

Appendix A.

Public Participation

A. Community Survey Results

Number of responses: 505

(90% full-time residents, 5% seasonal residents, 5% non-residents)

Duration of Respondents' Residence in Kennebunk

- 3% No response
- 35% 20+ years
- 22% 11-20 years
- 15% 6-10 years
- 26% 5 years or less

Area of Respondents' Residence in Kennebunk

- 4% No response
- 35% Eastern Kennebunk (east of Amtrak railroad to the ocean)
- 38% Central Kennebunk (between the Turnpike and the B&M railroad)
- 22% West Kennebunk (west of the Turnpike)

With respect to future residential growth in Kennebunk the Town should:

- 2% No response
- 16% All the amount of new development to be controlled by the real estate market
- 37% Neither encourage nor discourage residential growth but direct it to appropriate areas
- 31% Limit the amount of new residential development
- 13% Actively encourage new residential development

Rate Kennebunk's Land Use Regulations:

- 2% No response
- 13% Too restrictive in telling owners what they can and they cannot do with their land
- 12% Too lenient and do not provide enough protection for the public
- 53% strikes a good balance between the need for regulation and property owners' rights

With respect to future business and industrial growth in Kennebunk the Town is:

- 2% No response
- 13% Limit the amount of new business and industrial growth
- 15% Allow the amount of new business and industrial development to be controlled by market forces
- 32% Neither encourage nor discourage business/industrial growth, but should be primarily concerned with directing it to appropriate locations
- 38% Actively encourage new business and industrial development

Does the Town do an adequate job of enforcing its present land use regulations?

- 2% No response
- 29% Yes
- 16% No
- 53% No opinion

Does the Town adequately provide for the housing needs of Kennebunk's low and moderate income households?

- 2% No response
- 20% Yes
- 51% No
- 27% No opinion

Should commercial and industrial properties be required to conform to landscape and architectural standards that are consistent with a small-town atmosphere?

- 2% No response
- 90% Yes
- 4% No
- 2% No opinion

Should all new residential dwellings be charged an impact fee to help defray the cost of public infrastructure improvements, such as schools, traffic and recreation?

- 2% No response
- 53% Yes
- 36% No
- 9% No opinion

Should more land in Kennebunk be set aside exclusively for office parks, industrial parks or other commercial development?

- 2% No response
- 24% Yes
- 59% No
- 15% No opinion

Are user fees a good way to cover the cost of additional services (i.e., Parks & Recreation trips, dump services, beach parking)?

- 2% No response
- 69% Yes
- 20% No
- 9% No response

Should the Town expand the Historic Preservation Overlay District to include additional areas?

- 2% No response
- 34% Yes
- 38% No
- 26% No opinion

Would you support (through the use of a portion of your tax dollars) the purchase of land or conservation easements as a means of protecting natural areas?

- 2% No response
- 73% Yes
- 20% No
- 5% No opinion

Is the Town doing a good job protecting the Town’s rivers, marshes and other areas of scenic beauty and environmental importance?

- 2% No response
- 59% Yes
- 20% No
- 19% No opinion

Do you feel that Kennebunk’s local elected and appointed officials are responsive to citizens’ concerns?

- 3% No response
- 42% Yes
- 19% No
- 36% No opinion

Please rate the quality of service that is provided by Town of Kennebunk employees (from 1-10, 10 being the highest)

No opinion	3	4	5	6	7	8	9	10
3%	1%	1%	7%	7%	16%	28%	19%	17%

Please rate your overall satisfaction with...

Service	No response	Excellent	Good	Fair	Poor
Public Services(street maintenance/repair	4%	9%	44%	32%	11%
Ambulance/Rescue services	5%	48%	39%	7%	1%
Police protection	4%	43%	44%	8%	8%
Recreation services/facilities	5%	31%	50%	12%	2%
Fire protection	4%	49%	41%	6%	0%
Trash and recycling collection	6%	36%	45%	12%	1%
Education	6%	36%	45%	12%	1%
Speed control	4%	11%	47%	27%	11%
Public Library services	5%	51%	37%	7%	0%
Town Hall services	0%	32%	53%	10%	1%
Traffic management	5%	14%	45%	27%	9%
Voting areas (parking/accessibility)	6%	20%	42%	24%	8%
Land use planning	9%	9%	51%	28%	3%

Public services/resources for children	9%	24%	46%	19%	2%
Code enforcement/building inspection	11%	9%	49%	25%	6%
Services/resources for those with disabilities	12%	9%	42%	29%	8%
Services/resources for seniors	10%	13%	46%	23%	8%

Please rank the following areas requiring improvements:

Proposed ideas	No response	High Priority	Medium Priority	Low Priority
Route 1 North traffic management	4%	25%	46%	25%
Utility improvements for commercial and industrial development	5%	14%	50%	31%
Purchase of open space lands for preservation, recreation and other future town needs	3%	36%	37%	24%
Creation of new recreation areas such as ball fields, playgrounds, parks	3%	22%	42%	33%
Provision for public coastal access for small boats	3%	20%	40%	37%
Construction of more sidewalks and bike lanes along public streets	3%	55%	28%	14%

Three most important reasons for moving to or living in Kennebunk

	#1 Reason	#2 Reason	#3 Reason	Not ranked 1-3
School System	21%	13%	12%	54%
Family	26%	5%	6%	63%
Quality of Town Services	4%	6%	8%	82%
Proximity to Jobs	7%	6%	9%	78%
Character of Housing and Neighborhoods	10%	14%	14%	62%
Small Town Atmosphere	28%	25%	19%	28%
Access to Beaches and Coast	27%	22%	19%	32%
Economic Diversity of Residents	1%	2%	7%	90%
Proximity of Rural Land/Open Space	4%	8%	12%	76%
Property Tax Rate	1%	4%	5%	90%

B. Responses to Open-Ended Question “Biggest Challenge for Kennebunk” Grouped By General Subject Matter

Population, Demographics and Housing

- Taxes too high/going up/unfair for fixed income/single income/higher than neighboring towns (28)
- Affordable housing (17)
- Work force/affordable/starter/low income housing (8)
- Affordable housing/rentals for seniors/young families/blue collar workers/middle income families (7)
- Affordability for all given rising property and real estate values, housing costs (7)
- Attracting more younger people and families to offset the aging of the community population (6)
- Keeping taxes within bounds while providing needed services such as better roads, sewers (5)
- Aging population (5)
- The #1 challenge facing Kennebunk is making it more affordable for the people that were born & raised here to be able to continue to live here (5)
- Need to manage tax rate/lower school taxes (4)
- Cost of living/cost to do business/own a business/mil rate/utilities is too high (3)
- Lack of diversity (3)
- Lack of openness to economic diversity – specifically to those of lower economic status (2)
- Property values for tax purposes are not accurate on almost 80% of properties. With many paying too low & yet the few must pay their full share
- There are properties in Kennebunk paying on a tax rate that is \$100,000 less than it sold for in the last few years. Basically property tax methods need review
- Overspending on things like schools and “projects” like downtown which have made it more difficult to live here, not easier
- Keeping taxes from increasing so much every year; Keeping up with the maintenance of what we have while doing #1; Understanding we can’t do everything.
- Fairness to the aging year round population in distribution of affordable property tax allocations while continuing to provide adequate school services.
- Promote more opportunities for single young adults to have entertainment and afford housing
- Wealth inequality, aging in place

Economy

- Making downtown a more vital destination (activities/focus/identity/stores/restaurants) (16)
- Growth of our business community to bring other revenue into the town to ease property taxes (4)
- The balance of industry/business to residential development. We need more industry to help offset the tax base but it needs to be limited in scope to areas along Rte. 1 and Rte. 95 areas (2)
- Attracting and keeping sustaining businesses (3)
- Diversity of business. Too many banks (2)
- Town needs more retail businesses (2)
- Making it easier to bring businesses to Kennebunk...simplifying land use to expand allowable uses.
- Keeping business in Kennebunk.
- Maintaining dining and entertainment options for a socioeconomically diverse population by allowing small business growth that caters to lower/middle class as well as upper class options
- New restaurants
- More family friendly eateries
- More restaurants or casual eateries around town keeping people eating in town
- Allowing growth in town to bring character and not sterile white walled openings (see Biddo/Saco revitalization); Promoting year round residents in all parts of town
- We should make an effort to bring youthful, spunky businesses to the empty spaces or those filled by office space
- Need for more child friendly, tourism attractions

- Keeping balance between tourism and locals
- Tourism is crowding this town year round!
- Dealing with all of the tourists!
- Ugly commercial construction; lack of businesses open after 8:00pm, like good restaurants
- We need to attract businesses that aren't chains. Unique businesses make our town special, not chain restaurants
- Entertainment – i.e, arcade, movie theater.
- Commercialization – just another town. Aroma Joes and Dominoes – really necessary?
- Controlling over growth and those bypassing the regulations
- Economic / business/ entrepreneurial development
- More year round employment opportunities that can help support young families
- Challenges faced by retailers within the community as posed by the online presence (2)
- Jobs outside of the hospitality business
- Local business is so slow; businesses keep closing; lots of businesses seem to be struggling/ shutting down.
- Support for businesses/growth
- Growing without losing character
- Encouraging use of vacant comm'l sites
- Filling empty storefronts
- Creation of more good, local jobs. young people not staying in area
- Volatile environment toward small businesses outside of tourist season
- Having the gumption to make the city open to planned development and as a result a larger tax base
- Managing and stimulating economic growth and keeping it balanced with preserving the small town feel- & accomplishing both without raising taxes
- Managing costs for business owners, bringing attractive small businesses to town
- Attracting businesses that provide local tax revenue and employment
- Increase Opportunities for Small Businesses with affordable rents
- Keeping local small businesses and downtown & lower village businesses viable (Perfecto's, Toroso, Mornings in Paris, etc all closing is not a good sign)
- Keeping the small town atmosphere with a thriving downtown area
- Restaurants, bars, stores, etc.. supported by the waterhouse center and a beautiful main street should be thriving
- Commercial identity- not sure of which direction the businesses should go
- Preventing Route 1 from turning into end-to-end strip malls and development sites; retaining character of the town / neighborhoods
- Not letting Rt. 1 become like Rt. 9 in metro-west area of Boston.
- Chain store development of Route 1, Kennebunk has lost its unique town character
- Lower village – reduce hotel development – add parking
- Lower village should be a lower priority to main st
- Tourism
- Too much emphasis on attracting tourists
- An inability to effectively exploit the tourism industry
- Services and activities for young families
- Trying to gain its own identity next to its famous neighbor, Kennebunkport
- Reestablishing a small manufacturing base
- To support “clean industries” that provide good jobs

- Industry
- Inflation, jaded view of economy, future pressure on low/middle work force
- Energy cost
- Limited entertainment business
- Increasing complexity
- Managing growth, encourage interaction in town activities, balance costs while growing services

Natural Resources/Agricultural/Forestry/Water Resources

- Maintaining conservation areas in Kennebunk
- Preserving Hope Cemetery lands
- Preserving open space preserving and protecting sensitive land, including ocean side, salt marshes, and rivers
- Preserving open fields and not having them turned into new housing developments
- The need to preserve and protect open space and have it be universally accessible
- Open spaces are getting scarce. I would like to see more land preserved
- Taking care to protect natural resources for our future generations
- Preserving natural areas for future
- Strive to promote conservation and reducing energy costs
- Honoring the ME tradition of being able to do what you want with your property but preserving open space and preventing developments in wetlands and preventing docks from clogging rivers
- Environment, without living close to nature in a beautiful small town with access to good fresh local food and services, there is no Kennebunk
- Developing a damless Mousam River into a small European-style affordable residential community
- Saving the dams and hydroelectricity
- Give up on the Save the Dams initiative spearheaded by a small, elitist group
- Preserving our Dams
- Keeping the Mousam River the way it is
- Uncertainty over electric utility & future of dams
- Deciding to dam or not to dam
- Please continue to support removing the dams

Transportation

- Traffic, parking in Lower Village & Beaches (7)
- Traffic (6)
- Too much summer traffic, including “through town” (5)
- Repaving Summer St from railroad overpass down to Lower Village (3)
- Residents who pay taxes have a hard time finding parking on their own beaches! (3)
- Conditions of area roads/road repair (3)
- Public transportation (2)
- Managing beach parking for Gooches and Parsons beach to allow for traffic both ways. Currently, they park on the side of the road making it difficult for emergency vehicles and regular traffic the other way
- Making Lower Village (including Western Ave) safe and accessible for pedestrians
- No biking lanes in West Kennebunk
- Sidewalks in West Kennebunk, transportation
- I-95 Southbound Exit at Alewife Rd – dangerous intersection! Should have a stoplight!
- Make the roads safe for cyclist to get around (bikes are green vehicles). This will help reduce cars on the road. Research says 60% of people would cycle if they felt safe navigating the roads.
- For such an active biking community we have no bike lanes on roads

- Bike lanes and sidewalks are too limited
- More safe areas to ride a bike.
- Have tour buses use road other than Summer St to get to Kennebunkport
- Traffic and bicycle balance
- Connecting sections of town with sidewalks and bike paths
- Transportation around town for seniors! Decent sidewalks and bike paths from Sea Road to Route 9
- Upgrade road/tidal protection/sewer infrastructure, be responsive to needs during the summer, infrastructure of streets, balancing great education with funding, keeping quality staff at Town Hall
- Road conditions in the winter are terrible, especially on Rt. 99
- Better road conditions when it snows
- Not enough plows during snow storms (Rt 99 specifically is always bad)
- Plowing was horrible. Speeding throughout town is bad.
- Speed, growth, crime
- Cars that continually exceed the speed limit on residential streets
- Speeding is out of control!
- Traffic management
- The infrastructure of roads and sidewalks needs to be addressed. Walkers and bicyclists abound in the good weather and we need to improve what they walk and cycle on, as well as the roadways. Winters take their toll and we need to be proactive on maintaining our streets.
- Upkeep of streets and sidewalks
- Fixing infrastructure of gateway roads
- Increasing tourism and its effect on our roads
- The transportation dept keeping up with residential growth
- Roads and sidewalks
- Traffic throughout major downtown arteries
- Resolving traffic flow thru downtown
- Only one bridge over the river in downtown (traffic prob)
- Better traffic flow northbound on Main St. The lights are not timed right.
- The increase in traffic which increase complaints of speed and not enough resources to deal with it, such as police. Main St traffic signals need to be updated as they work together to move traffic efficiently.
- Crowding during summer which doesn't allow for residents to enjoy i.e. Memorial Day thru Labor Day, parking is horrible 4th of July
- I just go to Walmart now instead of Hannafords – with the traffic it is just not worth it
- Pedestrian Safety
- To improve handicapped accessibility throughout town, lower village and the port...i.e., more handicapped parking, appropriate curb cuts along Summer Street and surrounding neighborhoods.

