



TOWN OF KENNEBUNKPORT, MAINE

– INCORPORATED 1653 –

Growth Planning Committee

March 19, 2024 | 6:00PM – 8:00PM

Hybrid Meeting Agenda

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/85145462589>

Webinar ID: 851 4546 2589

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1. Review and approve minutes from **February 6, 2024.**
 2. Comprehensive Plan Short Term Strategies Discussion.
 3. Other Business



TOWN OF KENNEBUNKPORT, MAINE
~ INCORPORATED 1653 ~

MEMORANDUM

Date: March 15, 2024
To: Growth Planning Committee
From: Galen Weibley
Re: Comprehensive Plan Short Term Strategies Discussion

The Town's Comprehensive Plan outlines short term (1-3 years) strategies to be implemented by the Growth Planning Committee (GPC) and other organizations/departments.

Planning & Development Staff have developed a spreadsheet of goals, policies, and strategies that are listed in the 2023 adopted comprehensive plan under the GPC's purview and responsibilities under [Section 5-29](#) D. Highlighted are strategies currently being implemented or already completed by the Town since adoption.

Staff request direction from the GPC regarding strategies that are of importance to the committee and residents of the town to pursue in 2024. This will be an informal conversation and discussion by the GPC members with staff to begin prioritizing targets to strive for in the remaining three quarters of the year. After prioritizing strategies to undertake, a report will be communicated to the Planning Board and Select Board.

Actions to Consider

What strategy is a top priority for each Comp Plan Topic? (Housing, Natural Resources, Energy, Historical, Future Land Use, Water Resources, Public Facilities & Hazard Mitigation)

Consider what projects the department should explore to accomplish a strategy you feel the town would benefit from implementing.

Enclosures

Comprehensive Plan Short Term Strategies (BoS, PB, PD, GPC)

