



Coppi Environmental, LLC

Wetland & Soil Services, Consulting & Permitting

PO BOX 226 Hollis Center, ME 04042

207.756.3245 cjc1829@gmail.com

March 19, 2024

Mr. Galen L. Weibley
Director of Planning and Development
Town of Kennebunkport
6 Elm Street
Kennebunkport, ME 04046

RE: Site Plan submittal for Goose Rocks Beach Association (GRBA), 19 Community House Way, Kennebunkport, MAINE.

Dear Mr. Weibley:

Please find attached, a complete copy of a Site Plan application and supporting documents for a proposed project located at 19 Community House Way. The project involves the construction of a new Pickle ball court, a portion of which, is contained within an existing 78' by 32' basketball court.

The new Pickle ball court will be approximately 60' by 32', half of which is existing (30' by 32') and the other half (30' by 32') will be constructed. A 5-foot section of the existing court will be removed to create the two new courts, namely a 43' by 32' half-basketball court and the new Pickle ball court (60' by 32').

The portion of the proposed pickleball court to be constructed (30' by 32'), which is entirely in the Goose Rocks zone, does not increase Lot Coverage as defined in the ordinance. Lot coverage in the GR zone is limited to buildings only, for which no increase in coverage is proposed. GRBA currently offers tennis, basketball and pickleball for outdoor sports leisure.

Sincerely,

Christopher J Coppi
Coppi Environmental
Consulting Wetland and Soil Scientist

APPLICATION FOR SITE PLAN REVIEW

KENNEBUNKPORT PLANNING BOARD

Subject Property Location: 19 Community House Way

Zone GRZ/SLZ Tax Assessor's Map: 36 Block: 1-1

Lot: Shoreland ☒ Yes Resource Protection ☒: No

Lot Size 2 acres

Existing Use of Property Non-profit, community-based club offering recreation.

Proposed Use of Property: same

Type of Sewage Disposal: On-site subsurface wastewater disposal

None: ☒ Private Septic: ☐ Public Sewer: ☐

Water Supplied by: _____

None: ☐ Private Well: ☐ Public KKWD: ☒

Describe new structures, additions to existing structures and alterations proposed:

No new structures or additions to structures are proposed on the property. A new pickleball court (not a structure in the GR zone) utilizing a portion of an existing basketball court is proposed. Pickleball is currently being played on the existing courts. See cover letter for more detailed information.

Percentage of lot occupied by buildings:

Existing: 3.5 % Proposed: 3.5 %

Percentage of lot occupied by other impervious (parking, walkways, etc):

Existing: 38.6 % Proposed: 39.7

Exterior footprint of existing or proposed structure:

Existing: N/A Proposed: N/A

Interior Square Footage:

Existing: N/A Proposed: N/A

If volume expansion, interior volume:

Existing: N/A Proposed: N/A

Details on easements or other restrictions on the property. *Attach deeds and/ or agreements.*

Applicant; Owner of Record:

Name: Goose Rocks Beach Association, Inc. c/o Tara Gregorio

Address: 19 Community House Way (Mailing- PO BOX 140)
(street)
Kennebunkport ME 04046
(city) (state) (Zip)

Phone: 617-799-9238 Email: tarag411@gmail.com

Authorized Agent, If Applicable:

Name: Christopher Coppi of Coppi Environmental

Address: PO BOX 226
(street)
Hollis Center ME 04042
(city) (state) (Zip)

Phone: 207-756-3245 Email: cjc1829@gmail.com

If applicant is a corporation, check if licensed in Maine: Yes ☐ No ☒ and attach a copy of State's "Certificate of Good Standing".

Note: All applications must conform to the Code of the Town of Kennebunkport and all applicable local, State and Federal ordinances. Planning Board approval is required before any building permit can be issued by the Code Enforcement Officer.

All fees must accompany this application

To the best of my knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Code of the Town of Kennebunkport.

