

PROPOSED AMENDMENT TO THE KENNEBUNKPORT COMPREHENSIVE PLAN

Shall an ordinance entitled “2010 Amendment to the Kennebunkport Comprehensive Plan regarding Land Use be enacted? (A true copy of which is on file in the Town Clerk’s Office and is incorporated by reference.)

[Note of Explanation: This amendment would add language identifying Growth Areas and contains proposals for a rate of growth ordinance based on patterns of development and current infrastructure. This text would be added to the section regarding Future Land Use. The map identifying these areas will be added to the Map Appendix]

Note: Underlined language is proposed to be inserted and words ~~stricken out~~ are proposed to be removed. All other portions of the ordinance are proposed to remain unchanged.

B. GROWTH AREAS

The purpose of the growth area map is to identify areas in town that would benefit from variable growth rates based upon their current land use and infrastructure. Each area is subject to a different number of growth permits in any given year based upon a percentage of the total; 50% into the Growth Area, 30% into the Transition Area, and the remaining 20% into the Rural Area. This scale of issuance will help to promote and protect the existing character of these areas along with establishing growth pattern data to assist in future infrastructure planning.

- *Growth* Identifies those areas in 2009 that were either serviced by sewer and water or were within 1,000 feet of those services. This area characteristically has development that consists of village patterns including residential and commercial development.
- *Transitional* Identifies an area between rural and growth. This area characteristically has development that consists of residential, some commercial, and a number of large wetland systems including Goose Rocks Beach.
- *Rural* Identifies those areas which are not typically serviced by sewer and water. This area characteristically has development that includes residential, conservation, some commercial, agricultural, and large tracts of fields and forests.

Rate of Growth Limitations Achieve:

- Directs growth towards infrastructure (sewer & water)
- Protects character of Village and Rural areas
- Sets a rate of growth that allows the town time to develop a town infrastructure plan.

<u>Definition</u>	<u>Growth</u>	<u>Transition</u>	<u>Rural</u>
<u>% of annual GP issued</u>	<u>50%</u>	<u>30%</u>	<u>20%</u>
<u>Approx. developable Acreage</u>	<u>1100</u>	<u>1170</u>	<u>3490</u>
<u>% Land w/access to sewer</u>	<u>71%</u>	<u>21%</u>	<u>3%</u>
<u>% Land w/access to water</u>	<u>83%</u>	<u>57%</u>	<u>0%</u>

To date, (year of 2009) a total of 48 Growth Permits were available for residential dwellings. Based upon demand there were a total 38 available at the end of December 2009.

In order to promote cluster housing within the Growth, Transition and Rural areas an additional 10% of the total number of growth permits allowed may be granted for those individual or developers who wish to pursue cluster developing at the planning board level. Individuals or developers would be limited to a total of 7 growth permits at the start of the calendar year and only 25% of the available growth permits per/ growth area would be available to any individual or developer within the same calendar year, until the first week in December. Within the month of December the limitation on individuals or developers will be lifted. In addition, any growth permits remaining from the combined three areas would be available for the Growth Area only, with appeals for exceptions permitted by a prepared and planned presentation to the Board of Selectmen. The total number of Growth Permits allocated for the next year will be no less than the average annual number of permits issued by the municipality for the past 10 years plus 10 percent or no lower than 40. Permanent residents will be given preference regarding Growth Permit applications.

Additional exemptions of the following restrictions will be considered by the planning board for residential housing units built solely as moderate, affordable or low income, with the requirement that these units, as built, will be sold or rented for a price that is affordable in the region, and that the affordability will be maintained in subsequent resale or future rental of the units.

Note: Currently there are no definitions for: moderate, affordable or low income housing in the LUO. These terms would need to be defined and adopted by the voters as well as being accepted by the Planning Board.

<u>Definition</u>	<u>Growth</u>	<u>Transition</u>	<u>Rural</u>
<u>Total acreage</u>	<u>2540.00</u>	<u>3260.00</u>	<u>6900.00</u>
<u>Approx. developed acreage</u>	<u>890</u>	<u>750</u>	<u>760</u>
<u>Approx. un-developed acreage</u>	<u>1620</u>	<u>2500</u>	<u>6140</u>
<u>Approx. developable acreage</u>	<u>1100</u>	<u>1170</u>	<u>3490</u>
<u>% of developable land w/access to sewer *</u>	<u>71%</u>	<u>21%</u>	<u>3%</u>
<u>% of developable land w/access to water *</u>	<u>83%</u>	<u>57%</u>	<u>0%</u>
<u>Targeted % of total # of annual GP's issued</u>	<u>50%</u>	<u>30%</u>	<u>20%</u>
<u>% parcels hooked to sewer</u>			
<u>% parcels hooked to water</u>			
<u>Approx. developed acreage in residential</u>	<u>861</u>	<u>739</u>	<u>734</u>
<u>Approx. developed acreage in commercial</u>	<u>29</u>	<u>11</u>	<u>26</u>
<u>Potential New Dwelling Units</u>	<u>955</u>	<u>665</u>	<u>1400</u>
<u>note * within 1000' of existing sewer/water</u>			

[Insert Strategies in Land Use Section IV Town Goal 1:]

Strategy 6: Develop long term plan for sewer and water expansion to accommodate for existing and future growth, including upgrades to existing lines and treatment plant.

Responsibility: Board of Selectmen, Sewer Advisory Committee
Timeframe: Ongoing

Strategy 7: Define Moderate, Affordable and Low Income Housing. Develop Performance Standards for these related Activities and Land Uses.

Responsibility: Planning Board
Timeframe: 1 year