Type	Goal	Policy	Strategy	Party	Timeline	Progress?
Housing	MEET THE DEMAND FOR AFFORDABLE HOUSING BY PROVIDING FOR A MIX OF HOUSING TYPES IN A BROAD RANGE OF PRICES.	Incentivize the construction of year-round affordable housing units and create standards of eligibility for such units with preference for school and government employees, Kennebunkport residents, and persons employed in the Town.	Consider amending the LUO to reduce minimum lot size requirements and increase allowable density within Growth Areas.	PB & PD	Short Term	
Housing	MEET THE DEMAND FOR AFFORDABLE HOUSING BY PROVIDING FOR A MIX OF HOUSING TYPES IN A BROAD RANGE OF PRICES.	Incentivize the construction of year-round affordable housing units and create standards of eligibility for such units with preference for school and government employees, Kennebunkport residents, and persons employed in the Town.	Encourage clustering of all types of housing units, including duplex and multi-plex units.	PB & PD	Short Term	
Housing	MEET THE DEMAND FOR AFFORDABLE HOUSING BY PROVIDING FOR A MIX OF HOUSING TYPES IN A BROAD RANGE OF PRICES.	Incentivize the construction of year-round affordable housing units and create standards of eligibility for such units with preference for school and government employees, Kennebunkport residents, and persons employed in the Town.	Amend the LUO to allow accessory dwelling units (ADU) and home occupations to co-exist and utilize performance standards to regulate the appearance and potential impact of these uses within neighborhoods.	PB & PD	Short Term	ADU & Accessory Apartments have performance standards. Any more changes?
Housing	MEET THE DEMAND FOR AFFORDABLE HOUSING BY PROVIDING FOR A MIX OF HOUSING TYPES IN A BROAD RANGE OF PRICES.	Incentivize the construction of year-round affordable housing units and create standards of eligibility for such units with preference for school and government employees, Kennebunkport residents, and persons employed in the Town.	Allow the development of multi-plex (multi-family) housing, including rental units, in designated Growth Areas.	PB & PD	Short Term	In the Process of Adopting Updates
Housing	MINIMIZE THE ADVERSE IMPACTS OF CLIMATE CHANGE.	Reduce the vulnerability of housing to climate change.	Review current zoning codes, regulations, and policies to incorporate natural design elements and building practices such as Low Impact Design standards.	PD & PB	Short Term	Low Impact for Accessory Apartments but more discussion for stormwater standards for all types of development?
Natural Resources, Forest Resources, and Agricultural Resources	PROTECT FOREST RESOURCES AND FARMLAND FROM THE NEGATIVE IMPACTS OF DEVELOPMENT.	Support agricultural and forestry activities.	Review Town ordinances and regulations for consistency with Maine's Right to Farm Law (Title 7 MSRA, Chapter 6) to determine if local ordinances and regulations require strengthening.	PD & PB	Short Term	
Natural Resources, Forest Resources, and Agricultural Resources	PROTECT FOREST RESOURCES AND FARMLAND FROM THE NEGATIVE IMPACTS OF DEVELOPMENT.	Support agricultural and forestry activities.	Review and amend, as necessary, the LUO and subdivision regulations to develop performance standards to protect forest and farmland resources. Land developers should identify critical natural resources and utilize Beginning with Habitat maps and other data resources.	PD & PB	Short Term	
Water Resources	PROTECT THE QUALITY AND QUANTITY OF WATER RESOURCES.	Protect water resources from the impacts of development and reduce the potential of water quality degradation.	Amend the LUO and Subdivision Regulations to include green infrastructure and low impact development standards. Encourage complete streets and green streets.	PB & PD	Short Term	
Energy	REDUCE THE VOLUME OF GREENHOUSE GASSES GENERATED IN KENNEBUNKPORT	Develop and implement community-wide strategies to reduce greenhouse gas (GHG) emissions.	Remove barriers and encourage commercial development of a certain scale to include EV charging stations and be designed to exceed minimum energy code standards.	PB & PD	Short Term	
Energy	ENSURE THE TOWN'S TRANSPORTATION SYSTEM PROVIDES EFFICIENT, SAFE, AND CONNECTED ACCESS FOR THE COMMUNITY	Plan and prepare to accommodate electric vehicles (EV).	Ensure there are no unnecessary regulatory hurdles to installing EV charging stations on public or private property and support their procurement.	PB & PD	Short Term	
Energy	INTEGRATE TRANSPORTATION AND LAND USE PLANNING	Develop a connected network of streets and destinations.	Add criteria in subdivision regs that promote shared driveways and require developers to show future connectivity to adjacent parcels including roads and trails.	PB & PD	Short Term	
Future Land Use	ENSURE ORDERLY GROWTH AND PREVENT SPRAWL.	Encourage growth adjacent to current village centers. Growth should be compatible with and integrated with the existing infrastructure and built environment.	Review the impact of Growth Management permits on a periodic basis to determine its effectiveness in directing growth in a manner that is consistent with this Comprehensive Plan.	GPC & PD	Short Term	
Historical	PROTECT AND PRESERVE HISTORIC STRUCTURES AND DISTRICTS.	Protect historic structures that are threatened by sea level rise and extreme weather events.	Work with the Silver Jackets and other experts to devise a plan to protect Dock Square buildings.	PD	Short Term	
Housing	MEET THE DEMAND FOR AFFORDABLE HOUSING BY PROVIDING FOR A MIX OF HOUSING TYPES IN A BROAD RANGE OF PRICES.	Incentivize the construction of year-round affordable housing units and create standards of eligibility for such units with preference for school and government employees, Kennebunkport residents, and persons employed in the Town.	Amend the LUO to include a definition of affordable housing.	PD	Short Term	In Process of adopting defintion with LD 2003 amendments to LUO
Housing	MEET THE DEMAND FOR AFFORDABLE HOUSING BY PROVIDING FOR A MIX OF HOUSING TYPES IN A BROAD RANGE OF PRICES.	Incentivize the construction of year-round affordable housing units and create standards of eligibility for such units with preference for school and government employees, Kennebunkport residents, and persons employed in the Town.	In subdivisions of 10+ dwelling units, the developer should set aside 10% as affordable units. In subdivisions of 5 to 9 dwelling units, at least one should be set aside. Alternately, the developer may consider an in-lieu fee.	PB, HHT & PD	Short Term	
Housing	MEET THE DEMAND FOR AFFORDABLE HOUSING BY PROVIDING FOR A MIX OF HOUSING TYPES IN A BROAD RANGE OF PRICES.	Incentivize the construction of year-round affordable housing units and create standards of eligibility for such units with preference for school and government employees, Kennebunkport residents, and persons employed in the Town.	Consider the establishment of a development impact fee to fund affordable housing.	PD	Short Term	
Housing	MINIMIZE THE ADVERSE IMPACTS OF CLIMATE CHANGE.	Reduce the vulnerability of housing to climate change.	Educate homeowners about flood vulnerability.	CEO & PD	Short Term	
Natural Resources, Forest Resources, and Agricultural Resources	PROTECT CRITICAL NATURAL RESOURCES, INCLUDING WETLANDS, TERRESTRIAL AND AQUATIC HABITAT, SAND DUNES, BEACHES, SCENIC VISTAS, AND UNIQUE NATURAL AREAS.	Conserve and protect Kennebunkport's critical natural resources through conservation and education.	Collaborate with conservation partners to identify and make public a regional database of educational resources and information about critical habitat (including salt marshes), vulnerable species, and the impacts of development and human activity on natural resources.	CC, FWS & PD	Short Term	