I understand that if my application is approved by the Planning Board, I MUST take out a permit within 180 days of the date of Planning Board Approval, per Chapter 240.11.7.B of the Code of the Town of Kennebunkport.

Signature La M. G. G. G.

Date: 3/15/24

For Office Use Only

Date Received: _____

Application Fee Paid: _____

Paid by (payment type/name): _____

Postage Fee Paid: _____

Legal Notice Posting Fee Paid: _____

Total Fee: _____



February 26, 2024

To Whom It May Concern,

On behalf of the Goose Rocks Beach Association (Association), I am writing to authorize Mr. Chris Coppi to serve as an agent on behalf of the Association in matters related to the Association's application to the Kennebunkport Planning Board requesting the development of a single pickleball court. Thank you and please let me know if you have any questions. I can be reached via email at tarag411@gmail.com or at 617-799-9238.

Sincerely,

Tara Gregorio

Goose Rocks Beach Association, President

Goose Rocks Beach Association Board of Directors

President: Tara Gregorio **Vice Presidents:** Mark Gallagher, Amy Pironti
Treasurer: Art Casavant **Secretary:** Sue Hanlon **Past President:** Sean McCarthy
Members at Large: Liz Adams, Dini Coffin, Kate Delhome, Peter Gutermann
Hannah Hines, Denise Morrow, Bob Murphy, Kelvin Schleif, John Downey

Know all Men by these Presents, That

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I, Lena Jeffery of Goose Rocks Beach in Kennebunkport in the County of York and State of Maine
in consideration of One dollar and other valuable considerations
Goose Rocks Beach Association, Incorporated - -

paid by

Book 1174
I.R.S.
Fifty
Five
Cents

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Goose Rocks Beach Association, Incorporated its Successors and assigns forever, the following described property: A certain two (2) acre lot or parcel of land situated at Goose Rocks Beach in said Kennebunkport and lying Northerly of and adjacent to the Northerly side of a thirty (30) feet strip of land hereinafter described, said two (2) acre lot being bounded and described as follows: Beginning at an iron pipe driven into the ground on the westerly line of land of one Prescott; thence North 38° 30' West by land of said Prescott four hundred thirty-five and 6/10 (435.6) feet to an iron pipe driven into the ground; thence South 51° 30' West by other land of said Grantor two hundred (200) feet to an iron pipe driven into the ground; thence South 38° 30' East by other land of said Grantor four hundred thirty-five and 6/10 (435.6) feet to an iron pipe driven into the ground on the northerly sideline of said thirty (30) foot strip; thence North 51° 30' East by said thirty (30) foot strip two hundred (200) feet to the point of beginning.

Also a right of way for any and all purposes to be used in common by the said Grantor her heirs and assigns and by the Grantee its Successors or Assigns of a certain lot or parcel of land situated at said Goose Rocks Beach being thirty (30) feet in width, the center line of said thirty (30) foot strip being bounded and described as follows: Beginning at an iron pipe driven into the ground on the center line of the westerly end of the right of way hereinafter described and being the same right of way conveyed to me by one Prescott by deed dated - - and to be recorded herewith; thence southerly 51° 30' West two hundred (200) feet to an iron pipe driven into the ground at other land of this Grantor.

Also a right of way for any and all purposes to be used in common by the Grantor her heirs and assigns and by the Grantee its Successors and Assigns and by William E. Prescott his heirs and assigns over the following described premises: A certain lot or parcel of land thirty (30) feet in width situated at Goose Rocks Beach, Kennebunkport, Maine, bounded and described as follows: Beginning at an iron pipe driven into the ground on the northerly side of Wildwood Road as shown on a Plan Showing a Proposed Road at Goose Rocks, Kennebunkport, Maine, by Libby and Dow, Engineers, Dec. 1936, said point being the southwesterly corner of land conveyed by said Prescott to one Nutter, and being one hundred fifty-seven and 88/100 (157.88) feet northeasterly along said Road from a drill hole in a granite monument marking the southeasterly corner of land of within Grantor which lies northwesterly of said Road; thence North 28° 25' West by land of said Nutter and by other land of said Prescott seven hundred twenty-five and 2/10 (725.2) feet to an iron pipe driven into the ground, said line being the northeasterly sideline of a part of said thirty (30) foot strip of land herein described; thence South 51° 30' West two hundred seventy-four and 7/10 (274.7) feet to an iron pipe driven into the ground at land of said Grantor and marking the junction of the center line of this right of way with the center line of the right of way hereinabove described.

