

Kennebunk Comp Plan

Summary from two Open Houses held:

January 19, 2019 & February 6, 2019

Note: The number of dots on each recommendation is represented by (*Green Dot/Red Dot*), or (5/1)

Chapter A & B - Population and Housing: Proposals/Recommendations

- (8) (16/1) 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
- (11) (8/2) In order to increase the population diversity to a better balance of ages and incomes, more lower-cost housing is needed
- (8) (11/3) The increasing proportion of single-person households should guide zoning to accommodate smaller units at higher density closer to services

Comments

- (1) Too many 2nd homes. Townies can't afford taxes and utilities. Too many developments with huge houses

Chapter C - Local Economy: Proposals/Recommendations

- (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
- (3) (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

- (1) 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.
- (1) 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.

Chapter D - Natural Resources: Proposals/Recommendations

- (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.
- (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

- Amen to the 6th bullet (Now the 1st bullet)
- CMP should be liable for adhering to a town ban on pesticides – the town should not acquire expense due to their resilience
- *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.

- Don’t expand sewer to rural areas. My septic works and I don’t want to pay for sewer.

Chapter E - Public Utilities: Proposals/Recommendations

- (8) (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
- (8) (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
- (5/1) (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
- (5/1) (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
- (3/2) (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
- (3/3) (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

Chapter F - Transportation: Proposals/Recommendations

- (9) (15) The Town should explore the need for creating transportation resources for older residents and others with reduced mobility
- (6) (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
- (5/1) (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

- (7) (10/1) The Town should appoint a Bicycle and Pedestrian Committee to create a Bicycle and Pedestrian Plan for Kennebunk with public input
- (4/3) (11/4) The Town should formalize the seasonal train stop in Kennebunk with the Downeaster
- (3) (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 its 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)
- (1) More sidewalks
- (1) Crossing guard at Middle School flashing intersection

Chapter G: Municipal Facilities: Proposals/Recommendations

- (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
- (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)

Comments

- Red dot – Perhaps discriminatory? *I agree*
- (1) 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
- Discourage more second home ownership, more 24-35 families. *Agree*
- Recommend changing bullet #2: 23 town employees then goes on to list 600 employees between fire, police, etc. Perhaps 23 administration or management?

- Why is this not a violation of age, race, familial status, etc. How would any control be enforced?

Chapter H - Historical, Archeological, Cultural Resources: Proposals/Recommendations

- (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.
- (4/2) (7) The Town should appropriate an annual budget for the care and work done on behalf of Kennebunk cemeteries.
- (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
- (2/1) (7) The Town should reestablish the Cemetery Committee to continue research of and promote the heritage of the Kennebunk ancestral history.
- (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

- (2) Inventory a mapping of sites inclusive of veterans' graves researched by the 1st Cemetery Committee
- 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
- Appreciation of the importance of art/culture/music in our community
- The Brick Store is not the only source. Historic Preservation Commission Augusta should be consulted

Chapter K - Climate Change and Sea Level Rise: Proposals/Recommendations Ranking

- (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

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)
- Infrastructure is the #1 problem in a climate event. Focus on Infrastructure backup systems to be proposed

Chapter L – Land Use & Open Space: Proposals/Recommendations

- (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

Comments

- (2) Include Hope Woods in OPEN SPACE

- 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
 - (1) Hope Woods is a gem that should be emphasized in this town's plans
 - (1) 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

Chapter M - Fiscal Resources: Proposals/Recommendations

- (11) (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
- (7) (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

Chapter I - Marine Resources: Proposals/Recommendations

- (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
- *(This proposal was not included on the 2.6 Open House Poster)* (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

- 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)