

Kennebunk Lower Village Committee Meeting Minutes
Monday March 29, 2021 – 9:00AM - Via Zoom

The meeting was called to order at 9:10 with a single agenda item: to discuss the zoning status of #2 & #4 Doane's Wharf, currently in the Coastal Residential Zone but the subject of a recent contract zone proposal.

Betsy Smith gave a summary of chronological events pertaining to the property starting in the spring of 2015 when new owners acquired it to March of 2021 when a contract zone proposal went before the Town Planning Board.

Patti Sass Perry gave a summary of the February 2021 Watershed-Based Management Plan for the Kennebunk River. She highlighted the status of the River as "impaired" and noted recommendations with regard to future management of the River in terms of zoning and development. She also noted that the Town of Kennebunk has underwritten and promoted this study.

Miriam Whitehouse then opened up the meeting for discussion with regard to the current and possible alternative zoning of the property requesting that the discussion focus on zoning changes and their implications. She asked that participants refrain from discussing specific proposals or individuals. Later in the discussion, Mark Bower (Town Attorney) also cautioned us about discussing current litigation involving zoning and the Town of Kennebunk.

There was a wide-ranging discussion about zoning in general, the impact of possible changes on the health of the River, traffic congestion, abutters, and issues like lot coverage, setbacks, building height and resource protection.

It was explained that a contract zone is special zoning for a specific parcel. The proposed change must be in the public interest and provide a public benefit. An applicant first makes a request to the Planning Board where it is reviewed and evaluated. The Planning Board then sends it on to the Select Board with their recommendation either for or against. The Select Board then does its own review and decides whether or not to put it on a public ballot for a town vote.

Miriam Whitehouse made a motion to send a recommendation from the Lower Village Committee to the Select Board, the Planning Board and the Residents of Kennebunk as follows: "to maintain the current Coastal Residential zoning for 2&4 Doane's Wharf so as to avoid the possible negative impact of alternative zoning on the health of the Kennebunk River and to protect the interests of the residents of Lower Village, including the neighbors on Doane's Wharf." Betsy Smith seconded the motion. There was a brief discussion. The vote was 4 in favor (3 regular and 1 alternate) with 2 abstaining, 3 absent.

After a brief follow up discussion, the meeting was adjourned at 10:15.

Attendance:

Betsy Smith - Chair

Miriam Whitehouse – Vice Chair

Pat Foley

Patti Sass Perry

Rick Taranto

Laura Dolce

Frank Paul – Select Board Liaison

Wayne Berry – Select Board

Absent:

Theresa Willette

Nina Spencer

Alex Gramling

Attendees:

Robert Lyons

Beverly Lindgren

Damian & Rachel Narvaez

David Plass

David Matero

Edie Lamberts

Kristi Kenney

Mark Bower – Town Attorney

Sue Plass

Woodman Edmands