The above mentioned bearings refer to the 1950 Magnetic Meridian.

Do Here and to Hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Goose Rocks Beach Association, Incorporated its Successors

heirs and assigns, to it and its heirs use and behoof forever. And I do covenant with the said Grantee, its Successors

heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I, and my heirs, shall and will warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Lena Jeffery, widow

MY hand and seal this eighth day of December have hereunto set
one thousand nine hundred and fifty. in the year of our Lord

Signed, Sealed and Delivered
in presence of

Edwin G. Walker

Lena Jeffery (seal)

State of Maine, York, ss. December 8 1950
the above named Lena Jeffery

Personally appeared

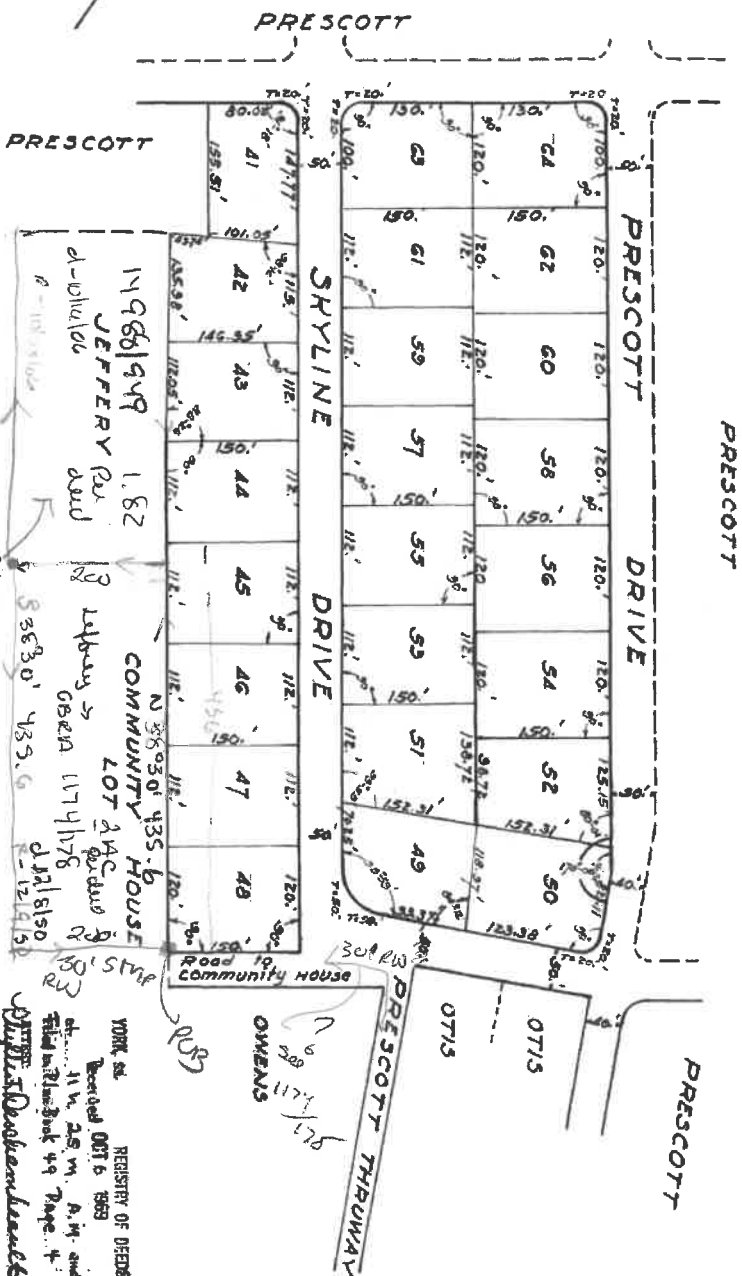
and acknowledged the above instrument to be her free act and deed.