Public Facilities & Services

- Maintaining schools/excellent schools; reality of falling enrollment (9)
- Lack of a public swimming pool (2)
- Create more gathering spots like the Waterhouse center, for example a town pool that people from town can actually afford to be a part of-not KBIA
- Control cost of education per student
- Improve education
- Taxpayers not recognizing the important of the needs for our educational services.
- Increasing school budget with NO community commitments from RSU 21 (district takes but does not give)

- Reluctance to fund schools
- School leaders need reality
- If young families don't move in, the future generation of kids will dwindle creating a lack of new kids for the schools. The schools without new families will suffer.
- School budget needs to be under control not a blank check
- Improving teacher quality
- We need to keep our schools competitive...not just teaching to the test
- More places for our teens to enjoy
- Low participation in meetings and voting, giving vocal minorities outsized influence
- Vocal residents basing opinions on anecdotes rather than facts.
- Listening to town inhabitants.
- Non enforcement of zoning regulations.
- Extensive revenue from the town not collecting \$ from businesses putting out sandwich board signs without permits and payment of fees.
- Selectmen that are responsive to citizens.
- Image, elected officials, disdain of selectmen for other entities.
- Less bureaucracy
- Careful budgeting! "We never did that before" = making changes carefully
- Getting a town manager who is a visionary who has a strategic mindset rather than a self-proclaimed administrator
- Parks and Rec programming for disabled children/teens
- Attitudes of some elected officials
- Need to evolve from town meeting form of government
- The problem with you 'user fees' question is identifying what is "additional"
- I reject the idea that ordinances should be minimized; unless laws are explicit, power is discretionary and arbitrary
- Similar issue is the increase of demands on municipal government that has not been able to grow with the needs due to budgetary constraints
- Town trash bags
- Small amount of people involved in so many things. It's intimidating for new people to join.
- Finding ways to be efficient with town energy seems the area for important work. Running all town facilities with solar energy, for instance making use of town dump land, would be a way to set an example for both residents and students.
- The number one reason I moved here was down town and dock square as well as services like the waterhouse pavilion
- No enough police officers patrolling West Kennebunk
- More community centered events that bring residents together
- Poor support of the senior center, lower village
- Kennebunk has become entirely too dog friendly!
- Insuring the safety of its residents
- Drug abuse/ Safety from opioid epidemic/opioid drugs
- Engaging the younger people in town

Historical & Archaeological

- The Wedding Cake House is in terrible disrepair and as a much photographed historical landmark we should do what is necessary to make it a proud part of Kennebunk and the Historic Landing area.
- Preserve historic infrastructure.

Marine Resources

- Cleaning the beaches. So much seaweed
- Protection of our ocean front
- Understand the value of beach area and related infrastructure
- Maintaining healthy beaches that can be enjoyed by residents, tourists and their dogs
- Too many dogs on the beach
- Protection of our beautiful coast and open spaces to ensure access for future generations
- Coastal development
- Improved public access to both rivers
- To resist demands of beach-front owners to privatize beach-front property

Climate Change and Sea Level Rise

- Planning for 21st century issues i.e. climate change
- Dealing with Mother Nature (beach erosion, storms)
- Countering effects of sea level rise
- Preparing for sea level rise
- Planning for future global warming events

Land Use

- Trying not to change Kennebunk into Massachusetts/Saco/Scarborough/Wells (5)
- Keeping the small town/quaint feeling (3)
- Balancing small town atmosphere with development (2)
- Keeping the town residents healthy by providing more biking paths, indoor swimming pool, trails for hiking
- I think the biggest challenge is residential development/sprawl
- I am tired of seeing areas of forests torn down to make another development
- It seems like many parcels of land are being made into housing developments
- Over development & building along wetlands (Lakebrook behind Morning Walk Lane & new houses near Snug Harbor Farm)
- Not over building in areas, so that wildlife is drastically altered in our town
- Possible overdevelopment if not regulated; controlling development; overgrowth
- So many homes are just seasonal as it is. The area has grown and become over run with too many tourists
- Becoming environmentally friendly; environmentally responsible growth
- Developers taking over/buying out the Franciscan Monastery grounds
- Rampant overdevelopment focused on the needs of Massachusetts millionaires
- Planning responsibility: too many lots getting split, too many houses crammed in between existing homes; better zoning
- Preservation of character
- Maintenance of rural/small town atmosphere while providing jobs and service businesses for residents and visitors.
- Maintaining the beautiful small town atmosphere while balancing the need for diversification of the tax base.
- Keeping a small town atmosphere and look, while maintaining and attracting businesses, that fill local needs and are town appropriate. A casino does nothing for a small town as far as small business and desirable clients.
- To preserve and maintain the charm of the area that attracted us to live here and draws the tourists that sustain our economy.

- Preserving our town for those of us who live here year round.
- Providing well thought out growth to maintain the towns character and beauty
- Maintaining town quality for year-round residents Creating a caring community.
- Maintaining the character of the town without making it "cutesy."
- Keeping the character of our town and access to local beaches/amenities for locals
- Very simply, to maintain the character of a small town and a real, genuine participatory community where residents come together, get to know one another, support each other and feel connected to a community that cares about its members.
- Residential and economic development yet prioritizing quality of life amenities of small town life.
- Maintaining small town atmosphere, especially in summer; depreciation of downtown
- Balancing growth with character/quality of life in W. Kennebunk
- Balancing the small town feel, keeping taxes low while allowing controlled development. The town needs a good tax base
- Maintaining the small town atmosphere while encouraging tourism
- It will be challenging to maintain the character and beauty of this amazing town while pursuing growth and expansion.
- Planning on where future development of residential/commercial areas & to conform with small, historic village/town.
- Limiting development to maintain small town feel
- Be family friendly
- Getting a handle on overzealous development. This has got to stop or Kennebunk will look like Wells. Horrible prospect.
- Potential over-development. I would hate it if we turned into what Wells turned into and lose our small town charm and character.
- Not to sell our souls like Wells has done for every tax \$ we can get (dollar store, condos galore, no downtown "hub")
- Over development and development too fast.
- Making sure that new homes built fit the character of a coastal town in Maine.
- Maintain small town atmosphere and attractiveness of community without raising taxes
- Chickens, dumpy yards, inconsiderate people
- Keep Main Street in its small town feel and keeping it nice looking while attracting new businesses
- Its character is being threatened by the likes of Tim Harrington
- Preserving historic, attractive, rural character, including traffic and noise control.
- Regulating growth of the number of people from out of state who arrive with values not aligned with what originated as a place with small time values for others, the history and the environment.
- Excessive growth due to our small town feel with great education
- Not allowing too much sprawl/development near Hannaford; maintaining small town feel
- Economic development w/o changing historic culture of the area
- A balance in all areas, community orientation
- Maintaining small town charm
- Keeping a small town array of businesses (e.g. coffee shop, year round restaurants, grocery, etc)
- Must be careful that new housing developments don't take away from town's charm, striking a balance between small town living and commercial development
- Over-building
- Keep the property values up to encourage high people to stay and move in town.
- Sustainable growth, sense of community

C. January 19 and February 6, 2019 Open House Summary

Key to responses: Green dots were used to denote approval of a recommendation; red dots to indicate disagreement with a recommendation. Example: (5/1) means 5 green dots and 1 red dot were placed on that recommendation. Each recommendation has two sets of numbers, one showing input from the January open house, and the second showing input from the February open house.

Population and Housing:

- (16/1) (8) The Town should establish a Housing Committee with appropriate town staff support, to address the described data and political issues and to formulate a Housing Plan consistent with economic and demographic projections
- (8/1) (19/4) The Town should encourage a discussion as to whether the community's future should include a strong mix of younger families or continue the trend towards second-home ownership and a growing retired and non- school age population, and then create a plan that will cost-effectively support either outcome of the discussion
- (11/3) (8) The increasing proportion of single-person households should guide zoning to accommodate smaller units at higher density closer to service
- (8/2) (10) In order to increase the population diversity to a better balance of ages and incomes, more lower-cost housing is needed

Comments:

- Too many second homes!
- Discourage more second home ownership, more 24-35 families. *Agree*
- Townies can't afford taxes and utilities; too many developments with huge houses
- To date, beautification is excellent but our future should encourage middle class families, a community rich in experience for all ages, a community where it is much easier to age in place through access to affordable housing, transportation, access to services, and we should be concerned about gentrification that will dismiss indigenous families, young families and older residents of modest means

Economy

- (9) (13) The Town should support the creative economy (professionals in the technology, arts, engineering and other creative economy sectors)
- (8/3) (14/1) The Town should continue to grow and expand the tourism industry by incorporating trails, parks and the beach into an eco-tourism program.
- (6/2) (3/1) The Town should support the expansion of the health care industry
- (2/1) The Town should improve our "gateway" locations and continue implementing wayfinding systems.
- (5/2) (0/1) The Town should create business-to-business Town marketing materials.
- (2/2) (1/1) The Town should continue to develop itself as a regional financial center.
- (3/2) (2/3) The Town should expand its presence at the Turnpike rest area.

Comments

- The expansion of tourism, or the question of it, is where, specifically, that targets. (*Where it should be targeted or located.*) With Lower Village becoming more and more developed, it's important to stretch those improvements into downtown Kennebunk.
- An eco-tourism program should consider the impact on natural resources and eco-systems
- Too many tourists, not enough room for them on roads – too much traffic!
- We get enough tourists!
- Tourism provides significant income, employment and support to our region. While we may not need to exponentially increase tourism we should be careful that we don't harm our residents that rely on service jobs by discouraging tourism.

Natural Resources/Water Resources

- (10/1) (14) The Town should adopt best practices for storm water management and reduce impervious surfaces around water bodies in order to limit the impact of polluted run-off into rivers and streams
- (9) (13) The Town should continue to fund water testing of beaches and rivers, as well as the profiling of beach erosion and creation
- (9/1) (12) The Town should develop and implement a community-wide wetland mitigation policy to protect our rapidly diminishing wetlands
- (10/3)(10/5) The Town should create a database of private septic systems. It should also consider an ordinance requiring proof that they have been inspected/pumped out at regular intervals
- (6) (9/4) The Town should consider adopting a policy or ordinance to pay for manual clearing of CMP transmission lines on town-owned land, thereby limiting CMP's use of pesticides

Comments

- CMP should be liable for adhering to a town ban on pesticides – the town should not acquire expense due to their resilience
- Don't expand sewer to rural areas. My septic works and I don't want to pay for sewer.

Public Facilities & Services

- (14/3) (9/2) The Town should continue to explore possibilities for cost efficiencies through regionalization and cooperation with neighboring towns (Fire Rescue, Animal Control and Harbormaster being a good start)
- (12) Kennebunk should create guidelines for planting of vegetation under power transmission lines. The guidelines should also address the issue of manual versus chemical clearing
- (11) Since high-quality cable, phone, and internet service have become a critical component for both quality of life and economic prosperity, the Town should look for possible opportunities and locations to support future infrastructure needs
- (9/1) The Town should continue to refine the mapping of growth areas so the Sewer District can better understand where service might be needed
- (7/1) The Town Selectmen should work together with the Board of Trustees of the Sewer District to develop a creative and equitable solution in order to fund increased sewer capacity to support planned growth
- (7/2) The Town should cost-share with the Sewer District to create a conceptual sewer plan for West Kennebunk so as to be able to provide an approximation of costs should expansion into this area ever become a desirable option
- (4/2) (7) The Town should appropriate an annual budget for the care and work done on behalf of Kennebunk cemeteries.
- (2/1) (7) The Town should reestablish the Cemetery Committee to continue research of and promote the heritage of the Kennebunk ancestral history.
- (2) Inventory a mapping of sites inclusive of veterans' graves researched by the 1st Cemetery Committee
- (4) The Town should consider the creation of a Technology Resource Advisory group to stay up to date on new developments and make recommendations as needed

Comments

- Appreciation of the importance of art/culture/music in our community
- Recommend changing bullet #1: 23 town employees then goes on to list 600 employees between fire, police, etc. Perhaps 23 administration or management?

