



# City of Saco - Pepperrell Post

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Economic Development and Planning Edition

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## Welcome to the City's New Website

On August 1, 2016 the City of Saco launched the new website which has been under development for the last few months. The launch of a new website also called for a redesign of the Pepperrell Post. Enjoy!

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## Local Businesses Donate Hydration Station to the Eastern Trail

A new water fountain and water bottle fill-up station has been installed on the Eastern Trail off of Mill Brook Road through collaboration between Maine Water and American Concrete Industries, Inc.

Read more here:

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## Housing Inventory is There, Where are the Buyers?

The City of Saco's Planning Department is working on many housing projects, resulting in 95 new lots approved for construction.

Read about Saco's new developments here:

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## City Considering Shoreland Zoning Updates

All municipalities in Maine are required by law to implement Shoreland Zoning to protect the rivers and oceans that make Maine beautiful. Saco plans to make updates to its current Shoreland Zoning, which you can learn about here:

## Local Businesses Donate Hydration Station to Eastern Trail

Walkers, bicyclists and runners using the Eastern Trail in Saco have one more reason to get out and enjoy the trail: a new water fountain and water bottle fill-up station has been installed on the trail just off Mill Brook Road.

The new water station, a first along the twenty miles of Eastern Trail that runs from Bug Light Park in South Portland to Rte. 35 in Kennebunk, is the result of local trail users asking, “could a water fountain be installed on the trail? It’s hot out there and we’re thirsty!” Eastern Trail Alliance trustee Bob Lanigra, a former Saco resident who now lives in Scarborough, met several people along the trail who mentioned how welcome a source of water would be, particularly in warm weather.

Lanigra first looked into a possible fountain location off Pine Point Road, near the Scarborough Marsh. Water service was not available off the exiting parking lot that services trail users. His search for a suitable location headed south, to a section of trail that is owned by the Maine Water Company.

“Maine Water was very open to working with us when they heard about the water fountain idea,” said Lanigra, a long-time runner and cyclist who participated in his 24th Trek Across Maine in June. “They own the property where Mill Brook Road narrows to an entrance to the trail, and were willing to do the installation if we bought the fountain.”

Lanigra swung into action. He contacted Maine Molecular Quality Controls, Inc., which recently completed a new building in the City’s Mill Brook Business Park. Joan Gordon, president of MMQCI, is a fan of the Eastern Trail, and in fact chose the Mill Brook location due to its proximity to the trail. Ms. Gordon confirmed her support for the fountain by offering to pay half the cost of the new unit. Who would pay for the other half of the new fountain? Lanigra, who retired from a career in sales, next approached the Chiropractic Family Wellness Center in Scarborough, whom he is familiar with through his interest in running. They were willing to help with the project by contributing the remainder of the cost. Maine Water Company then needed a base for the fountain to be installed on. They reached out to a vendor, American Concrete Industries, Inc., of Auburn, which was willing to donate a concrete base. With that, the fountain was ordered, and in a few weeks time, a Maine Water crew installed the base, made the connection to an existing water main, and the fountain was dropped into place.

“I was by the fountain last week, and while I was there two people stopped and drank and filled their water bottles,” said Carole Brush, executive director of the Eastern Trail Alliance. “They said they really appreciated having the fountain available.”



**The new ElKay Tubular Pedestal Barrier-Free Outdoor Drinking Fountain and Bottle Filling Station, made possible by donations from generous local businesses.**

**Thank you to all who made Saco’s newest “hydration station” a reality. Let’s put that fountain to good use!**

## Housing Inventory is There, Where are the Buyers?

Local realtors seem to be in agreement: the years of a slow housing market stretching back to the 2008 recession are coming to an end. The Planning Office has been busy with a number of projects, almost entirely residential.

Housing Projects Approved, Both Under Construction And Yet To Start			
<b>Horton Meadows</b>	31 Lots	<b>Juniper Knoll</b>	1 Lot (remaining)
<b>Juniper Knoll II</b>	16 Lots	<b>Copper Leaf</b>	1 Lot (remaining)
<b>Park North</b>	117 Units, 68 Apartments	<b>Settler's Landing</b>	9 Units
<b>Justine's Way</b>	3 Lots	<b>Nutting/Burnham</b>	5 Lots
<b>Chinburg (Bldg 4)</b>	150 Units	<b>Kerry Village</b>	20 Units
<b>Emerson Farms</b>	3 Lots (remaining)	<b>Simpson Farm LLC</b>	5 Lots
<b>Hidden Greens Drive</b>	2 Lots	<b>Dearborn Construction</b>	9 Lots
<b>Total</b>	<b>95 Lots, 286 Units</b>		

Housing Projects Under Review, Not Yet Approved	
<b>Precious Hidden Estates</b>	52 Lots
<b>West Side Village</b>	90 Lots
<b>Libby's Landing</b>	11 Lots
<b>Total</b>	<b>158 Lots</b>

Totals	
<b>Lots</b>	253
<b>Units (Condo, Apartment)</b>	286

## City Considering Shoreland Zoning Updates

In 1973 the State of Maine adopted mandatory shoreland zoning, a significant step toward safeguarding the precious resources that are our streams, rivers, lakes and the ocean. All municipalities in Maine are required to adopt shoreland zoning, and those that do not invite the Department of Environmental Protection to adopt shoreland standards for them.

Saco adopted shoreland zoning in the 1970s. Since that time, the DEP has periodically updated the “state model ordinance,” then asked that communities also update their shoreland provisions in order to stay current with the latest changes.

The last round of shoreland zoning amendments from the DEP was in 2009, and was a significant one, involving several public meetings with the Planning Board and the City Council. It is that time again – the DEP wrapped up a package of amendments in 2015, and asks that towns and cities review the changes and adopt the applicable revisions in local ordinances.

The 2015 changes are largely housekeeping in nature. They reflect legislation passed in Augusta since 2010, and address concerns raised by stakeholders who met in 2011. The DEP issues a publication called the “Shoreland Zoning News,” which is mailed to municipalities and also available on-line. [Find the Spring 2016 issue.](#)

As noted in the Spring 2015 News, a number of clarifications and corrections are included in the required updates. The primary issues that are subject to amendment include:

- Nonconforming structures
- Timber harvesting
- Vegetation
- Nonvegetated surfaces
- Disability variances
- Definitions
- Shoreline stabilization
- Structures and uses extending over, or located below, the shoreline

The Planning Department has amended Section 7.1 of the Zoning Ordinance based on the state’s model ordinance. The draft changes have been forwarded to Mike Morse, the southern Maine Shoreland Zoning coordinator. The amendments have been provided to the Code Enforcement Office for review. And, the Planning Board reviewed the amendments at a workshop on July 19.

The next step in the process will be a public hearing at the Planning Board meeting of August 2.

Planning Board action will be a recommendation to the City Council. The current schedule suggests that the City Council could conclude its review by early October.

Those with questions about the proposed changes to Saco’s shoreland zoning are encouraged to attend the upcoming Planning Board and Council meetings, or, call the Planning Department at 282-3487.