Before me, Edwin G. Walker Justice of the Peace.

Recorded according to the original received. December 9, 1950, at 10h. 10m. A.M.

Scale 1 in = 100 ft. April 22, 1969
Libby & Dow-Engers - Saco - Me.

Selectmen, Town of Kennebunkport.





200 foot Abutters List Report

Kennebunkport, ME

February 26, 2024

Subject Property:

Parcel Number: 36-1-1
CAMA Number: 36-1-1
Vision ID: 3895
Property Address: 19 COMMUNITY HOUSE ROAD

Mailing Address: GOOSE ROCKS BEACH ASSOCIATION
PO BOX 140
KENNEBUNKPORT, ME 04046

Abutters:

Parcel Number: 35-1-26
CAMA Number: 35-1-26
Vision ID: 2611
Property Address: 12 COMMUNITY HOUSE ROAD

Mailing Address: MOORE FAMILY IRREVOCABLE TRUST
44 WILDWOOD AVENUE
KENNEBUNKPORT, ME 04046

Parcel Number: 35-1-27
CAMA Number: 35-1-27
Vision ID: 2612
Property Address: 14 COMMUNITY HOUSE ROAD

Mailing Address: TIMBER ISLE TRUST
C/O DAVID A BESTES PO BOX 1867
KENNEBUNKPORT, ME 04046

Parcel Number: 35-1-28
CAMA Number: 35-1-28
Vision ID: 2613
Property Address: 12 COMMUNITY HOUSE ROAD
#REAR

Mailing Address: GREENE, PATRICIA L
45 BELLAMY STREET
BRIGHTON, MA 02135

Parcel Number: 36-1-2
CAMA Number: 36-1-2
Vision ID: 2847
Property Address: 17 COMMUNITY HOUSE ROAD

Mailing Address: SOUSA IRREVOCABLE TRUST
17 COMMUNITY HOUSE ROAD
KENNEBUNKPORT, ME 04046

Parcel Number: 36-1-3
CAMA Number: 36-1-3
Vision ID: 2848
Property Address: 4 SKYLINE DRIVE

Mailing Address: STIEVATER, DAVID N & KATHERINE V
34 LONG AVENUE
BELMONT, MA 02478

Parcel Number: 36-1-4
CAMA Number: 36-1-4
Vision ID: 2849
Property Address: 6 SKYLINE DRIVE

Mailing Address: DASCOULIAS REVOCABLE LIVING
TRUST
63 DANIEL WEBSTER DRIVE
FRANKLIN, NH 03235

Parcel Number: 36-1-5
CAMA Number: 36-1-5
Vision ID: 2850
Property Address: 8 SKYLINE DRIVE

Mailing Address: VIRGINIA KOSLOW DIMOLA INVEST
TRUST
536 LONGLEY RD
GROTON, MA 01450

Parcel Number: 36-1-6
CAMA Number: 36-1-6
Vision ID: 2851
Property Address: 10 SKYLINE DRIVE

Mailing Address: KAUFMAN, ADAM M & ELIZABETH S
145 PATCH HILL ROAD
BOXBOROUGH, MA 01719



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Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/26/2024

Page 1 of 2



200 foot Abutters List Report

Kennebunkport, ME

February 26, 2024

Parcel Number: 36-1-7
CAMA Number: 36-1-7
Vision ID: 3896
Property Address: 12 SKYLINE DRIVE