Type	Goal	Policy	Strategy	Party	Timeline	Progress?
Natural Resources, Forest Resources, and Agricultural Resources	PROTECT CRITICAL NATURAL RESOURCES, INCLUDING WETLANDS, TERRESTRIAL AND AQUATIC HABITAT, SAND DUNES, BEACHES, SCENIC VISTAS, AND UNIQUE NATURAL AREAS.	Minimize the impacts of development and human activity on natural resources.	Require that subdivisions and commercial developments maintain open space to the greatest extent practicable.	PB & PD	Short Term	
Natural Resources, Forest Resources, and Agricultural Resources	PROTECT CRITICAL NATURAL RESOURCES, INCLUDING WETLANDS, TERRESTRIAL AND AQUATIC HABITAT, SAND DUNES, BEACHES, SCENIC VISTAS, AND UNIQUE NATURAL AREAS.	Minimize the impacts of development and human activity on natural resources.	Encourage the use of native plants on public and private property.	PB & PD	Short Term	
Natural Resources, Forest Resources, and Agricultural Resources	PROTECT CRITICAL NATURAL RESOURCES, INCLUDING WETLANDS, TERRESTRIAL AND AQUATIC HABITAT, SAND DUNES, BEACHES, SCENIC VISTAS, AND UNIQUE NATURAL AREAS.	Minimize the impacts of development and human activity on natural resources.	Encourage developers to install street trees to enhance wildlife habitat and provide shade.	PB & PD	Short Term	
Natural Resources, Forest Resources, and Agricultural Resources	PROTECT CRITICAL NATURAL RESOURCES, INCLUDING WETLANDS, TERRESTRIAL AND AQUATIC HABITAT, SAND DUNES, BEACHES, SCENIC VISTAS, AND UNIQUE NATURAL AREAS.	Minimize the impacts of development and human activity on natural resources.	Conduct monitoring to evaluate the impact of pesticides and herbicides on natural resources and water resources and identify strategies to minimize impacts such as through alternative weed and pest controls and regulations as needed.	PD, CC & BAC	Short Term	
Natural Resources, Forest Resources, and Agricultural Resources	PROTECT FOREST RESOURCES AND FARMLAND FROM THE NEGATIVE IMPACTS OF DEVELOPMENT.	Support agricultural and forestry activities.	Support forestry and agricultural uses and activities such as agritourism, backyard chickens, farms, farm stands, and firewood sales.	PD	Short Term	
Natural Resources, Forest Resources, and Agricultural Resources	PROTECT FOREST RESOURCES AND FARMLAND FROM THE NEGATIVE IMPACTS OF DEVELOPMENT.	Support agricultural and forestry activities.	Review Town ordinances and regulations for consistency with Article 1 Section 25 Establishing A Right to Food of the Constitution of the State of Maine	PD & PB	Short Term	
Natural Resources, Forest Resources, and Agricultural Resources	ADAPT TO CLIMATE CHANGE.	Enhance the resiliency of habitats and species.	Identify opportunities to accommodate marsh migration inland to protect this critically important resource from sea level rise.	PB, CC & PD	Short Term	
Natural Resources, Forest Resources, and Agricultural Resources	ADAPT TO CLIMATE CHANGE.	Enhance the resiliency of habitats and species.	Encourage conservation of low-lying undeveloped uplands where coastal marshes, beaches, and other intertidal natural communities can migrate inland with sea level rise.	PB, CC, KCT & PD	Short Term	
Natural Resources, Forest Resources, and Agricultural Resources	ADAPT TO CLIMATE CHANGE.	Enhance the resiliency of habitats and species.	Create and implement an invasive species management policy, including public outreach and education, and prepare to manage invasive species on town property.	PW, CC & PD	Short Term	
Natural Resources, Forest Resources, and Agricultural Resources	ADAPT TO CLIMATE CHANGE.	Enhance the resiliency of habitats and species.	Educate property owners about impacts of climate change, such as extreme heat, drought, and changes in precipitation on habitats and species. Provide information to new homeowners.	CC & PD	Short Term	
