

Growth Map/Rate of Growth Review Policy

Background/Purpose

The Kennebunkport Growth Planning Committee is generally tasked with the update, analysis, and review of Kennebunkport's Comprehensive Plan. In addition, within the Land Use Ordinance the committee is assigned the responsibility to periodically review the rate of growth components at least every two years to ensure that the annual maximum growth rate has not become inconsistent with the Town's capital improvement capability to establish or enlarge needed public facilities and services. Closely tied to that responsibility is the duty to review the growth area map that designates which areas of town are to be classified as growth, transitional, and rural. The specific description of these areas is further described within the Comprehensive Plan. Per the LUO periodic updates and modifications to the map may be undertaken by the committee when there is enough evidence that a property or properties should be reclassified, specifically related to their actual access to municipal infrastructure such as sewer and water.

The purpose of this policy is to guide the committee in establishing a consistent protocol regarding the above-mentioned reviews.

Process

- Periodic reviews of both the growth permit allocations and the growth area map shall be done simultaneously. Initiation of the review process shall be at the discretion of the committee; however, it should occur no less than every two years. Since part of the review process includes an analysis of growth permits from the previous calendar year the review should be completed, and any modifications made before April 1st.
- No later than February of any given year the Committee shall request from the Code Enforcement Officer the number of growth permits issued from the previous year along with the areas in which they were issued.
- No later than February of any given year the committee shall request from the public works department information related to any new public or private sewer expansion that will increase the amount of flow with the town's wastewater infrastructure. Information may include general plans, locations, and number of units to be served.
- No later than February of any given year the committee shall request from KKWD (Kennebunk, Kennebunkport Water District) information related to any new public or private water main extensions located within Kennebunkport that will provide municipal water service to areas not previously serviced.
- The Committee may ask for any other information that it deems necessary for the purposes of rendering an informed decision.
- Once it has been determined that there has been an infrastructure expansion that may allow a property to qualify under a different growth area classification the committee should consider the following:

- a. What is the development potential of the affected parcel(s)?
- b. What is the effect of placing the affected parcel(s) on other properties relative to Growth Permit allocation?
- c. Does the reclassification of the affected parcel(s) continue to ensure fairness in the allocation of building permits between sub-dividers and single lot property owners?
- d. Does the reclassification of the affected parcel(s) create a situation that would facilitate a rapid completion of a major subdivision that could outstrip the Town's capability in providing municipal services?
- e. Does the reclassification negatively impact the town's growth so that the annual increase in population cannot be adequately served by community facilities as those services are needed.
- f. Is the reclassification of the affected parcel(s) consistent with the Town of Kennebunkport's Comprehensive Plan?

After a review of the information provided, and a resulting positive finding of the questions noted above, the committee shall direct the Code Enforcement Officer to make the necessary modifications to the Growth Area Map, and notify in writing the affected parcel(s) record owners of the committee's decision.