Mailing Address: KELLY, RICHARD B & SHARON A
12 SKYLINE DRIVE
KENNEBUNKPORT, ME 04046

Parcel Number: 36-2-5
CAMA Number: 36-2-5
Vision ID: 2865
Property Address: 7 SKYLINE DRIVE

Mailing Address: SARIS, RICHARD
183 OAK STREET
NEWTON, MA 02459

Parcel Number: 36-2-6
CAMA Number: 36-2-6
Vision ID: 2866
Property Address: 5 SKYLINE DRIVE

Mailing Address: GERACE FAMILY REALTY TRUST
5 UPLAND ROAD
MIDDLEBURY, CT 06762

Parcel Number: 36-2-8
CAMA Number: 36-2-8
Vision ID: 2867
Property Address: 1 SKYLINE DRIVE

Mailing Address: CONVERY FAMILY IRREVOCABLE
TRUST
71 KERNWOOD AVENUE
BEVERLY, MA 01915

Parcel Number: 41-6-1
CAMA Number: 41-6-1
Vision ID: 3090
Property Address: 21 COMMUNITY HOUSE ROAD

Mailing Address: BARRY, RICHARD & MARIA ANTONIA
9 ALPINE ROAD
WINDHAM, NH 03087

Parcel Number: 41-6-1A
CAMA Number: 41-6-1A
Vision ID: 103682
Property Address: COMMUNITY HOUSE ROAD

Mailing Address: RICHARD F GREENE TRUST
45 BELLAMY STREET
BRIGHTON, MA 02135

Parcel Number: 41-6-1B
CAMA Number: 41-6-1B
Vision ID: 104142
Property Address: COMMUNITY HOUSE ROAD

Mailing Address: GOOSE ROCKS BEACH ASSOCIATION
PO BOX 140
KENNEBUNKPORT, ME 04046