Transportation

- (15) The Town should explore the need for creating transportation resources for older residents and others with reduced mobility

- (10) The Town should create, prioritize, and agree upon a list of Town locations where public parking space is presently needed so if purchase opportunities develop, action can be taken expeditiously
- (11/2) The Town should consider options for public transportation to reduce the number of cars on the road. Such transportation could perhaps be coordinated with neighboring Towns to provide interTown commuting potential
- (10/1) The Town should appoint a Bicycle and Pedestrian Committee to create a Bicycle and Pedestrian Plan for Kennebunk with public input
- (11/4) The Town should formalize the seasonal train stop in Kennebunk with the Downeaster
- (5/2) Parking ordinances should be reviewed to ensure maximum utilization by business property owners

Comments

- (3) Would love sidewalks and bike paths on Ross Road and within the streets, i.e., Merrifield, so it's safe walking
- It is estimated that 60% of adults would ride bikes more often if they felt safe navigating roads
- Make connecting the ET to economic center a priority
- Bicycle lanes for public safety of young and old (curb and narrowness of ? at High Street is dangerous for bicyclists)
- Increase and improve sidewalks (example: Cat Mousam Road)
- More sidewalks
- Crossing guard at Middle School flashing intersection

Historical & Archeological

- (9) (15) The Town should collaborate with the Brick Store Museum to identify & protect additional archaeological sites
- (9) (11) The Town should develop strategies to help preserve the cultural and historic heritage of the Town
- (7) (5/1) The Town should review existing ordinances to strengthen existing local regulations regarding historic preservation.
- (2/4) (10) The Town should remain flexible in reaching accommodations with new purchasers of homes and current residents within the Historic Overlay District on a case-by-case basis
- (4/1) (3/2) The Town should assess the benefits and potential costs/concerns for expanding the Historic Overlay District to include the Kennebunk downtown area as recommended by the Maine Development Foundation's Downtown Center team

Comments

- Create a level of management and care on non-subdivision sites as well as those subject to subdivisions (*requirements*)
- Review of other towns' archeological chapters such as York Maine for direction
- The Brick Store is not the only source. Historic Preservation Commission Augusta should be consulted

Land Use/Climate Change/Sea Level Rise

- (12) (18) Future zoning and setback requirements need to be adapted to discourage growth and new development in threatened areas
- (12) (16) The Town should form a working group of staff and volunteers to monitor information and recommend best practices for adaptation and mitigation
- (12) (14) The town should support public education on climate change and sea level rise and adaptation to residents
- (11) (13) The town should increase its use of renewable resources, wherever feasible
- (10) (13) The town should review floodplain management and land use ordinances to strengthen standards in vulnerable areas

- (9) (14/2) Moody's Investor Services announced in February 2018 that municipalities' preparedness and planning for climate change would be taken into consideration when assessing credit risk. Recognizing this, the Town should make adopting these climate change recommendations a priority
- (11) (13) The Town should do further evaluation of wetlands constraints in the Route 1 South district in order to provide adequate environmental protections while allowing appropriate business expansion
- (7) (11) The Town should continue investment in downtown and Lower Village maintenance and infrastructure improvements to encourage additional private investment in these districts
- (7) (9/5) The Town should continue to limit the number of homes that may be built in the rural areas while providing adequate space for new homes in the village growth areas
- (3/2) (9/1) The Town should investigate solutions for additional parking in Lower Village
- (3/3) (3/5) The Town should incorporate more multi-use development into its zoning
- (2) Include Hope Woods in OPEN SPACE

Comments

- Fund a staff position for a Sustainability and Climate Change Manager
- "RETREAT" is going to be a word we use more often
- Climate Change/Sea Level Rise MUST be addressed
- Consider working with 350Maine and Maine Sierra Club to receive support for these actions
- Nearby (Wells) residents with sea level rise expertise would volunteer for working group (Linda Stathoplos, John Lillibridge – isbell@verizon.net, mrmole@twc.com)
- Infrastructure is the #1 problem in a climate event. Focus on Infrastructure backup systems to be proposed
- *Comments*
- Doesn't seem like Open Space and Conservation are priorities in the Open Space part of this plan. Rural spaces should be conserved without threatening the open space in village areas.
- Add mention of 72 acres of open space conservation easement Hope Woods in downtown Kennebunk. Trails open to all, (x), skis, snowshoe, bikes
- Village Growth = Coordinated housing with open space
- Hope Woods is a gem that should be emphasized in this town's plans
- Please consider including plans for conservation of open space in this chapter
- Paid parking should be cheap (\$3 a car, unlimited time). We need more parking at the beach for Prelude
- Focus on preservation of open areas between village centers to prevent blending together of each unique village center

Fiscal Resources and Capital Improvement Plan

- (13) Moody's Investor Services announced in February 2018 that municipalities' preparedness and planning for climate change would be taken into consideration when assessing credit risk. While this is one of many rating factors, the Town should proceed with recommendations in the Comprehensive Plan for addressing climate change
- (3) The Town should match its debt with the life-cycle, or term, of assets being financed. The use of long-term debt to finance current expenses or short-lived assets results in shifting current shortfalls to future taxpayers

Marine Resources

- (10) (17/1) The Town should encourage marinas to provide public education and easily available pump-out equipment for resident and visiting watercraft. The River Committee (a joint Kennebunk-Kennebunkport-Arundel committee) should be tasked with deciding whether the public pump-out station removed in 2016 should be phased back into service. The Town should give the River Committee the ability to levy fines or take other actions to ensure the ability to enforce mandatory pump-outs.

- (12) (11) (Ensure working fishermen have continued access to the river; review balance of commercial and recreational use of the rivers.
- (7) (15/2) The Monastery property is a very significant and valuable open space along the Kennebunk River and the town should undertake to preserve or expand public access to this riverfront property and the surrounding ecosystem
- (12) (9/2) The Town should take steps to allow additional public access to the Kennebunk River
- (13/5) The Town should consider an option to purchase all or part of the Monastery property to ensure access to the Kennebunk River

Comments

- *Regarding first bullet:* After the Pump-out barge sank in February 2016, The River Committee reviewed the use of the Pump-Out barge for the 6 year span on the river and found it was not being used. After discussions with both towns, it was decided not to do the costly repairs on the barge and remove it from service. Currently, The Yachtsman Marina in Kennebunkport is planning to install a Pump-out station on their face dock in 2019. The Yachtsman has been in contact with MaineDEP, Harbormaster Black and Kennebunk River Committee. The Kennebunk River is designated a “No Discharge Zone” area. Under the Clean Waters Act Section 312, Vessels must close any seacocks and remove the handle or padlock any valves leading to overboard discharge while docked, moored or anchored in a “No Discharge Zone.” This code is strictly enforced by the United States Coast Guard. All Marinas and Boat Clubs must display “No Discharge Zone” signage along docks.
- As the Monastery property was the site of the Mitchell garrison, it too should fall under the Historical and Archeological subchapter of the Comp Plan.
- Definitely support Monastery conversation!
- The Kennebunk River Committee wanted to ensure the continued success and tradition of the Commercial Fishing industry in the river and addressed this concern in 2015. Under Kennebunk River Ordinance – 10.5 Rules of River, Section 5-D – Commercial Moorings shall comprise of at least 50% of the total number of Mooring Sites within the Kennebunk River. If an existing Commercial Mooring becomes available within the Kennebunk River, it may not be assigned as use for a Recreational or Transient Mooring if such assignment would cause the number of Commercial Moorings to constitute less than 50% of the total number of available mooring sites within the Kennebunk River. Commercial applications on the Mooring Waiting List take priority over Recreational applications on the Waiting List. The Kennebunk River Committee also added to the ordinance in 2014 – 10.5 Rules of River Use, adjacent to Government Wharf running northerly shall be kept specifically for commercial fishing vessels only. (Exhibit A) (06-10-2014)

D. “Community Voice” Comments (through town website) - Housing

Karen Winton, (TOK) - Rising housing prices impose higher monthly costs on Kennebunk’s households, and these rising costs limit the opportunities for young working families to move to Town and for aging residents to remain in Town. Should the Town be making an effort to explore affordable housing options for families and seniors? What are some ideas to do so? Would you favor the Town exploring zoning amendments to increase the flexibility in multifamily housing? Do you think there are adequate rental opportunities in Town? Do you believe the Town has adequate resources (jobs, activities, mobility friendly components, social services) to support the population in Kennebunk, both year-round and seasonally? Do you think the population spike due to tourism during the summer months is positive or negative for the Town? Does the spike in seasonal population influence the Town and how it provides services? Dec 7, 2018

Discussion:

Lionel Menard - Housing prices are just a part of the story. Rising taxes are a bigger part. If we continue raising taxes at 6% per year, our taxes will double in about 10 years plus all the other housing cost increases. What is

adequate? What is affordable? Kennebunk is a supply vs demand town. In order to change this and I'm not saying we should, this would require a lot of cooperation, coordination and management in order to have more adequate and affordable housing. According to the Comp Plan, we have over 1000 vacant houses. Are they inhabitable? Could there be any hope of making some habitable and have all parties agree? What happens when something changes, will we/can we evict the homeowners or tenants who no longer qualify? Dec 11, 2018 7:42 AM

[JLS](#) - The population spike is a positive for the town. Dec 12, 2018 6:40 PM

[JLS](#) - The town of Kennebunk could improve bike paths to connect the downtown area to the parks and beaches. Namely provide alternatives to more heavily trafficked roads for us by families and children. The downtown area is beautiful and pedestrian friendly, but lacks, an ice-cream shop, place for breakfast and lunch for families. The coffee shop and restaurants (50 local, Duffys, Kennebunk Inn) work. Dec 12, 2018 6:48 PM

[David Garriepy](#) - The population spike is only one reason why each area of town should be looked at separately and goals should be made to maximize the experiences by the visitors. For example, Lower Village should had at a minimum, Beach Ave repaired, Western Avenue Repaired. Bike Racks installed at the beach and on Western Avenue. The committee, really needs to set objectives on this matter and allow the subject matter experts to execute on these objectives. Dec 14, 2018 9:39 AM

[David Garriepy](#) - Affordable housing probably has a federal definition. Affordable housing implies people with limited incomes and small disposable incomes. Which means, location to shopping center, medical facilities and transportation hubs have to be considered. Does the committee have any ideas where to locate such a facility, that maintains the character of Kennebunk, and meets the above criteria? 10% growth may not be realistic. Also, did we meet the current plan growth goal? This should be addressed in the new plan (either way if we did or did not). Dec 14, 2018 9:34 AM

[Brenda Robinson](#) - KBK has put forth a lot of ideas and made numerous decisions without looking at the whole picture. One action (house building) impacts lots of other items: roads; public works and safety services; utilities; support businesses to service residents; - just look at the budget categories. In spite of saying this for more than 4 years, I see little coordination between development and impact. There is data and it is usually ignored. 1) Moratorium on any new building developments for 2 years; 2) Emphasize renovation over new building (thereby enhancing history and culture); 3) Emphasize 'community' housing and small living spaces that promote social interaction and community support (i.e. gardens, activities); 4) Emphasize 'smaller' and aesthetical housing vs. the McCondo cookie cutter styles that have been built; 5) Promote intergenerational living communities. Research tells us what people need and want. Let's be in the forefront and not at the tail end of creativity. Dec 14, 2018 1:14 PM

[David Garriepy](#) - One thing the Committee is silent about is alternative means of transportation such as rental bikes for congested areas. The current Trolley trucks are a safety concern since the drivers talk while driving, and I have witness many near hits. Dec 14, 2018 9:54 AM

[Molly Hoadley](#) - Tourism overall is a positive. Rental bikes - would be a good idea. Feb 1, 2019 3:05 PM

[Bevan Davies](#) - We are fortunate in Kennebunk in that our population size is still growing, albeit at a slow rate, unlike the decades between 1970 and 2000, when the population doubled. Nevertheless, we still have a very slight decline in the cohort between 20 and 44 years of age, and their percentage of the population is still too low. We need to attract younger families to Kennebunk by building more affordable housing, and by bringing more jobs in the medical professions and more jobs in hospitality and tourist-related employment to the area. We must leverage our location and quality-of-life attractiveness so that not only wealthy retirees will want to move here, but young families and skilled workers as well. In order to do that, we must have services and facilities that will make this an even more attractive community for all ages. Dec 14, 2018

[KennebunkCitizen2012](#) - I would hope the Town would look seriously at exploring workforce housing for families and young people that live - or want to live - in this town but cannot due to high costs of home prices and/or are blocked from access to "affordable" housing because the many of the developments recently built are only 55+ communities. Many young families that work in Kennebunk, and have a real love for this town and its people,

are now living in Lyman, the Berwicks, Sanford, Wells, etc. The optics of this arrangement emphasizes that median income/low income families and young people are not welcome here. There are few options for apartment rentals here in town; making it a supply vs. demand issue where landlords can increase prices with little push back. This is such a wonderful place that I hope we can welcome inspired young people to live and work here. Dec 17, 2018 6:42 PM

[David Garriepy](#) - The Comprehensive Planning committee should benchmark what other bedroom communities are doing to balance the population growth, especially in the 20 to 44 year of age group. This is the group that will keep our schools going. My perception is current growth tends to be in the elderly, fixed income, people. Dec 25, 2018 11:39 AM

[Molly Hoadley](#) - Yes, we need to make our town desirable for young families with affordable housing and jobs.

[Brenda Bryant](#) - Builders should build simple two or three bedroom ranch style home, instead of big fancy homes. Kennebunk is big enough. I do not want it to be a city. The town needs to limit building. Jan 19, 2019 7:54 PM

[Molly Hoadley](#) - I am for town density. Accessory apartments should be easy to build. We need more affordable housing. Park Street and Cousin's are jewels. We need more housing built along that model. Perhaps rehabing large homes that go up for sale into apartment units. Habitat for Humanity is building a large development in Falmouth. Maybe we could do the same here.

[rfsme21](#) - People are leaving the area due to high property taxes, especially we who are retired on a fixed income. Feb 2, 2019

[Bevan Davies](#) - Population figures for Kennebunk are very concerning. The median age in Kennebunk is 52.8. Numbers vary but are in this range. Males are younger than females. Of this population, 50 percent are over 50 years of age, and a startling 35 percent are 65 years of age and older. There is very little preparation being made for the coming so-called "silver tsunami" of older citizens; precious little is included in the draft Comprehensive Plan. Aside from the non-profit organizations already in the Town, such as the Center (formerly the Senior Center), No Place Like Home, and a counseling service for dementia patients, and state and local agencies for emergencies, there is little else. If an older adult needs snow cleared, a bucket of sand for their driveway or steps, any light repairs, or transportation, in the majority of cases they must fend for themselves. There should be a dedicated cadre of volunteers to help older adults when necessary with the tasks associated with daily living. Mar 23, 2019

[Charlie Galloway \(re: Population\)](#)

- You may wish to consider adding data on male/female %'s; Also should not the Summary Section population recaps include a high level point about population growth mentioned later in the text ? – i.e. as a community we are - aging, fatter, and pop growth has slowed, etc. Summary overall needs some work to "snap shot" capture who we are demographically, in my opinion.
- I would suggest that the income and education data and commentary include short note that these numbers exclude values for seasonal dwellers that can be assumed to be higher on both factors and impact the community for 4-6 months. In other words, for half the year the income and education levels of residents are higher than census data suggests.
- Apparently there is evidence that seasonal dwellings are being rented by families from away to enter students into the school system. The town needs to understand the extent of this and what it means from several perspectives. (A possible Recommendation?)
- I don't feel the reason why we have so many single households is well understood. Does this reflect the senior housing complexes? Do we know if occupants are mostly female? If so, does it say something positive about their comfort with quality of life, safety and medical care??
- You may wish to add a recommendation, that to help the Selectmen better govern for the benefit of all residents, that they secure more understanding regarding the combined 51% ?? (20% seasonal, 31% single (2010)) of taxpayers that are - unique to Kennebunk.

