards in the summer months. There are no restrooms at Middle Beach. There is a limited amount of parking available (approximately 25 cars) on Beach Avenue directly across from Bridge Road. Seasonal beach parking permits are required for the summer months.

Condition: Very Good. No boat access. No public restroom facilities.
Needs: Additional parking and the control of invasive species.

Park in the Pines. Park in the Pines is a small passive park located at 194 Hills Beach Road. It offers tremendous views of Biddeford Pool and its wildlife. It also provides access to the pool for hand-carried boats such as canoes and kayaks. Park includes a Bocce Ball Court. There are no parking or restroom facilities at this park.

Condition: Very Good. No public restroom facilities.

Needs: Volunteers have requested a water source to maintain plants and flowers within the park.

Rachel Carson National Wildlife Refuge (U.S. Fish and Wildlife Service). In Maine the “Rachel Carson National Wildlife Refuge was established in 1966 in cooperation with the State of Maine to protect valuable salt marshes and estuaries for migratory birds. Located along 50 miles of coastline in York and Cumberland counties, the refuge consists of eleven divisions between Kittery and Cape Elizabeth. It will contain approximately 14,600 acres when land acquisition is complete. The proximity of the refuge to the coast and its location between the eastern deciduous forest and the boreal forest creates a composition of plants and animals not found elsewhere in Maine. Major habitat types present on the refuge include forested upland, barrier beach/dune, coastal meadows, tidal salt marsh, and the distinctive rocky coast.”

Source: https://www.fws.gov/refuge/rachel_carson/about.html.

In Biddeford there are two divisions of the Rachel Carson National Wildlife Refuge: the Biddeford Pool Division and the Little River Division. The Biddeford Pool Division controls property on the west side of Biddeford Pool off Old Pool Road. The Little River Division controls several properties on the east side of Little River in Granite Point including Timber Point and Timber Island. At the southernmost extent of Granite point Road there is a small parking area which leads to what is referred to as Timber Point Trail which runs along the west side of Timber Point. At low tide Timber Island can be accessed from the southernmost tip of this trail.

Condition: N/A. No formal boat access. No public restroom facilities.

Needs: None Known

Rotary Park. Rotary Park is a popular park located at 550 Main Street on the Saco River. It is 72 acres in size and features walking trails, two playgrounds, the softball field with lights, youth football field, the teen center, a dog park, Skate Park, picnic tables and grills, a sand volleyball court, and a beach for access for swimming in the Saco River. It also features a boat launch for access to this non-tidal portion of the Saco River. Further, Rotary Park is a popular location for winter sledding with its hilly terrain.

Condition: Bathhouse - Good;

Needs: Bathhouse expansion would be helpful in order to add a family restroom and changing area. Dog Park-lights should be installed. Certain sections of the swimming area need to be addressed as the clay has become a hazard. In general the projects laid out in the 2009 Master Plan should be addressed. Invasive species located throughout the park (2016 report) need

to be dealt with. Security Cameras are needed. Martel Field backstop needs replacing. Minor fence repairs are also needed.

South Point Sanctuary. South Point Sanctuary includes a pathway that runs from 7th Street southwest and ultimately to Biddeford Pool Beach. The land is owned and maintained by the Biddeford Pool Land Trust.

Condition: N/A. No boat access. No public restroom facilities.
Needs: None Known

Staples Street Beach. Staples St., Beach is located at the end of Staples Street in Biddeford Pool is a small rocky beach that is maintained by the Biddeford Pool Improvement Association. There is no parking available so access is pedestrian only.

Condition: N/A. No formal boat access. No public restroom facilities.
Needs: None Known

Town Landing. Town Landing is a laid out city street, approximately 15 feet wide, that provides access to the Saco River from Hills Beach Road within the UNE campus.

Condition: Fair. Carry-in boat access only. No public restroom facilities.
Needs: For the public to be able to access this location signage/demarcation is needed.

Vines Landing. Vines Landing is located at the westerly end of Lester B. Orcutt Boulevard at what is locally referred to as “the gut”. It is a passive park with a gravel boat launch and features great scenic views of Biddeford Pool, the Atlantic Ocean, and Wood Island Lighthouse. There is limited parking available at Vines Landing.

Condition: Very Good. No public restroom facilities.
Needs: Boat ramp.

Wood Island. Wood Island is home to a Maine Audubon Nature Preserve as well as the U.S. Coast Guard’s Wood Island Lighthouse. The Nature Preserve is approximately 30 acres in size and offers opportunities for walking and nature viewing including wildlife.

Condition: N/A. There is a small boat launch/ramp located at the west end of the Island. No public restroom facilities.
Needs: None Known

Yates Street Park. Each Street Park is located next to Vines Landing in Biddeford Pool. As a park that was established by the Biddeford Pool Land

Trust upon donation of the land from its former. It is a passive park with great views of Biddeford Pool is suitable for picnicking and birdwatching. Parking is very limited in the area.

Condition: N/A. No boat access. No public restroom facilities.
Needs: None Known

G. Working Waterfront Current Use Lands:

"Working waterfront land" means a parcel or portion of a parcel of land abutting tidal waters or one that is located in the intertidal zone (located between the high and low water mark) the use of which is more than 50% related to providing access to or in support of the conduct of commercial fishing (including commercial aquaculture) activities. Working waterfront land used predominantly (more than 90%) as working waterfront is eligible for a 20% reduction from just value. Working waterfront land used primarily (more than 50%) as working waterfront is eligible for a 10% reduction from just value. Working waterfront land that is permanently protected from a change in use through deeded restriction is eligible for the aforementioned reduction plus an additional 30% reduction. If the property no longer qualifies as Working Waterfront, then a penalty would be assessed using the same methodology as is used for removal from Tree Growth classification.

Biddeford did not have any acreage in the Working Waterfront Current Use Program in 2006 and 2016.