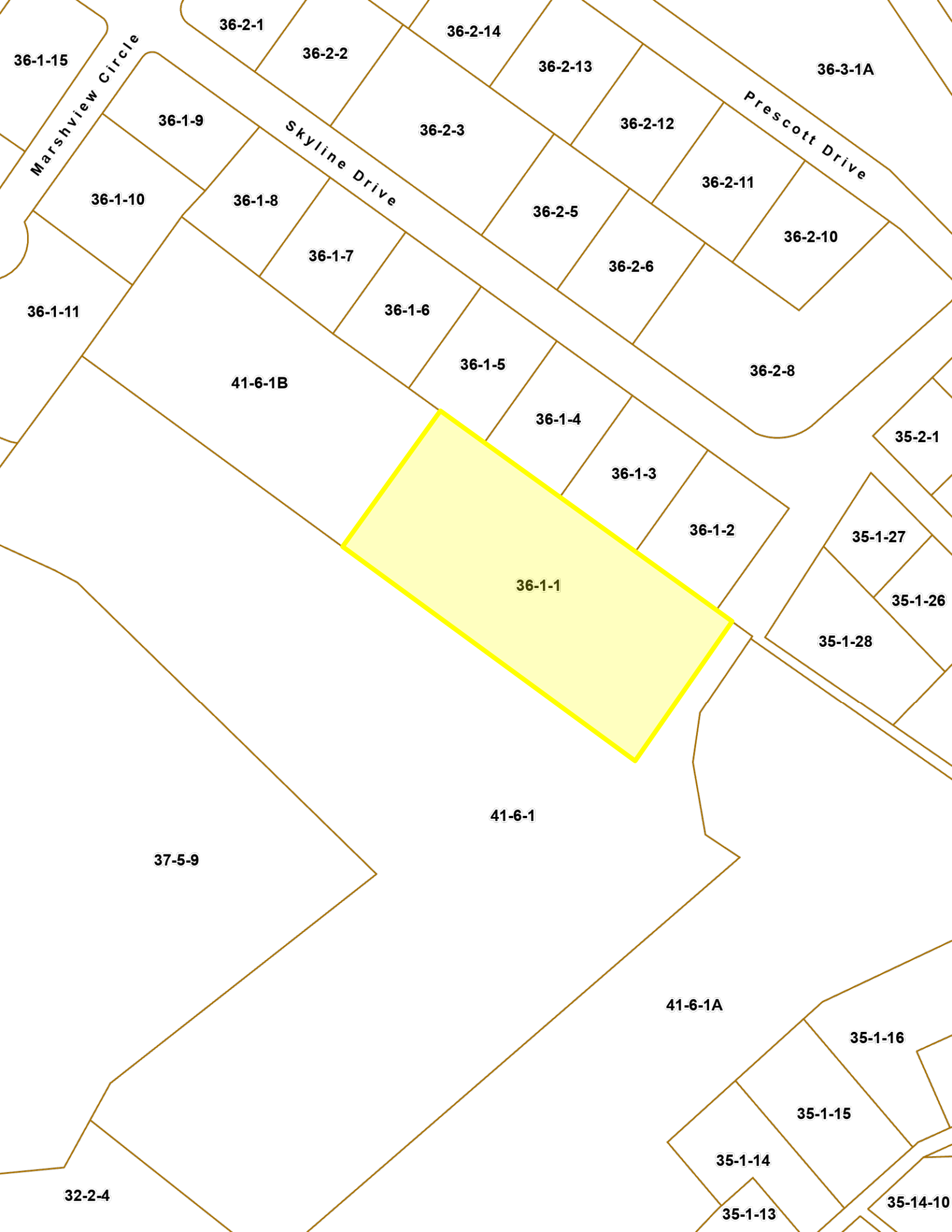


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2/26/2024

Page 2 of 2



Goose Rocks Beach Association

SECTION 240-10.6-C SUBMISSION AND REQUIREMENTS

The following sections are either “not-applicable” or a waiver is requested by the applicant.

240-10.6 (C) (7)- Applicant requests a waiver

240-10.6 (C) (8)- Applicant requests a waiver

240-10.6 (C) (9)- Not applicable/applicant requests a waiver

240-10.6 (C) (10)- Not-applicable

240-10.6 (C) (12)- Not-applicable/applicant requests a waiver

240-10.6 (C) (13)- Not-applicable

240-10.6 (C) (14)- Not-applicable

240-10.6 (C) (15)- Not-applicable

Goose Rocks Beach Association
Application for permit to build pickleball court
Kennebunkport Planning Commission
April 2024

Supplemental data to primary application prepared by Christopher Coppi

Project and organizational summary

- Goose Rocks Beach Association is a community-focused not-for-profit that exists to support members of the Kennebunk, Kennebunkport and Goose Rocks communities.
- Our remarkable history began with an over-ocean trip for our community house and continues to this day with community programs, tennis programs, youth activities including both educational and athletic, and a schedule of summer activities.
- Our overall property has two distinct properties which include close to four acres, a historic community house, four tennis courts and a basketball court.
- GRBA Membership is open to anyone who applies and pays our annual membership fee.
- We are applying to build a new court which will support member-based demand for pickleball.
- In order to consider both our members and our community we have:
 - created a GRBA board sub-committee to review options,
 - hired an expert in environmental assessment,
 - met with the community and,
 - reviewed all possible options in order to satisfy as many constituencies as possible.

Core proposal

- Our core proposal is to build a single new pickleball court and to convert an existing tennis space to pickleball usage.
- As you will see from the submissions of our expert, we are working with a property that has shoreland edges, wetlands, an existing septic system and a large historic structure.
- Our proposal is to build a single new pickleball court in a location that we believe will produce a new court while minimizing abutter impact.
- We invited community members to a Board meeting last summer and listened to their input as we formulated our proposal.
- The proposed location is behind our core building and as we discuss in design features will hopefully satisfy community needs and abutters interests.
- We will continue to listen to neighbor, abutter and community interests.