- Both Recommendations included in the draft involve housing. While perhaps not intended, I feel these recommendations favor town efforts to influence its demographics through housing development of the lower cost and single occupancy varieties. Such development could have undesirable effects and needs to be carefully considered resulting in informed decisions. I suggest changing the wording of the second Recommendation to stress exploring options with public input more and also making Recommendation number 1 = number 2 11/26/18

Charlie Galloway- 11/28 – (re: Housing)

- I think it is good that this chapter identifies the need for more information and better understanding of several housing and income related issues. I agree and would also like to see in addition to a housing committee, a recommendation for funding to accomplish same.
- The third paragraph states 23% of dwelling are seasonal rented. The wording is confusing. I recall estimates of 20% (I believe that's a low estimate) seasonal dwellers but not all are rented.
- I don't understand the data showing 20% of our housing is "vacant". How is vacant defined? This cannot just hang out there without an explanation. (Otherwise, you will be aiding a burglary rush in town-ha!). Also a high % of vacant housing would lead one to believe housing therefore is cheap- so where is this affordability housing need??
- Chapter A says single households were 31% in 2010; Chapter B says 25% in 2015. (Think It was 24% in 2004?) Might consider tying these or explaining if you can -.i.e.- historically in the 25-30% range.
- The resident survey referenced where 51% said the town was not doing enough about low cost housing is positioned in the draft as certification of public desire. I am not sure about that because I doubt 51% sufficiently understand the subject and associated ramifications- then or now.
- My personal belief about affordable housing recommendations is that they are well intentioned but often not practical especially for small towns like ours. Frequently cited is the desire for teachers, police and other town workers to live where they work. However, if builders could be encouraged to build suitable low cost housing how do you ensure the folks you want to live there- get to live there? The answer is it can't be ensured for most, especially if state and federal \$ subsidies were needed to get the housing built. These funds come with requirements to accept folks from a broad reach. In other words -needy Kennebunk residents and town employees would receive no priority. Look at the Park Street School project. I believe more than 95% of original renters were from outside of Kennebunk. To be unkind -while that project converted what could have become a derelict building into something respectable and the housing dreams of many low income folks were answered- what's the net/net benefit to Kennebunk taxpayers? I care about our residents, especially those that paid taxes here for years. I have less interest in relocating low income folks from other communities to share our newer construction projects if we built them.
- Build low cost housing "and they will come", assuredly. But should that be our goal? If we do it in any scale we run the risk of devaluing current housing. We also hear people say they are being priced out of the market - but what does that mean? If they own property that means their property is worth more. I assume most property owners (taxpayers) are happy to see their investment increase in value, not decrease. I have no guilt about living in one of the more expensive towns in York County. Towns reflect cultures and values commonly held by the people who choose to live there.
- A fundamental question is where to build affordable housing in Kennebunk?. Do we even have enough suitable land to drive this discussion? Ideally should such projects have town sewer access? Are multiple dwellings practical on septic systems?
- Most affordable housing discussions assume a social obligation and the thought is - if every town does some, it will all work out. Towns are not self contained entities each with their own workers that live and work there. That went out with company stores. Let's assume Kennebunk does nothing. What will happen? Folks that work here will commute from Wells, Biddeford, and Arundel and beyond. That happens all over

the country and there are both higher and lower priced communities within every metro area. Workers have always lived where they can afford to and worked where the jobs are. Often these are different places.

- For small towns the dynamics of low cost housing investment cannot assure a payback in terms of retaining & attracting town dedicated workers. Most every Maine town cited the need for affordable housing in their Comp Plans. I feel the more thoughtful realize the issue is really regional requiring neighboring towns to all choose to provide affordable housing to be equitable. Otherwise those that do provide will become become hosts for the workers of those that do not.
- I think the Issues Implications are well done. I would modify the paragraph about the prior plan's goal of 10% being met, etc. I think it should be reviewed to determine if .."if goal has been met or adequate" and add or should be otherwise modified. Some other wording sounds recommendation-like.
- The Recommendations are also thoughtful but the bullets with the word "should", should be modified in the example model utilized in the draft. More importantly, I would strongly recommend undertaking another resident survey to guide the Housing Committee. This time we need a professional effort supported by volunteer "community organizers" to achieve higher participation.

E. "Community Voice" Comments (through town website) – Economy

Karen Winton, (TOK) - Tourism is an important factor in Kennebunk's economy and it creates a number of jobs, but these jobs are seasonal and can also be lower paying. In 2017, three of the five largest employers in Kennebunk were based in the healthcare sector. Do you think the Town is supportive of new and existing businesses? Are there any industries that you think should be in Town (manufacturing, technology)? Do you think short term rentals have a positive or negative impact on the local economy? Are there any businesses that are not available in Town that you think we need? Dec 7, 2018

Discussion:

Michael Green - I don't think the town is supportive of new businesses. Recent examples of the mini golf course and the town saying that they won't sell retail marijuana are two examples, the latter leaving a huge sum of money on the theoretical table. I'm not saying I want a starbucks on main street and I would like to keep the small town feel but the actions of the town show that while we say that Kennebunk is "open for business" what they really mean is we want to be picky and want some businesses and not others. Dec 11, 2018 11:23 AM

Bevan Davies - Mr. Green, I don't know if you are aware that there was a Starbucks in the supermarket at the Shop and Save, where Hannaford is now, and it failed. Just sayin! Dec 14, 2018 1:59 PM

Michael Green - Hi Bevan – I was not, thanks for sharing. I'd rather spend my money at a local shop like The Blue or Boulangerie. To be clear I'm saying that any business, regardless of what's sold, should have the opportunity to open their doors in our town. I'm not saying we should loosen the restrictions to open a business, but we need to be more welcoming to those who want to. It's okay to have a pawn shop, a McDonald's & a Dunkin Donuts on Main Street but heaven forbid a mini-golf course opens on vacant lot of land or we allow a retail marijuana in the town (this town is leaving a lot of money on the table by not allowing this but keep raising my property taxes!). Dec 14, 2018 4:55 PM

Michael Green - The Fossett's were going to spend \$115,000 for the mini-golf course, plus more to build. The lot is vacant due to a zoning ordinance (could be updated with a vote). A selectman said: "It doesn't conform to our ordinance, so I feel the best thing to do is to put it back out to bid again." How is that business friendly? The Fossett's were burnt by this town. Maybe instead of a family friendly activity we'll get something exciting like an Applebee's or an Olive Garden! I feel like this town likes to fall back on traditional values when it's convenient & fits the image of who they think we are. Dec 14, 2018 4:56 PM

Bevan Davies - In an article in today's New York Times, by the economics reporter Eduardo Porter, he wrote of the difficulties of trying to "save" rural economies. Fortunately, we are not in the dire straits of many small towns in America in that we have the importance of our seaside, our New England feel and look, and fact of our closeness to Portland and Boston. One of the fastest growing sectors of our economy is medical care. We should

be attempting to attract topflight medical schools and hospitals to our area; along with that, affordable housing which would help nurses and doctors and their families move to and live in Kennebunk. Dec 14, 2018 1:57 PM
[Bevan Davies](#) - In order to create job opportunities here, we should be investigating the means to increase population diversity, as outlined in the Comprehensive Plan's section on this subject. Development of areas with higher density housing, and the construction of nearby areas for shopping and transportation, should be made a priority. Our population growth must be driven more by an increase in birth rates and less by the in-migration of older adults. It should be required to increase the percentage of so-called affordable housing and rental units to 25 percent of large-scale projects, rather than a meager 10 percent, as is now mandated but rarely followed. With a public plan to increase spending on housing and transportation, perforce our Town would attract more service workers, tradespeople, and working-class families. This would not be an instant solution, but it would be a workable plan. Dec 16, 2018 1:30 PM

[KennebunkCitizen2012](#) - Agreed on this approach! Dec 17, 2018 7:00 PM

[David Garriepy](#) - This local economy can not be solely focused on the increase in population, although it part of the equation. Each district in Kennebunk has uniqueness that need to be made into centers of excellence for driving growth in this town. For example, when I walk the Blueberry Plans, I feel an opportunity lost to attract "naturalist" to the area. When I bike around the beaches, I wonder why people would come to the beaches where the beaches are cluttered with seaweed, let alone driving on bad roads. The center of town needs to attract business that will employ people with good wages and benefits and not change the character of the town. A difficult balancing act. The comprehensive planning committee has sadly, not made any recommendations on this topic other than to throw out the 10% affordable housing goal. Dec 25, 2018 12:06 PM

[Molly Hoadley](#) - Short term rentals should be limited to owner occupied homes. It is not good for a community to loose it's housing stock to short term rentals. Kennebunk Beach could be exempted. We could use a variety store on Main Street that sold practical items. I'd like to see our local utility bring fiber optics to town. Feb 1, 2019 3:02 PM

F. "Community Voice" Comments (through town website) - Natural Resources

[Karen Winton, \(TOK\)](#) - Natural resources in Kennebunk include wetlands, wildlife habitats, beaches, and aquifers. The Kennebunk and Mousam Rivers are important recreation areas providing fishing and swimming opportunities for the Town. What do you think the most important natural resource is to the Town? Is the Town doing enough to protect that resource? Do you think the Town has enough access to its natural resources? Are you concerned about protecting the natural water supply source? Dec 7, 2018

Discussion:

[Michael Green](#) - First and foremost we are a beach community but we'd be remiss not to take care of our natural resources. To be honest I don't know what the town does to protect our beaches. In their current state there is no logical reason to keep the dams. We need to address the issue before it is an expensive problem. Dec 11, 2018 2:28 PM

[David Garriepy](#) - Studies have shown a correlation between "green space" and a reduction in cardiac arrest. This doesn't mean we buying Hope Cemetery. What it does mean, is building lots should be sufficiently sized, so trees, flowers, etc can be on the property. The community plan should set an objective to maintain green space in all new or renew buildings projects. Dec 14, 2018 10:04 AM

[David Garriepy](#) - The committee is silent on establishing a "climate change" plan objectives. This is no small undertaking in my mind, but starting to bite the chocolate elephant needs to be done. This would identify, critical natural resources such as salt water marches, wet lands, etc that will be needed in the future to minimize damage. We need not look in Kennebunk's to distant past (patriots day and mother's day storms) to know we need to plan for severe weather and climatologist are saying the weather will be more severe. Dec 14, 2018 10:08 AM

AlexM - Historically, the Town of Kennebunk has been remiss in addressing environmental matters. The Town has a State-sanctioned Conservation Commission, but the Selectmen really don't listen to its recommendations. The Town wastes money left and right. For example, the Rest Stop on Rt. One has a registered vernal pool (Pool 539) and mandated and recommended set-backs. These set-backs preclude development, yet the Town lets Requests For Proposals, and then has to review them! That is absurd. The Town should simply put up signage on the Rest Area site advising visitors that it is a sensitive environmental area, and advise caution if perusing the vernal pools or surrounding uplands habitat. Forget about RFPs! Jan 9, 2019 3:34 PM

David Garriepy - I couldn't agree with you more on your first two sentences. If you're going to have a committee the selectman have an obligation/responsibility to be responsible and accountable for ideas and recommendations that are derived by the committee. Negotiation with the committee is fine, but ignoring them is not. Having a committee for a "check-in-the-box" or to have something to delay or hide behind is unacceptable. Jan 17, 2019 5:30 PM

Molly Hoadley - Our beaches and rivers are our most important resource. I would like to see our right-of-ways to the rivers developed. There could be kayak launches or benches at the end of roadways. There is one at the end of Great Hill Road that would be utilized, as well as those just upstream of the dam on the Mousam. I want our Sewer and Water Department to ensure the Mousam is kept clean. Feb 1, 2019 3:12 PM

Michael Green - I am in favor of removal of the dams on the Mousam River. I found this article that cites removal of a dam on the Kennebec River. <https://www.oars.com/blog/new-era-for-dam-removal-projects-in-the-united-states/> I realize it's not as simple as "removal" but the sooner it is started the better. Short term the impact may be hard but the long term environmental benefits are far greater. Feb 27, 2019 11:14 AM

Megan Bain - Have a section in the report about how to educate the public about the natural resources of Kennebunk

- o Talk about how to educate the residents about the importance of wetlands, vernal pools, forest ecosystems as well as the animals and plants that live in these ecosystems
- o Try to add education programs in the school system, the town website, newsletters/email, and partnering the Kennebunk Land Trust to educate them about natural resources
- Add a boat inspection program -
- o After a boat gets towed out of the water someone (paid by the town and has knowledge about plants living in the water) inspects, records, and removes any plants found on the boat
- o This will help with the spread of invasive species as well as pollutants

Town should implement and develop a wetland policy and mitigation program Mar 26, 2019 1:30 PM

Charles Galloway - Natural Resource Issues and Implications:

- Groundwater is the primary source of drinking water for Kennebunk. Environmental protection measures should (recommendation?) continue to ensure that aquifers remain free from pollution. I think Water is our best managed utility. FYI, They have 3 water sources to choose from = river, ground & Biddeford. At one point I thought I recalled it was cheaper to buy from Biddeford. At recent presentation it was stated now using ground as you state here.
- 50-60% of Town soils are "non-discharge" soils which cannot support subsurface on-site waste disposal. Where no public sewer is available, this has implications for future development patterns.
- Heavy rainfall tends to lead to higher than safe bacteria levels at the beaches; and the Kennebunk River is listed by the Maine DEP as impaired for bacteria. A grant(for several towns jointly??) has been received for a project to assess the historical data and devise a plan to mitigate this water quality problem.
- Wetlands, including salt marshes, comprise a significant share of Kennebunk's total area. Wetlands are critical to water quality, flood prevention, shoreline protection, the quality of wildlife habitat and recreation. As Kennebunk's uplands are built out, pressures to encroach on these wetlands will increase.
- Kennebunk supports a variety of ecosystems ranging from the Plains to the Salt Marshes. These, in turn, support a number of endangered and threatened species and species of special concern. The co-existence of development and wildlife habitat is a complex planning challenge. Most Maine towns do/do not have management guidelines in place??

- The widespread use of pesticides is a source of controversy with regard to their impact on the environment, plants and animals and public health. The Town has adopted a Pest Management Policy that favors organic pesticides wherever possible. Is CMP still using brush and weed killer on their access land??
- Also isn't Air a Natural Resource? Also what happened to salt and deicing chems used in winter that work their way into wetlands and ,streams and rivers?