Water Resources	ADAPT TO THE IMPACTS OF CLIMATE CHANGE.	Minimize the impacts of climate change to water resources and water infrastructure.	Provide education about climate change impacts such as increased and more frequent flooding of surface water, wetlands, and floodplains, and other low-lying areas.	PD	Short Term	
Marine Resources	PROTECT THE WATER QUALITY OF TIDAL RIVERS, STREAMS, MARSHES, AND COASTAL BEACHES	Protect the health of recreational users of tidal areas and beaches.	Continue the partnership with Maine's Healthy Beaches Program and implement the recommendations in its "Summary Report of Enhanced Monitoring and Pollution Source Tracking Efforts in the Goose Rocks Beach Watershed, Kennebunkport," published in February 2021.	BAC & PD	Short Term	
Energy	REDUCE THE VOLUME OF GREENHOUSE GASES GENERATED IN KENNEBUNKPORT	Develop and implement community-wide strategies to reduce greenhouse gas (GHG) emissions.	Review LOU to ensure minimum regulatory hurdles which would allow all properties to install EV chargers.	PD	Short Term	
Energy	REDUCE THE VOLUME OF GREENHOUSE GASES GENERATED IN KENNEBUNKPORT	Strive to match or exceed the State of Maine's goals of a 45% reduction in GHG emissions by 2030, and 80% by 2050.	Develop a town wide climate action plan.	BoS & PD	Short Term	In Process of being Adopted by Town
Energy	REDUCE THE VOLUME OF GREENHOUSE GASES GENERATED IN KENNEBUNKPORT	Prepare the community for a changing climate.	Educate community members about how to prepare their property for the effects of a changing climate.	PD	Short Term	
Energy	IMPROVE THE RELIABILITY OF KENNEBUNKPORT'S ELECTRICAL POWER SUPPLY	Encourage local generation of renewable energy and decentralization of the electrical grid.	Review LUO for hinderances to renewable energy systems and recommend amendments.	CEO & PD	Short Term	
Energy	ENSURE THE TOWN'S TRANSPORTATION SYSTEM PROVIDES EFFICIENT, SAFE, AND CONNECTED ACCESS FOR THE COMMUNITY	Plan and prepare to accommodate electric vehicles (EV).	Identify locations for EV charging stations, according to Maine Clean Community recommendations, that would benefit the community.	PD	Short Term	
Energy	INCREASE MULTI-MODAL TRANSPORTATION OPTIONS	Prioritize safety for pedestrians and bicyclists.	Identify locations where a reduction in speed will minimize the potential pedestrian and bicycle fatalities and serious injuries.	PD, Police, PW	Short Term	
Energy	INCREASE MULTI-MODAL TRANSPORTATION OPTIONS	Provide amenities for bicyclists.	Inventory existing public bike racks and identify locations where additional public racks are needed.	PD, PRD	Short Term	
Energy	REDUCE IMPACTS TO INFRASTRUCTURE FROM TO CLIMATE CHANGE	Integrate climate risk assessment and adaptation planning into prospective transportation projects	Conduct a comprehensive transportation vulnerability assessment to identify vulnerable assets and loss of connectivity due to sea level rise.	PD	Short Term	The Nature Conservancy has an interesting tool for assessing transportation vulnerability. Working to communicate this information.
Energy	INTEGRATE TRANSPORTATION AND LAND USE PLANNING	Integrate climate risk assessment and adaptation planning into prospective transportation projects	Investigate impacts of groundwater rise and extreme heat on transportation infrastructure.	PD	Short Term	
Energy	INTEGRATE TRANSPORTATION AND LAND USE PLANNING	Integrate climate risk assessment and adaptation planning into prospective transportation projects	Plan for the possibility that some town roads or segments of town roads may require elevation to avoid inundation due to sea level rise.	PD, BoS, PW, TM	Short Term	Part of assessment about with the Nature Conservancy Tool
Economy	PROMOTE THE DEVELOPMENT AND VIABILITY OF LOCAL BUSINESSES	Develop and maintain local jobs for residents of all ages and backgrounds.	Update and simplify ordinance provisions governing home occupations.	CEO & PD	Short Term	