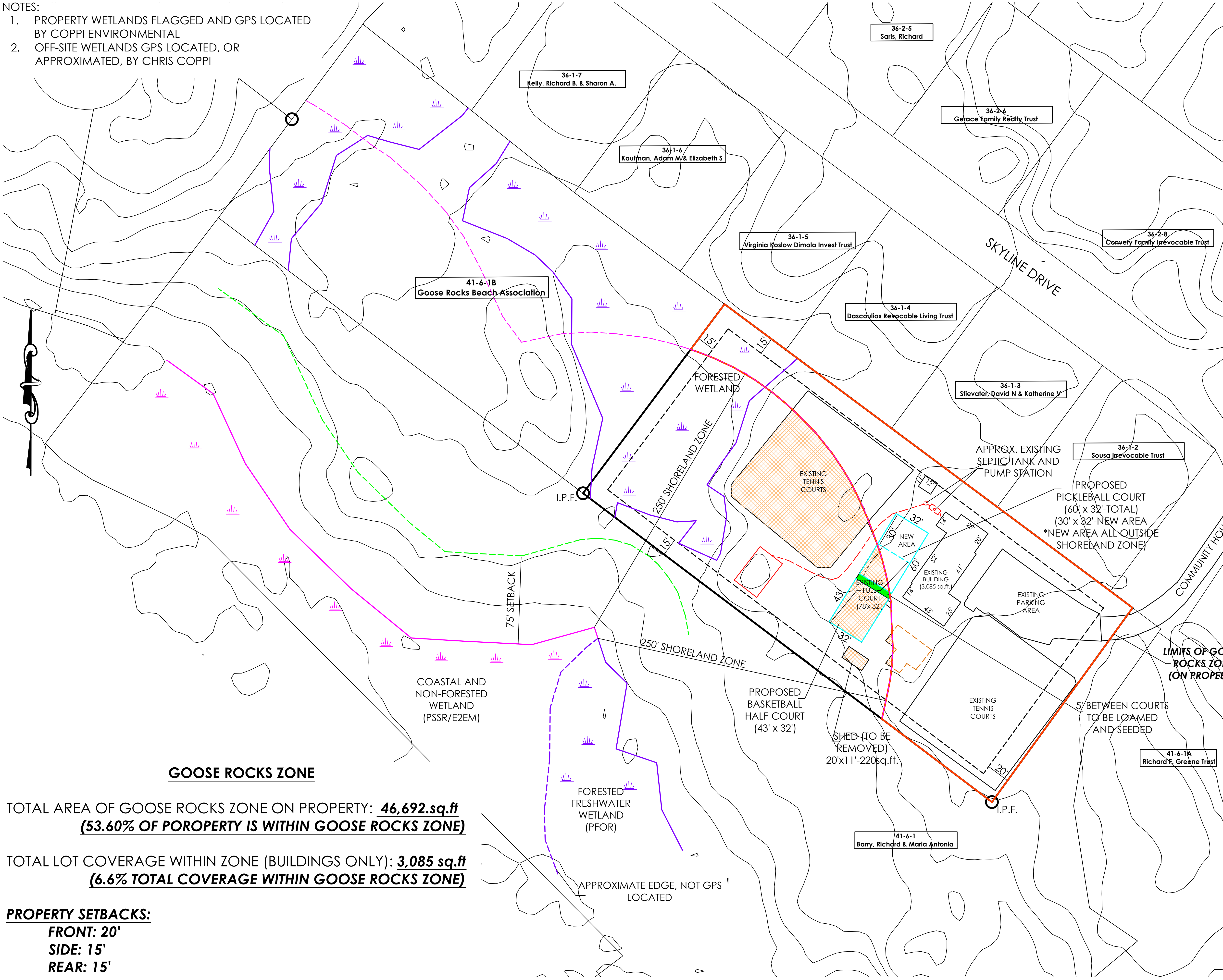
Community Considerations

- The GRBA board has met regularly with our neighbors and members about the popularity of pickleball at the Community House and among our members.
- Members and neighbors have attended board meetings to express suggestions, concerns and support.
- Our goal is to provide programs sought by our membership and, at the same time, be considerate and respectful of our neighbors.
- Some members and neighbors support converting all four existing tennis courts to eight pickleball courts, but most prefer a mix of tennis and pickleball courts.
- Neighbors and members have expressed concerns including:
 - Noise
 - Time and days of pickleball play
 - Volume of players coming to play (e.g. 3 courts can have 12 players)
- To address concerns our proposal is balanced and includes specific protocols listed on next slide.
- In response to growing demand and to mitigate neighbor/members concerns, GRBA has developed and submitted to the Planning Board a plan that seeks “parity” with three tennis and three pickleball courts.

Specific design and use features

- Single new court to be built with best available technology.
- Court will have single playing surface.
- GRBA will install native plantings around court to provide noise buffer.
- GRBA will add a sound-deafening court liner on fence of new court.
- GRBA will not install any lighting.
- GRBA will enforce limited court playing hours.
 - Playing hours will be from 12:00 noon to 8:00 pm