G. "Community Voice" Comments (through town website) – Public Facilities & Services

- [Karen Winton, \(TOK\)](#) - Are there areas where the Town could improve staffing or facilities? Is the current facility (Town Hall auditorium) adequate for voting? What Town facilities do you or people you know utilize (Waterhouse Center, Kennebunk Free Library, e.g)? Is there adequate staffing to support the services offered by the Town? Are there any facilities that are not meeting the needs of the community? Dec 7, 2018
- **Discussion:**
- [Chris Osterrieder, \(TOK\)](#) - Perhaps another way to think of it - if certain municipal facilities were to disappear, which would you miss most? Dec 11, 2018 10:17 PM
- [David Garriepy](#) - Or perhaps, which buildings no longer meet the desired function. What comes to mind is Public Works Department. PWD has out grown the current building and with town growth expected an expanded modernize building would improve efficiencies, aid in recruitment and retention of staff. Also, its mentioned in the plan as a historic event (ie, monies are available for the expansion of Washington Hose), and I leave it subject matter experts to decide. My personal experience, facilities in general are not favorable to recruitment and retention of staff, pleasant for citizens to view or be proud of. Dec 14, 2018 10:27 AM
- [David Garriepy](#) - Have you looked at town hall recently? It looks like we're hunkered down for a riot or something. This points out the need for a Site Manager; a person who "owns" the buildings and assures cost effective (repairing or replacement) of the building. The Planning committee should set an objective. Dec 14, 2018 10:16 AM
- [David Garriepy](#) - Nothing is mentioned in the Comprehensive Plan about the KFL. This along with the townhall define the center of the town of Kennebunk. KFL has potential, but I feel is struggling to stay up with the times and I fear changes within the facility will cause it to be out of character with the center of town. What are the benchmarks that we should strive to meet for KFL? Dec 25, 2018 2:27 PM
- [David Garriepy](#) - If the waterhouse center disappeared, I wouldn't miss it. I don't think we have a full accounting (although an attempt was made) on how much that facility cost the town, versus how much revenue the town gets from it. The maintenance cost will undoubtable continue to rise, especially, now that we know it can be vandalized (ie. bathrooms, and the cost associated with porta-potties) Also, what's the opportunity lost in taxes if we had a business there? This position will be unpopular I bet, but frankly this hasn't met up with "cost the taxpayers nothing" pledge. Dec 25, 2018 2:32 PM
- [David Garriepy](#) - The comprehensive plan did not asks any of the subject matter experts, what their physical requirements will be in 2, 5, 10 or 20 years. My sense is KPD will be too small, KFR will be too small, PWD is already too small, Townhall will become too small, and KFL needs town help in expansion. Jan 17, 2019 4:38 PM
- [Molly Hoadley](#) - I think the town hall is adequate for voting and administrative offices. The teen center seems a little inadequate. The Waterhouse Center has been a delightful addition to the town. We need to keep creatively using it. Feb 1, 2019 2:56 PM
- [Charles Galloway](#) - Folks, my first reaction is that - this chapter provides a very nice synopsis of Town governance and human resources. With the Municipal Facilities heading I was personally expecting much more focus on land owned, facility bricks and mortar details, square foot usage by function, physical operating efficiencies/deficiencies , etc. However, I did not go back to see how other towns addressed this so I may be all wet. In any event there are two Facilities related issues that I did not find, and would like mention for your consideration as possible inclusions.

- Town Auditorium (Under-Utilization) - In effect, we have a potential 350-400 theater (while requiring substantial updates could be a valuable town resource, perhaps with revenue potential). At least a feasibility study should be recommended.
- High School (potential future Under-Utilization) – a future student shortfall has been well cited as the renovation progressed and along with costs to taxpayers. . A potential recommendation that RSU 21 should be responsible for developing a “marketing” plan to recruit students from away to fill future capacities - similar perhaps to Thornton Academy; Kennebunk Academy.
- Karen Winton, (TOK) - Public Sewer is unavailable to homes built West of Interstate 95 in Kennebunk, and the cost of extending this service may be too high to ever be provided within that area. The limited availability of public sewer in West Kennebunk may be a limiting factor to future development. Should the Town explore options to extend public sewer in West Kennebunk? Would you support the Town subsidizing the cost of providing sewer to areas of the Town currently within the sewer district charter area (Sea Road, e.g)? Would you support the Town providing funding to utilities if it offset some development costs and encouraged economic development? Dec 7, 2018

Discussion:

- KG - Yes, the town needs to extend sewer service within the sewer district. I feel we should not expand West of 95 until service is provided to all possible customers within the existing district area. Dec 11, 2018 5:58 AM
- Lionel Menard - I don't believe the taxpayers should subsidize sewer expansion. Our present sewer system needs millions of dollars to maintain the existing sewer system. How are the rate payers going to subsidize existing maintenance needs and expansion? This needs to continue to be a user fee based program. Dec 11, 2018 7:30 AM
- David Garriepy - The comprehensive plan doesn't talk about any utility capacity or foreseeable upgrades. It may not be in the best interest of the town to allow expansion of residence if the sewer and water companies would require a substantial upgrade in a relatively short period of time. Utilities such as sewer, water, and electricity need to work with the town to establish road upgrade priorities that last 20 or 30 years. This should be a priority in the plan so the selectman can make informed decisions with all the data and coordination between utilities and town can use monies effeciently. Dec 25, 2018 12:13 PM
- Mainer19 - It is nice for the people of Kennebunk to have an option as to where they can live - with a public sewer or without. Water and sewer seem more expensive here than in other Maine communities. I was told it was because they can't achieve economies of scale like larger communities that share in these resources. Instead of extending the sewer and increasing our taxes, how about trying to reduce costs by consolidating with other communities? I also which there was a way the town had more power over Spectrum but I know this is regulated at the Federal level. Perhaps some local entrepreneur could come up with a way to provide free basic TV so many of us could say goodbye to Spectrum! The digital antennas just aren't great...unfortunately. Dec 27, 2018 2:42 PM
- Beverly Lindgren - Some Good points. Jan 4, 2019 7:47 AM
- David Garriepy - Spectrum needs competition. I'm not sure what the town can do but this should be addressed. Jan 17, 2019 4:52 PM
- David Garriepy - The comprehensive planning committee should have a full and meaningful discussion on whether or not to get the town involved in fiber optics, super high speed internet for businesses, homeowners, government, and the library. Jan 29, 2019 5:39 PM
- Beverly Lindgren - Consider allowing Arundel to purchase sewer services to spread costs over more people. Jan 4, 2019

H. “Community Voice” Comments (through town website)- Transportation

- Karen Winton, (TOK) - Do you experience any transportation challenges living in Kennebunk? Do you think there are enough pedestrian oriented facilities (sidewalks, trails)? What could the Town do to improve the transportation system? Does the Town have adequate facilities for cycling? Dec 7, 2018

Discussion:

- [Jay Kilbourn](#) - There should be public transportation to Portland and points south. Need: A train station; Shuttle to Wells Transportation ctr; A Trailways/Greyhound bus stop at our Park & Ride; local car shares (multiple locations), local car rental, and stronger Taxi/Uber/Lyft type system. Bicycle infrastructure is inadequate & unsafe. At a minimum, clear painted bike symbols and designated lanes marked throughout downtown Kennebunk (where discontinuous bike lanes or no bike lanes exist) and on major routes to and from beach (Rte 35, Brown St. Sea Road, Route 1, Storer, Fletcher, Alfred Road, Cat Mousam, Rt 9 and 99) Set long term goal to enable tourists and locals to have a largely car free experience. More walking trails (like carriage path) and sidewalks . Seniors need more volunteer and affordable paid shuttle and transport options in town. Dec 8, 2018 10:41 AM
- [Lynne A. Meadows](#) - I agree completely. It's tough for people to get around who may not otherwise have reliable transportation. Dec 11, 2018 10:17 AM
- [Chris Osterrieder, \(TOK\)](#) - These are some great comments and exactly what the Community Voice is intended to promote. The comprehensive plan tries to touch upon many of these issues in the Transportation section (<https://www.kennebunkmaine.us/DocumentCenter/View/8689/F-Transportation>), but continual live input is critical to the success of any plan. The Town is emphasizing cycling interests when it undertakes new projects and these comments are important to help expand that focus. There is much work to be done and this input is valuable. These will be shared with the Comprehensive Plan Committee and staff (Public Services, Engineering & Police) who have input on operations relating to this. Dec 8, 2018 6:03 PM
- [Lionel Menard](#) - Kennebunk taxpayers should not be paying for public transportation to Portland or anywhere else. This should be a user based fee program. With regards to local transportation within Kennebunk, we have a seasonal shuttle that is rarely used but is paid for by taxpayers. Why? More senior transportation could benefit some. We have FISH transportation that is meeting the medical appointment demands presently, so if we want to expand it, it needs to be a joint effort for funding and maintenance. We should emphasize walking and cycling however we need to be reasonable with regards to cost. Dec 11, 2018 7:26 AM
- [Carol Powers](#) - I agree. We should not be paying for public transportation. Our taxes just cannot support this. Dec 13, 2018 6:29 PM
- [Michael Green](#) - I'm in agreement that the town should not pay for or subsidize transportation. The needs of a subset of residents should not be subsidized by the town. Walking and bicycling would be great, assuming there were side walks. Dec 11, 2018 11:48 AM
- [David Garriepy](#) - Where is the data in the plan for bicycle and pedestrian accidents? Why isn't it included? Dec 11, 2018 12:59 PM
- [David Garriepy](#) - The Comprehensive plan should dictate to the selectman that they need to make a decision, are we a bicycle friendly town or not? If we are, let's start to promote it with no cost/low cost efforts. If we are, since some in the bicycle community consider the police to be bias to vehicles, then the plan should indicate the PD needs to step up. Maybe start enforcing the helmet law for people under 16? Dec 11, 2018 1:02 PM
- [David Garriepy](#) - The Plan should indicate that Beach avenue should be a one way road. This would possible increase parking (more revenue for the town) and increase safety for all. Dec 11, 2018 1:04 PM
- [BatsonFamily](#) - Agree, at least for the summer it should be one way in the area that parallels Bayberry Ave. Too many children and dogs dart out into the road into oncoming traffic. Cars double park while loading and unloading further restricting traffic and line of site. Dec 13, 2018 7:04 PM

- [HDS](#) - Respectfully disagree. To create a one-way road during the summer will create a lot of headaches for those who need to use Beach Ave and depending on direction, adversely affect traffic at Coopers Corner (a summer nightmare as it is) and/or Four Corners. Summer traffic on Beach Ave at Gooch's generally doesn't move at a speed above 15mph which can be quite frustrating, but that speed actually creates a safer roadway for pedestrians and cyclists without having to change anything or cost any money. Jan 4, 2019 1:11 PM
- [David Garriepy](#) - The plan should have a goal of creating a road infrastructure plan that assures that any monies spent on road repair last more than 30 years. This requires, in my estimation more than a pavement review and analysis, but a substructure and utility component. Dec 11, 2018 1:07 PM
- [David Garriepy](#) - The plan does not address, or benchmark whether or not Public Works has enough capacity to maintain the roads. Capacity includes effective use of manpower, equipment and facility. Dec 11, 2018 1:09 PM
- [John Pierce](#) - Agreed; more specifically, maintenance protocols (ie plowing and sanding) along with the manner of understanding current state" awareness should be posted. Dec 18, 2018 4:53 PM
- [Kyle Trinward](#) - There is a serious need for traffic mitigation on the southbound off-ramp from I-95. Frequently during commute hours, there is a single row of traffic backed up to the rest-stop. To take a left at Alewife Road is a risky (and slow) maneuver, due to the split for the southbound off-ramp, through traffic and those that are exiting the offset crossing from Alewife Park Road. I have witnessed many near misses at this intersection in the 18 months since moving to town. Also, cars regularly use the shoulder on the off-ramp for right turns onto Alewife Road, cruising by well above posted limits. As a commuter to/from Portland for work, this frequent jam contributes nearly 5 minutes of idle time/emissions to my daily commute, and all of us would be safer if there was a simple traffic light at the intersection. Dec 11, 2018 2:47 PM
- [Chris Osterrieder, \(TOK\)](#) - That is a valuable observation and one which the Town has been evaluating. Traffic Signals are not arbitrarily installed and must meet certain warrants for consideration. Often anecdotal observations of certain conditions are fairly accurate and just need to be validated by engineering study, which the Town has undertaken. Very good comment, thought this is more of an operations issue than Comprehensive Plan issue. Nevertheless a fine observation and that is what the Community Voice is seeking to promote. Dec 11, 2018 10:07 PM
- [Bevan Davies](#) - Kennebunk needs more public transportation. In our meetings with the Kennebunk Committee on Aging, we have discussed using vans and buses on designated schedules and regular routes, including West Kennebunk, the Lower Village, and Main Street, Kennebunk. There would need to be studies of routes to be used and implementation of schedules. Of course, financing for vans, buses and drivers would need to be negotiated. It seems to us that money would be needed from private and public sectors, with the possibility of bond issues to raise adequate funding. Dec 12, 2018 9:43 AM
- [BatsonFamily](#) - While any additional transportation options are welcome, aging and independent living people who do not drive need transportation services that will pick them up at their home and that will also meet their personal scheduling needs. Dec 13, 2018 6:56 PM
- [BatsonFamily](#) - With over 50% of the population over the age of 45 there are many folks who live independently but (for various reasons) do not drive. They have no way to get around town locally year round. Without an Uber or another method to call to get from point A to B (supermarket, barber/hairdresser, restaurant, etc) they are housebound and become isolated. People are not looking for a handout, just the infrastructure tools to allow them to live independently. Thank you Dec 13, 2018 6:53 PM
- [andrea roth kimmich](#) - what would the expense be to taxpayers if KBK were a RR whistle stop on the way up to Portland? it would make a great difference in quality of life to those of us who don't drive for whatever reason. and maybe the ticket-price could cover the added expense of having that stop, with no adverse tax implication? Jan 5, 2019 6:56 PM