Type	Goal	Policy	Strategy	Party	Timeline	Progress?
Economy	MITIGATE POTENTIAL IMPACTS OF COMMERCIAL USES ON SURROUNDING NEIGHBORHOODS	Manage commercial development and associated tourism to ensure the safety and enjoyment of residents and visitors.	Review current policies for parking and traffic flow control provisions to ensure reduced congestion and provide a healthful, safe, and peaceful environment for residents and visitors.	PB & PD	Short Term	
Public Facilities & Services	MAINTAIN KENNEBUNKPORT AS A TREE CITY USA COMMUNITY.	Maintain an active Shade Tree Program.	Review and revise, if necessary, the town's current shade tree program to ensure adequate installation, maintenance, and replacement policies.	PB, STC & PD	Short Term	
Public Facilities & Services	REDUCE SOLID WASTE.	Encourage the reduction of solid waste and support and sustain a viable and creative recycling program.	Encourage commercial businesses to implement a dedicated recycling policy.	PD, CoC	Short Term	
Recreation & Cultural Resources	PREPARE FOR CLIMATE CHANGE.	Integrate climate vulnerability and adaptation into recreational planning efforts.	Identify recreational assets that are vulnerable to sea level rise.	RC, PRD & PD	Short Term	
Hazard Mitigation	MITIGATE VULNERABILITY TO NATURAL HAZARDS, HUMAN-MADE HAZARDS, AND CLIMATE CHANGE.	Increase community resilience to climate change impacts.	Complete the Maine Flood Resilience Checklist to assess coastal vulnerabilities.	PD	Short Term	Completed checklist with Town Manager and SMPDC
Hazard Mitigation	MITIGATE VULNERABILITY TO NATURAL HAZARDS, HUMAN-MADE HAZARDS, AND CLIMATE CHANGE.	Increase community resilience to climate change impacts.	As part of the Climate Action Plan, assess non-coastal vulnerabilities to establish a comprehensive understanding of current and future climate change impacts to people, infrastructure, and natural resources.	PD	Short Term	In Process of being Adopted by Town
Future Land Use	KEEP THE LAND USE ORDINANCE CURRENT AND ALIGNED WITH THE COMPREHENSIVE PLAN	Regularly review and amend the LUO.	Create educational curriculum for boards and committees that are responsible for land use decisions and make available to the public.	PD	Short Term	
Future Land Use	ENSURE ORDERLY GROWTH AND PREVENT SPRAWL.	Encourage growth adjacent to current village centers. Growth should be compatible with and integrated with the existing infrastructure and built environment.	Review LUO to ensure consistency with LD 2003, An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions.	PD	Short Term	In Process of being Adopted by Town
Future Land Use	PLAN FOR A CHANGING CLIMATE.	Steer growth away from areas that will be vulnerable to hazards caused by climate change.	Complete and maintain the inventory of Town-owned parcels and research allowed uses. Climate change impacts should be considered for future uses.	BoS & PD	Short Term	Exploring Village Parcel and uses of other parcels for potential uses