- [Michael Green](#) - This will not be popular but I am not in favor of having my tax dollars supporting public transportation for anyone in Kennebunk. Dec 14, 2018 11:45 AM
- [David Garriepy](#) - I agree with you. The only public money spent by the town for transportation should be on infrastructure, roads, sidewalks, bike paths and maintenance of said infrastructure. Dec 22, 2018 7:55 PM
- [Brenda Robinson](#) - I'm assuming that 'transportation' includes the existing road network. I live south of downtown. From May through October, getting out of my entrance way on Route 1 can take more than 5 minutes. The traffic is horrendous. Then, once on Route 1 north where all the services are, I can be stuck in traffic another 10 minutes just to get over the Mousam River Bridge. From there through town, the road is one lane in each direction. This is a long-standing problem that will only escalate. Suggestions. 1) a moratorium on condo developments on Route 1 and Route 9 south. We don't need more Levittown box houses that all look the same AND we don't have the town infrastructure to support the growth. 2) Seriously investigate NOW a 2nd way across the Mousam River to the north of KBK. This won't be popular because it will need to bypass downtown KBK but it needs to be done. Consider the impact of police/fire/rescue services accessing the south side - to say nothing of taxpayers going home. Dec 14, 2018 12:35 PM
- [Common sense is not so common...](#) - We already have trouble clearing the sidewalks in the winter and mowing the grass strip between them and the road. If we continue to build them (which we should and costs should fall on the developers wherever possible) there is going to be a point at which it becomes financially necessary to declare which sidewalks we are going to clear during the winter and which we are not. We should not be financing public transportation out of town but I would be in favor of looking at a public/private transportation network to connect our three communities if we can tie into another network that services other towns north and south of us. We have a wide assortment of trails for all to use located in several areas of town and I would not favor investing taxpayer funds in creating more. If we are going to continue to provide bike lanes for cyclists, we should also start enforcing traffic laws on those cyclists that are not abiding by traffic laws. Dec 24, 2018 10:57 AM
- [David Garriepy](#) - Most of the bridges that have terminus in Kennebunk, were probably built in the 50's and 60's with a 40 to 50 year life span. Although we have them inspected, do we have a plan on replacement of the bridges? Dec 25, 2018 2:35 PM
- [Mainer19](#) - I think Kennebunk is at a place where it needs to focus on the basics - fix the roads so they don't damage cars or are dangerous to motorcycles. The town is EXTREMELY pedestrian friendly however, some sidewalks need repair. For example, there are two sidewalks down York street and one is in really bad shape. Why not get rid of one and repair the other? Congestion in the upper village during peak season is unbearable. It hurts the local retail businesses and has a huge negative impact on air and noise. This was the first thing that hit me when I moved here from Falmouth, ME. I don't understand why it is tolerated. Bad air and a very noisy main street with illegal mufflers and loud motorcycles. Dec 27, 2018 1:48 PM
- [Michael Green](#) - While parts of the town are pedestrian friendly, others clearly are not. Should be side walks on Sea Road? Or at least on the major road to connect different parts of the town? Would people be more comfortable riding a bicycle on the side walks instead of on the road? Jan 29, 2019 4:00 PM
- [David Garriepy](#) - Bicycle are considered "vehicles" and are subject to Maine motor vehicle rules. Vehicles are prohibited from riding on sidewalks. Hence, we need to assure safe roads And safe sidewalks. Yes, I know some bicyclist do not adhere to the vehicle rules of the road. There are many of us trying to educate/re-educate bicyclist to the rules of the road. Hard to do when the Police don't enforce the helmet law or do the education to the kids. Jan 29, 2019 7:26 PM
- [Michael Green](#) - You are correct, it is illegal to ride a bicycle on a side walk and as someone who rides a bicycle to the beach, it's generally a terrifying journey. Jan 30, 2019 1:41 PM
- [David Garriepy](#) - The draft Comprehensive Plan stated "A 50% increase...,concentrated between the downtown and the beach." This neglects the impact of the campgrounds in West Kennebunk, that

significantly increase the traffic on Alfred Road. The plan, should delineate by district (downtown, beach, West K) the relative increase in the summer time. Jan 4, 2019 1:17 PM

- [David Garriepy](#) - No where's in the draft comprehensive plan, is an economic impact or benefits analysis of maintaining "critical roads required for economic growth of the town". I would think if we eliminated, or didn't maintain Routes 1, 9, 35, and 99 along with Alfred Road, Beach Avenue, Sea Road there would be a detrimental impact to the town. Why are these roads important? Jan 4, 2019 1:21 PM
- [David Garriepy](#) - The comprehensive planning committee should evaluate the advantages and disadvantages of being in the Maine Urban Compact. Jan 4, 2019 1:22 PM
- [David Garriepy](#) - The town should consider "joint use streets" in the summer time. Western Ave from Cooper's Corner to the bridge, Main Street, and Beach Avenue. this is done in Ogunquit with great success. Jan 4, 2019 1:24 PM
- [andrea roth kimmich](#) - curious about why it is landscaping trucks are allowed to spend hours straddling bike lanes, even into car lanes? Someone pedalling full speed will all of a sudden need to swerve, but where? VERY UNSAFE, yet from May to October a constant along Summer Street, where property driveways are clearly long enough to accommodate the landscapers who are presumably serving them. law enforcement really needs to hone in on this. Jan 5, 2019 7:02 PM
- [andrea roth kimmich](#) - also with regard to better enforcement, and from a health/environmental standpoint, the Town of KBK has a "NO IDLING" policy in place for 10 years, but it seems like one of those really well-kept secrets. Would be good to have everyone registering their vehicles, asked to sign that they've been advised of this: <https://www.kennebunkmaine.us/DocumentCenter/View/225/No-Idling-Policy-2009-05-12?bidId=> Jan 5, 2019 7:10 PM Reply
- [Molly Hoadley](#) - The town needs a comprehensive plan for getting older adults around when they can't drive. We need a town-wide effort to build upon the neighbor-helping-neighbor attitude in the town. This could really help our aging population. Bike lanes are imperative. Need more public transportation is needed, like a shuttle to the train. Feb 1, 2019 2:38 PM
- [Matthew Robinson](#) - More bicycle lanes added into town along Rt 99. We live out in ClearBrook Crossing- I do not feel there is a safe way for my family to bike into town. Would love to see the road widened and bicycle lanes included for more eco-friendly travel opportunities Dec 15, 2018
- [Chris Osterrieder, \(TOK\)](#) - That input is valuable as it expresses a need from a set user base, which is very helpful in the planning process. Route 99 is a State Road, which means the Maine DOT has capital responsibilities for that road (they would typically pay for major improvements). The Town continues to strengthen its partnership with Maine DOT on how these roads are managed, but influencing capital policy has more challenges and takes longer for many valid reasons. Identifying a need is critical step, as the Town can continue to look at that need and as well as parallel opportunities (Maguire Road) to potentially accomplish the goal. Dec 15, 2018 10:42 AM
- [David Garriepy](#) - The issue of bike lanes on Route 99, are a symptom that the comprehensive planning committee did not address or benchmark. The larger issue is conductivity for the biking community from any point in Kennebunk to another point in Kennebunk. Meaning there should be a safe way to get from ClearBrook Crossing to the beach, or from West K to the beach. This is important because conductivity can be a selling point to attract more families to the Kennebunk area. Dec 25, 2018 11:54 AM
- [Molly Hoadley](#) - Every road that is repaved or upgraded should get sidewalks and bike lanes until they are everywhere. Feb 1, 2019 3:17 PM
- [Sian Liem](#) - It would be great if a sidewalk can be installed on Sea Rd from Summer St down to Beach Ave. I live on Caly Hollow Rd and would love to be able to walk the dogs down to the beach but it is way too dangerous to walk on the narrow shoulder/bike lane. Thank you. Dec 12, 2018
- [Chris Osterrieder, \(TOK\)](#) - Part of the Comprehensive Planning process will involve developing Goals, Policies and Strategies for Infrastructure projects such as this. The is a lot of validity to this request and the

evaluation of future sidewalks will likely require an in-depth evaluation using a Sidewalk Priority Index to select candidate projects. The Sidewalk Priority Index will look at such things as proximity to existing sidewalk network, proximity to pedestrian areas, future targeted growth areas and potential connectivity to other multimodal systems. Dec 12, 2018 7:24 PM

- [David Garriepy](#) - Fair enough. Where is the current sidewalk priority index in the Comprehensive Plan, where it can be reviewed by the selectman and the public? Do we have a bicycle lane priority index? Dec 25, 2018 11:57 AM
- [Carol Powers](#) - I would think that the addition of a sidewalk would compromise the bike path, which was already severely narrowed this year by the poor paving job. There are some places where there is not even 12 inches of road to bike ride. Frankly I see more people bike riding than walking on Sea Road. Dec 13, 2018 6:06 PM
- [Lisa Eaton](#) - For the sake of Sea Road School students alone there should be a sidewalk on Sea Road. Dec 13, 2018 6:06 PM
- [David Garriepy](#) - The sidewalk issue, in my mind, goes beyond Sea Road. We could argue the same about Western Avenue. The committee has failed to set an objective on sidewalks. I would propose the Committee to establish an objective of having the town increase the amount of sidewalks by a minimum of 1/2 mile per year, based on traffic problems and perceived risk. The committee, also hasn't set any objectives on bicycle paths. I agree, with Ms. Powers observation. I know I use Sea Road on 3 of 7 days per week when I bike. Also, I hardly ever see a child walking to Sea Road School. Dec 14, 2018 10:00 AM
- [To the beach](#) - I do agree with David's points. I live on the Sea Road as well and I would like to see a sidewalk installed. Though I do love to ride my bike to the beach and also noticed the striping has changed reducing the bike lane. The speed on the sea road in my area 35 mph which seem pretty fast considering its width. To me a sidewalk would make it safer for people to enjoy a walk to the beach. Jan 18, 2019 2:49 PM
- [Molly Hoadley](#) - I think sidewalks and bike lanes keep a town healthy. Feb 1, 2019 2:53 PM
- [Alaine Greger-Fay](#) - Add sidewalk along north side of Western Ave from Sea Road east to meet up with sidewalk already in place east of Snug Harbor Farm so there is a safe egress into town for pedestrians. Jan 2, 2019 NOT egress..should have read safe access to town
- [David Garriepy](#) - Agree with you 100%. This needs to be part of a comprehensive sidewalk planning and prioritization process that this town needs badly. Jan 4, 2019 1:28 PM
- [David Garriepy](#) - We also need to stop putting sidewalk crossings on hills. Hopefully, the speed limit will be reduced from 4 corners to beginning of the sidewalk. This is an immediate safety concern/ Jan 17, 2019 5:34 PM
- [Molly Hoadley](#) - Yes, we need a sidewalk on Western Avenue. I have walked it many times and it is dreadful. Feb 1, 2019 3:16 PM

I. "Community Voice" Comments (through town website) - Historic & Archaeological

[Karen Winton, \(TOK\)](#) - There are many historic and cultural resources within the Town. Summer Street was the first historic district established in the State of Maine in 1963. One of the most famous historic properties in Kennebunk is the Wedding Cake House, which is also the most photographed house in Maine. Kennebunk will need to develop strategies to preserve the cultural and historic heritage of the community while balancing the demand for growth and development. What cultural and/or historical resources are important to you? Do you think there are enough protections in place to preserve the historic, archaeological and cultural resources? Does you think the cemeteries in Town are adequately cared for? Where would you go to learn about the historic or archaeological resources of the Town? Do you think the Town should make changes to its historic districts? Dec 7, 2018

Discussion:

[KennebunkCitizen2012](#) - I am so glad that the Town is considering these topics as important to our growth and success. The Brick Store Museum is the town's historic society and cultural center; I would hope that citizens would consider visiting the museum to learn about our past. The museum needs better recognition for this. I think it has an important role to play in all of the goals outlined in Section 3H. Specifically, in Strategy 1B, for the town to increase educational programming about its history and culture resources, this can be through the museum. The only question is how to apply these plans, and whether the Town should consider partially supporting the museum as it is the town's archives and preservation center. Cemeteries statewide and nationally are struggling. The Town, perhaps, could create an ad-hoc planning committee that brings together the boards of each cemetery in town to discuss needs and strategy - not necessarily funding but at least a group to help plan and brace for the future. Dec 17, 2018 6:55 PM

[David Garriepy](#) - The issue I see, is the number of "for sales" signs on Summer Street. I fear these people are leaving because of high taxes and the cost of maintaining the houses. Understanding what these folks see as issues and finding creative ways to assist them might be a good start. Dec 25, 2018 12:22 P

[andrea roth kimmich](#) - truly WONDERFUL that we have the Historic Walking Tours as well as the BSM's History Hopper App to avail ourselves of, and direct others to, not to mention all the programming the BSM offers, and the work of KBK's land trust to preserve (historically) open spaces. Jan 5, 2019 7:38 PM

“Community Voice” Comments (through town website) – Marine Resources

[Karen Winton, \(TOK\)](#) - There are 27 commercial lobster boats registered for commercial moorings at the Kennebunk Harbor. Shellfish harvesting has been prohibited in Kennebunk since 2009 due to pollution concerns. Kennebunk has three beaches: Goochs, Middle and Mother’s, that are open to the public. Have you ever utilized the Kennebunk or Mousam River for recreational purposes? Do you know where the public access locations are on the Mousam and Kennebunk River? Are the beaches accessible to the public? Do you think the Town is investing enough in protecting its marine resources? Dec 7, 2018

Discussion:

[Molly Hoadley](#) - Yes I use the rivers for recreation. We could develop the right-of-ways to improve access. I think the beaches are accessible. We should do what is needed to support the lobstering and fishing industry. Feb 1, 2019 3:28 PM

[Megan Bain](#) - a) The balance of commercial and recreational use of the harbor (including mooring use) is relatively appropriate. b) Something that can be done to retain commercial marine uses along the harbor is to make sure that the services they provide are kept as a high priority by the town. C) This issue of public access to the Kennebunk River is as follows: Bring the issue at a town meeting, Discuss the issue at the town meeting with the residents, Write up a draft of the plan on this issue, Residents are given the opportunity to provide their feedback, Provide another meeting to discuss the feedback on the draft of the plan, Feedback is implemented into a revised final copy of the plan, Final plan is voted on at a town meeting d)The town should preserve the monastery because it is a very significant and valuable open space along the Kennebunk River. The town should do this by making it a protected piece of land. Mar 26, 2019 1:35 PM

J. “Community Voice” Comments (through town website) – Sea Level Rise & Climate Change

[Karen Winton, \(TOK\)](#) - There are many concerns associated with rising global temperatures that are causing sea level rise; changes in storm intensity; and changes in animal habitat. Sea level rise and changes in storm intensity can lead to increased flooding and damaging wind that will negatively impact shoreline property and public infrastructure. Roads and evacuation routes will need to be evaluated along with potential capacity of existing storm water facilities. One of the more notable changes noticed is the more frequent splash over at the beaches. Would you favor short term modifications to address the effects of this (such as the elimination of parking in areas)? The US Global Climate Change Program (<https://www.globalchange.gov/>) suggest future impacts from intense storm activity and sea level rise will require various adaptation strategies. Do you favor the Town creating a task force to identify the potential impacts and strategies to address this? Dec 7, 2018

Discussion:

[jay kilbourn](#) - Thankfully, the Select Board embraced the Global Climate Initiative. They approved a volunteer effort to map the carbon footprint of Town Government. It is time to develop a local comprehensive Climate Action Plan and commit to implementation. A Climate Action Plan should help us: understand the current and probable future impacts and costs of climate change; develop an adaptation and mitigation plan and budget; and develop a plan to reduce our community's contribution to climate change (the carbon pollution footprint) to zero over several decades. Without targets for emissions reductions throughout our community, incentives for cleaner technologies, or other clear policies, climate action plans will not achieve real reductions in GHG emissions. Dec 8, 2018 10:50 AM

[jay kilbourn](#) - While the task may seem daunting, Many resources exist - Rocky Mountain Institute guide: <https://www.rmi.org/insight/the-carbon-free-city-handbook/> ; State of Maine Climate planning, mitigation and adaptation: <https://www.maine.gov/dep/sustainability/climate/index.html> ; https://www.maine.gov/dep/sustainability/climate/MainePreparesforClimateChange_2018.pdf ; Boston's Climate Action Plan: <https://www.boston.gov/departments/environment/climate-action-plan> We could tighten the energy efficiency standards of our building codes, help residents gain access to state, federal and local funding for improving the energy efficiency of homes and businesses; develop robust local education regarding energy conservation, upgrading to heat pump technology, continuing our encouragement of local solar power and include KLPD, Water and Sewer agencies in our planning. We experience negative impacts of climate change today. We must stop the bleeding and plan ahead in an economically sound manner. Dec 8, 2018 10:57 AM

[Bevan Davies](#) - These are all good points. I would go further in a significant way. Kennebunk should be a model city for all of Maine in terms of approaches to climate change. The generation of electric power should be completely carbon neutral by no later than 2040, possibly even sooner. There has already been a beginning, with the construction of a solar array in West Kennebunk. I would advocate for more electric vehicle charging stations in the Town, for starters. I would be in favor of greater help for residents needing upgrades to their homes. Dec 12, 2018 9:54 AM

[andrea roth kimmich](#) - yes, yes, and yes. Jan 5, 2019 7:14 PM

[Chris Osterrieder, \(TOK\)](#) - Very insightful comments. The Climate Change section is a new element to the Comprehensive Plan (<https://www.kennebunkmaine.us/DocumentCenter/View/8692/K-Climate-Change-and-Sea-Level-Rise->), though the issue has been relevant to the Town of Kennebunk for quite a period of time. There are many entities in Town concerned about this issue and continued focus on it is going to be an issue in the future. Thoughtful discussion is going to be important as policy initiatives are developed. Town Staff have been participating in a series of Workshops sponsored by the Wells Reserve entitled "Better Safe than Sorry". Many Southern Maine communities gather to hear from various experts and discuss approaches from different communities in developing strategies to focus on this topic. Promoting discussion of this topic as part of the Comprehensive Planning process and an ongoing basis is important and very helpful. Dec 8, 2018 6:15 PM

[Bevan Davies](#) - Solar power is beginning to make a real difference in Maine and New England. We need to keep building our solar power generating arrays and encouraging homeowners, through Energy Efficiency grants and initiatives, to install their own solar panels on their roofs. Dec 14, 2018 1:45 PM

[Beverly Lindgren](#) - Agree Jan 4, 2019 7:43 AM

[David Garriepy](#) - We have evacuation routes? Dec 25, 2018 11:29 AM

[David Garriepy](#) - There is a lot of information coming out of California where cities and towns are trying to build climate resiliency. Has the Comprehensive Planning Committee even looked at these initiatives to recommend benchmarks to the selectman and ultimately to the town? Dec 25, 2018 11:35 AM

[David Garriepy](#) - With the heavier rainfalls we have been experiencing, this town should develop a culvert and drainage plan. Storms are getting worst and this has been verified by climatologist. Dec 25, 2018 2:50 PM

[Beverly Lindgren](#) - Agree Jan 4, 2019 7:44 AM

[David Garriepy](#) - We have seen in the recent past some pretty substantial storms. Have we look at our codes to see if we needed to upgrade our building standards. For example, the October 2017 wind load, may have been

such as to require hurricane strapping on the roofs of new housing. Fairly inexpensive requirement to a new house that may save money in the future. My guess is there are a lot of these simple changes that should be required, inspected too, and will reduce liability cost in the future. I would also consider sprinkler systems for new housing, especially when we are compacting as many homes as we can into a fixed space. Dec 25, 2018 2:59 PM

[David Garriepy](#) - Data exist, and should be included in the Comprehensive Plan, regarding sea level rise. This data, and mitigation strategies should be incorporated into our building codes and our zone plans. Benchmarks should be suggested by the Comprehensive Planning Committee so the Selectman and the citizens can determine the cost/benefit to implement. Dec 25, 2018 3:02 PM

[David Garriepy](#) - Has the town conducted a Hazard Risk analysis with citizen input? Where is that data and shouldn't it be in the plan? Dec 25, 2018 3:03 PM

[Mainer19](#) - Everyone must do their part to combat global warming. I think it is possible that Beach Road could be underwater during the next 10 to 20 years - at least during high tide. The homeowners along beach road and further inland have had at least 20 years to prepare for this. Global warming is not new. I have no interest in paying higher taxes to fight a battle that can't be won without dramatic global change in human behavior. Mother Nature always wins. Humans need to adapt which means raising homes or moving them. Or we could do what Miami does, spend millions to pump the ocean back to sea. I'm not interested in paying for this. Dec 27, 2018 2:09 PM

[andrea roth kimmich](#) - here are 2 excellent resources shared with us in August at the Planet Talk on Sea Level Rise the Planetees (<www.SoMePlaneteers.org>) hosted at the Town Hall for those of you who missed it, both complete with interactive maps: From the Gulf of Maine Research Institute: https://gmri.org/news/blog/gulf-maine-explained-sea-level-rise?fbclid=IwAR3MybAd80c_-om6DAKBOg8HPA4F1pInFkidbbsNPdkqC1aGkhoQt9Q_tz4 & from the Union of Concerned Scientists, Underwater: <https://www.ucsusa.org/global-warming/global-warming-impacts/sea-level-rise-chronic-floods-and-us-coastal-real-estate-implications?fbclid=IwAR0PFR9nf7rTobf632J6eizCSCn1GgO6DaQaezrieDjcHfw1JFcktyeuop8#.XDFQJM9Kit9> Jan 5, 2019 7:48 PM

[Molly Hoadley](#) - Develop alternative energy sources. Encourage rooftop solar. Put solar on roof of school and other municipal buildings. Prepare for sea level rise. Do not allow the rebuilding of flooded homes or the building of new homes in threatened areas. Feb 1, 2019 2:45 PM

[Megan Bain](#) - Increase the towns use of renewable and alternative energy sources Identify public assets that are at risk from sea level rise See out materials that are made from recycled materials whenever feasible Review floodplain maps and highly vulnerable areas to sea level rise o See what can be done now to help these areas Include seal level rise and climate change into decisions regarding transportation improvements New development and zoning requirements need to take into account climate change Mar 26, 2019 1:32 PM

K. “Community Voice” Comments (through town website)- Land Use

[Karen Winton \(TOK\)](#) - Federal, State, municipal and quasi-public open space makes up 21.5% of the Town’s land area. Kennebunk will need to continue to develop land use ordinances that direct growth into desirable areas while balancing the open space needs of the community. Do you think there should be a cap on the amount of open space designated in Town? Many of the areas devoted to conservation have limited development opportunity (marshes, e.g) or are held by private organizations. Do you think the Town should have any input on the amount of area that is preserved? Are you familiar with the many conserved properties in the Town of Kennebunk? Dec 7, 2018

Discussion:

[Brenda Bryant](#) - Please do not extend the sewer into W. Kennebunk. This town is big enough. We should keep it as a village, and slow the growth. Take out one of the blinking lights Dec 10, 2018

[Chris Osterrieder, \(TOK\)](#) - Very good comments. I would recommend reviewing some of the other sections (Transportation, Utilities and Land Use Patterns) as they all contain information that will influence the development of Goals, Policies & Strategies that will in turn guide growth patterns. The rate of growth is difficult to restrain in a desirable community, but this concern is valuable for the Comprehensive Plan Committee to hear. I will be sure that this concern is shared with the Comprehensive Plan Committee. Dec 10, 2018 8:21 PM

[David Garriepy](#) - The plan does not address adequately the need to bring industry of some sort into Kennebunk. This would have an effect on all the utilities and the growth of town. What are the benchmarks other towns, similar to Kennebunk, have? What are the best of the best practices we can glean from these benchmarks? Dec 11, 2018 1:12 PM

[Mainer19](#) - First, I enjoyed reading about the demographics of Kennebunk. The biggest risk to Kennebunk is overdevelopment to a point where it can't be supported by the current infrastructure - meaning roads, public services and especially the Planning Department. Why set people up to fail when there is just too much work? It is ok to have a 6 month or 1 year moratorium on growth so that the town can catch up. We want smart growth not messy growth. My other concern would be that as boomers sell off their land to retire, there is economic pressure to subdivide as much as possible. Let's not turn Kennebunk into Old Orchard Beach. Dec 27, 2018 2:16 PM

[Lee](#) - I totally agree! Due to the terrible condo subdivision abutting our property and seeing all the subdivisions going up, it makes me want to move away because of the "build-it-they-will-come mentality". From that subdivision (Poet's Glenn) we now have a bright white (street) light glaring into our bedroom. I am awoken many times at 7:30 a.m because of the extremely loud noises from the builders. They have 'raped' the land - I wonder how much of the 'standing water' is now polluted and seeping into the wetlands ... does anyone from the planning board periodically check to make sure these developers are following the 'guidelines'? Please, please don't turn Kennebunk into a tacky eyesore. Many of our local roads are a disgrace. Can't go the beaches in the summer because parking is taken over by the tourists. Our taxes are now \$6,300/year for a 2400 sq.ft. ranch w/2 acres ... that's outrageous! There are many good things about our area and why we moved back here in 2012. Jan 6, 2019 1:29 PM

[Beverly Lindgren](#) - Spreading sewer costs over a greater number of people could have a positive impact on individual charges. Debt service is very high currently. Jan 4, 2019 6:40 AM

[Brenda Bryant](#) - I have a septic system . I do not want sewer. Jan 5, 2019 10:38 AM

[Beverly Lindgren](#) - Limit areas where dogs can be / go on beaches during summer months. Gross sit on beach where dogs have peed an hour or two earlier. Jan 4, 2019

[Nina O'Keefe](#) - I agree to this proposal. Ogunquit does not allow dogs on the beach during the summer. Jan 9, 2019 6:14 PM

[David Garriepy](#) - To a degree I'm in agreement with you considering the amount of seaweed (that dogs seemed to urinate a lot on and people don't clean up the poop either if it's on the seaweed, this I have witnessed). I'd like to review this after we address the seaweed issue and see if we have tangible results. An intermediate step is to have the police "walking" a beach beat, and aggressively enforcing the rules. Jan 17, 2019 5:38 PM

[Molly Hoadley](#) - Our current time limits seems to work well. Feb 1, 2019 3:18 PM

[David Garriepy](#) - Let's face it, growth should not exceed town resources (water, sewer, electricity, plowing, etc). A moratorium on further development should be in place until a comprehensive review is completed and a growth plan created considering all the utility and other practical constraints. Jan 17, 2019 4:34 PM

[David Garriepy](#) - Land use in each of the three districts should be tied to economic center of the district, the flavor of the district, and the desire of the people of the district. At all times, the town should enforce environmental rules with regards to wet lands, marshes, beaches etc. regardless of who owns the property. In addition, a comprehensive Climate Change consideration needs to be done to make sure we minimize damages from the hotter summers, the wetter falls that come with some unusually larger storms. Jan 17, 2019 5:43 PM

[Michael Green](#) - I love the idea of a moratorium but I suspect that that development equals revenue for the town, so it's unlikely that will happen. Jan 29, 2019 4:03 PM

[David Garriepy](#) - Your point is well taken. I believe we are going to have a moratorium or a slow down in growth because all of the utility services will not have capacity, requiring expedited upgrades that will cost us more than stopping now for a couple of years and figuring this out. Revenue from building permits is not a large percentage of the town revenue. There is still plenty of work for the code people to do during the moratorium that might actually create a safer community. Jan 29, 2019 7:32 PM

[Michael Green](#) - <https://www.seacoastonline.com/news/20190124/selectmen-approve-sale-of-former-rest-area> Moratorium is over! The selectmen have spoken! Here's are two quote from the article: The Select Board took up two proposals for the sale of the rest area property on Route 1 South at Tuesday's board meeting, voting to accept the proposal submitted by Following Seas, LLC for a 12-unit residential memory care facility. Morin said the board was in agreement "that this property needs to be sold and developed in a way that supports the demographics, desires and best interests of the community. We are confident that this will follow suit." Jan 30, 2019 1:47 PM

[Michael Green](#) - I believe the key phrase in the second quote is "supports the demographics, desires and best interests of the community". Missing is the definition of "community": Kennebunk's aging and wealthy population. Thank goodness that the selectmen have finally address the needs of these lucky 12 residents. The Select Board are a subset of the demographic make up of this town, yet to me their decisions skew to their age group. How does a town like Kennebunk retain their identity while re-inventing who we are? They aren't doing it and maybe it doesn't matter but to me it feels like we are digging deeper into a hole we are already struggling to get out of. Jan 30, 2019 1:57 PM

[Molly Hoadley](#)

I think our open space is very important to the quality of our town. The Hope Woods are so important to the quality of my life. Wonderbrook park needs some attention like signage and improved paths. Feb 1, 2019 3:23 PM

[AlexM](#)

Mar 22, 2019

Preserve Registered Significant Vernal Pools. Do not permit building on significant vernal pool sites. Vernal pools provide foodstuff for migratory birds. If we create just one job in the leisure/hospitality industry (i.e. bird watchers), the increase in local income is likely to add \$96,000 annually to local income.

L. "Community Voice" Comments (through town website)- Fiscal Resources & Capital Improvement Plan

[Karen Winton, \(TOK\)](#) - Do you believe a user fee based program such as Pay As You Throw (PAYT) can be equitable? Do you support the use of impact fees to offset some of the costs of development? Do you think it is acceptable for the Town to continue to borrow money (incur debt) to fund capital improvement projects (road construction, shoreline improvements)? The Town currently has a Bicycle Impact Fee and a West Kennebunk Fire Station Impact Fee which is applied to construction projects. Are they any other types of impact fees you would support? Should the Town explore more user fee based programs? Dec 7, 2018

Discussion:

[Lionel Menard](#) - User fees are more equitable than no user fees. Why should people who use less services pay more, when other people use or abuse services? Dec 11, 2018 7:13 AM

[Michael Green](#) - How far are we going to take the "user fee based program" fees? I don't have kids so I'd argue that I should not pay for the schools. Taxes go up every year so why more fee based programs? This just feels like another money grab by the town. At my job I am asked to keep my budget the same every year and I don't see why this town can't be run similarity. To be fair the residents who continually approve the tax increases are equally to blame. Dec 11, 2018 11:37 AM

[David Garriepy](#) - First, I would argue that a good school system maintains property taxes. The problem I have is the attitude we must pay for increase school cost because it's for the kids. I suggest, we pay only the average cost of sending a child to school as determined by the State of Maine. Then if parents want to send their kids to

a RSU21 school, so be it, they pay the difference. If want to call this a voucher program, I'm okay with that. I call it a compromise to maintain the schools. Dec 11, 2018 12:50 PM

[David Garriepy](#) - The Comprehensive Plan doesn't give a strategy or timeline for succession planning for the one financial director we have. Dec 11, 2018 12:52 PM

[David Garriepy](#) - Capital cost should have valid reasons for the expenditure. How many times do we buy a new police car because it's "unsafe" and place that "unsafe" vehicle into services as a fleet car. That argument is a falisy. The cars, no matter where they are need to be inspected yearly. The plan should incorporate immediately a Fleet Manager who job is to reduce the cost of Kennebunk's entire fleet (PWD, FD, PD, etc). Dec 11, 2018 12:55 PM

[David Garriepy](#) - What is the Planning Committee objective for sustained industrial, retail, service industry growth for Lower Village, West Kennebunk and the center of Kennebunk? What I didn't see was a set of benchmarks, objectives that capitalize on each uniqueness. Dec 14, 2018 9:29 AM

[David Garriepy](#) - On November 18th the Washington Post had a story on school security. The upshot of this story, is why we are spending money on some of the resources officers in the schools. These officers are totally funded by the taxpayer. Add the equipment (ie. \$75k for new police cars) and replacement for these officers, one really needs to think whether or not they are really required. On Dec12th, NPR reported a police shortage. My guess is as the town grows these resource officers would serve the community better doing community policing versus being in a school. There maybe alternative solutions to school security at a lesser cost. Dec 14, 2018 11:03 AM

[Brenda Robinson](#) - This is a valid comment. RSU 21 decided that resource officers were needed in all schools. The research doesn't support this added personnel or cost. In addition, RSU 21 didn't ask the voters for input. The Board added approximately \$500,000 based on an emotional heart tug. Doing this against common knowledge conveys to students that they are not safe at school - or it conveys a false sense of safety. One school safety officer cannot increase safety in any measurable amount. Let's cut out the emotional decisions and use common sense and research data to make decisions. Dec 14, 2018 12:46 PM

[JP Lyons](#) - We voted on the RSU 21 budget that added the SROs. I agree that our SRO investment should be studied in the coming years to measure the true costs and benefits for our town. But, I strongly support the current SRO initiative in our community. The community members that asked for added SROs did it after seeking input from our local police and administrators as to the best next steps for increasing school security. SROs are community policing at its best because the officers get to know kids and their families. In a community that already expands their police force in the summer, SROs make even more sense because you save on hiring and training summer officers. I believe SROs also show that our three towns could operate as a single police department, which is an initiative that could lower cost. Feb 6, 2019 3:08 PM

[Mainer19](#) - Does Kennebunk do a comparative analysis of itself against other similar Maine communities, e.g. Falmouth, Cumberland, Cape Elizabeth? If not it should. I can't get over how expensive it is to live here when you combine the user fees with the taxes. I'm happy to do one for you as long as you agree to publish it once it is vetted....free of charge. Dec 27, 2018 2:00 PM

[Betsy Smith](#) - Apples-to-apples comparisons are very difficult. Some towns have sewer, trash, water and schools embedded in their municipal budgets and their balance sheets. Kennebunk is served by quasi independent water and sewer entities (expenses and debt not incorporated in the municipal budget) and its school debt is also not consolidated in the municipal balance sheet versus, say, Wells. The water and sewer entities serve several towns and are not easily pro-rated by town. It's a very worthwhile exercise but a challenging one - there is a cursory attempt at such a comparison in the Comp Plan draft discussion of Fiscal Resources. Jan 29, 2019 3:43 PM

[Mainer19](#) - Forgot to respond to the question about impact fees on developers. Absolutely yes. It's only fair as long as these fees reflect the actual projected impact vs. something symbolic that ends up being meaningless. Dec 27, 2018 2:54 PM

[Molly Hoadley](#) - I support an impact fee. Feb 1, 2019 2:41 PM

Public Comments December 2021

George Harrington, representing Hope Woods

1. Page 3-Suggest mentioning “Upper Square” in the paragraph beginning “Residents value the “small – town charm...” in the fourth line to read as follow “...the village structure of Upper Square, Downtown...”.
2. Page 5-Suggest adding the Unitarian Universalist First Parish Church and Hope Cemetery to the other members of Upper Square listed at the end of the first paragraph at the top of Page 5 to read as follow “...Town Hall, Kennebunk Free Library, the Brick Store Museum, the Unitarian-Universalist First Parish Church, and Hope Cemetery.”
3. Page 20-Suggest redoing last sentence at top of Page 20 that begins “The American Legion...” to read as follows: “The Town does provide funds for flags which the American Legion places on all veterans graves... etc”.
4. Page 20-Suggest rewording the last sentence in the first full paragraph at the top of the Page by deleting a portion of the next to last sentence that reads “...handicapped accessible portions...” to read instead “Universally Accessible Trail”.
5. Page 81-The information in the first paragraph on this Page entitled “Kennebunk Land Trust” is confusing as it mistakenly implies that the trails in Hope Woods are part of the Land Trust trail system. The Kennebunk Land Trust does not manage nor take care of these trails. The Friends of Hope Cemetery & Woods is an independent charitable corporation which manages these trails for Hope Cemetery Corporation, the owner of this property. Suggest deleting the entire sentence in this first paragraph beginning “In 2018, the Land Trust and the Friends of Hope Cemetery...” Suggest inserting a new paragraph after the list of the Kennebunk Land Trust parcels to read as follows: Title of paragraph: Hope Wood Trails. Content: In 2018, the Friends of Hope Cemetery & Woods created a “Conservation Initiative” in partnership with the Kennebunk Land Trust to raise the funds necessary to preserve and protect a 72 acre portion of Hope Cemetery property in the middle of Kennebunk with a permanent conservation easement held by the Kennebunk Land Trust. This effort was successful, including generous support from the Town. In 2020, the friends of Hope Cemetery & Woods began the installation of a Universally Accessible Trail through the woods. This Trail was successfully completed in the spring of 2021. Maps and information about the trail and activities in the woods-such as guided trail walks-are available at the information kiosk at the trailhead and at the website: www.hopcecemeterykennebunk.com (NOTE: It is not clear if the map references to the Hope Woods Trail are for the most recent map showing the Universally Accessible Trail. Please advise)
6. Page 82-The information on this Page in the first paragraph under the header “Paths and Trails” is confusing as it mistakenly implies that the Hope Wood Trails is a Kennebunk Land Trust property. Suggest deleting the entire sentence that begins” Hope Woods features a handicapped accessible trail” and inserting a new bullet point as follows: Hope Woods has over 2 miles of trails including a 0.8 mile long Universally Accessible trail. A section of these trails go through Town owned property known as Wiggins Pond-a former ice pond. Dogs are allowed on these trails under voice command or leash. For more information please visit the website: www.hopcecemeterykennebunk.com (NOTE: As mentioned above, it is not clear if the map references to the Hope Woods trails are for the most recent map showing the Universally Accessible Trail. Please advise).
7. Page 148-Suggest adding “The Trails at Hope Woods” to the list of “Outdoor Recreational Assets” at the end of the first paragraph to read as follows “...Kennebunk Land Trust properties, the Trails at Hope Woods, including a Universally Accessible Trail, and a multitude ...”.
8. Page 152-Suggest including the Unitarian-Universalist First Parish Church and Hope Cemetery to the organizations listed under the heading “Upper Square” as follows: “...the Brick Store Museum, the Kennebunk Free Library, the Unitarian-Universalist First Parish Church, and Hope Cemetery are located within this nearly-built-out District”.

Sarah Stanley, representing Kennebunk Land Trust

- The Kennebunk Plains/Kennebunk Wildlife Management Area is owned and managed by the Maine Department of Inland Fisheries & Wildlife and The Nature Conservancy, not KLT. KLT was one of the original partners to raise funds to protect this land but its currently owned and managed by TNC and MDIFW. Those minor edits are needed on page 44 and page 81.
- Within the tables on page 88, KLT is listed with Eastern Trail, Rachel Carson, and others. The table mentions use of motorized vehicles. KLT does not allow motorized vehicles on any properties and I don't think the other organizations listed allow motorized vehicles either. The committee may want to remove the term motorized vehicles in the table on page 88.

Kennebunk Free Library

Suggested change to description of services provided by the Library: Currently the library provides e-books and e-audiobooks through OverDrive and CloudLibrary, movie streaming through Kanopy, and databases through Digital Maine Library.

Energy Efficiency Committee

* **Water Resources:** I would urge a change to *short or medium* term to address septic pollution (rather than the current 'long term' timeline).

***Transportation:** There is only passing reference to passenger rail ~ arguably a key element in cutting emissions pollution from cars, buses, etc.

***Public Facilities & Services:** Curbside composting ~ which is mentioned here as 'a thing' ~ is no longer in operation. Patti Sass Perry and Tony Dater (EEAC) are both working on a more comprehensive effort to incorporate composting into the Town's efforts to address getting 'wet garbage' out of the trash stream. Mike Pardue has been contacted.

***Utilities:** To my knowledge, the EEAC has not (ever?) met with the parties listed to review cost of utilities for Town residents. This, however, would be a good idea to include if we can get it to happen.

***Climate Chapter:** Pg. 131; The Town signed on to the Global Covenant of Mayors in 2018, NOT 2014. Prior to 2018, it appears that the Town just endorsed or agreed to the concept of addressing climate change through what was then called the Mayor's Climate Initiative, or something similar. The two are not the same, in that the 2018 effort came with a 3-year commitment document which the Town signed ~ agreeing to a Greenhouse Gas Emissions Inventory (completed late summer of 2020), and then one year of developing a climate action plan (which has not happened) and a final year of implementation (which would follow the climate action plan). Just fyi.....

Public Hearing Comments – 12/1/21

1. Would like synthetic fertilizer, insecticide and pesticide use banned in town; cites Ogunquit which banned these; notes the toxicity, danger to children, fisheries, birds, insects
2. Pg 107 – re school enrollment. Says enrollment is declining and that 80% of town funds dedicated to schools. Pg 121 – Fiscal policy – notes that real estate taxes are not based on family income and those on fixed incomes are being squeezed as taxes increase. Concerned taxes are the primary funding mechanism for town and notes high debt obligation. “Silver tsunami” of increased number of seniors impacted.
3. Wetlands – says designation in Plan of them as “crown jewels” should be applied only to the Lake Brook corridor, which is under tremendous development pressure. Notes that the wetlands setback is just 25’ in the Lower Village Business District and this should be increased to provide better protection.
4. Nothing in place currently to clean up the rivers
5. Is there a plan in place on the town level other than relying on Kennebunk Land Trust to protect/preserve natural resources
6. Re earlier comment about declining school enrollment: notes the 10 year population increase prediction shown in Plan. Feels new opportunities for people to work remotely will attract people with kids to live here. Wants town to be “intentional” about type of people we attract.

7. Question whether all previous public comments were recorded in the Plan
8. Question about impact of short term rentals on the availability of affordable rentals for longer term use
9. State rep C. Babbidge: Noted that earlier plans resulted in increasing the safety of children, bikes, pedestrians, seniors by increasing sidewalks, and cited importance of continuing to extend them especially for the high percentage of seniors living here. Notes that Cape Elizabeth has good signage to alert people to presence of kids/bikes/seniors. Notes plan calls for aspiration to providing 10% of housing in affordable range, wonders how to achieve that as well as more smaller homes for those who are downsizing. Stated that SMPDC has 2 new grants, one for coastal resilience, but didn't see that Kennebunk was included.
10. New resident asked how town disseminates information to residents – she has been relying on Facebook; are there other ways the Town gets info out
11. Kennebunk Land Trust board chair wanted to ensure everyone was aware the Trust's executive director, who worked closely with the town, recently departed for a new job at the national level. Said previous comments indicated to her there was strong public support for the Land Trust's mission to protect natural resources.
12. Question about why the shellfish beds are closed and if a strategy should be included to get them back on line by a certain time
13. Concern about river contamination, and lack of plan to certify septic system cleanouts and functionality, which is a factor impacting water quality
14. Question about Mousam River dams with note that other towns have installed fish ladders; will the town take a stand on the dams to influence future status
15. Merton Brown noted that the last clamming license was issued in 2006 and wondered if we could address more thoroughly the reasons why clamming has ceased