 - Play will occur no more than five days per week on a rotating schedule
 - Staff of GRBA will enforce rules and ensure players adhere to our community commitments
- GRBA will purchase sound deafening paddles and recommend that players use them,
- Play will be limited to members and their guests, with court usage governed by GRBA guidelines.

- NOTES:
1. PROPERTY WETLANDS FLAGGED AND GPS LOCATED BY COPPI ENVIRONMENTAL
 2. OFF-SITE WETLANDS GPS LOCATED, OR APPROXIMATED, BY CHRIS COPPI



TOTAL LOT COVERAGE CALCULATIONS

PERCENTAGE OF LOT OCCUPIED BY BUILDINGS:
EXISTING: **3.5%** PROPOSED: **3.5%**

PERCENTAGE OF LOT OCCUPIED BY OTHER IMPERVIOUS (PARKING, WALKWAYS, ETC.)
EXISTING: **38.6%** PROPOSED: **39.7%**

SHORELAND ZONE CALCULATIONS

TOTAL AREA OF LOT: **2.00 ACRES** (PER TAX MAP)

TOTAL AREA SHORELAND ZONE (PER FIELD VERIFICATION OF OFF-SITE NATURAL RESOURCES) (ON PROPERTY): **41,192 sq.ft.+/-**

TOTAL EXISTING AREA OF LOT COVERAGE (STRUCTURE AND OTHER NON-VEGETATED SURFACES):
10,971 sq.ft+/- (26.6% OF SHORELAND ZONE)

TOTAL PROPOSED AREA OF LOT COVERAGE (STRUCTURE AND OTHER NON-VEGETATED SURFACES):
10,658sq.ft+/- (25.9% OF SHORELAND ZONE)

GOOSE ROCKS ZONE

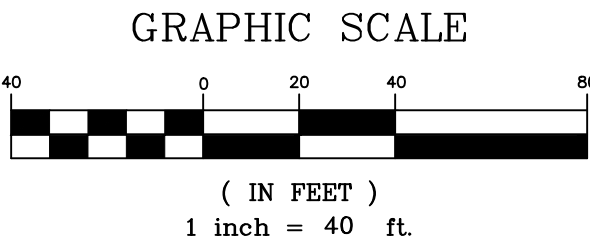
TOTAL AREA OF GOOSE ROCKS ZONE ON PROPERTY: **46,692.sq.ft**
(53.60% OF POROPERTY IS WITHIN GOOSE ROCKS ZONE)

TOTAL LOT COVERAGE WITHIN ZONE (BUILDINGS ONLY): **3,085 sq.ft**
(6.6% TOTAL COVERAGE WITHIN GOOSE ROCKS ZONE)

PROPERTY SETBACKS:
FRONT: 20'
SIDE: 15'
REAR: 15'

PLANNING BOARD SIGNATURES

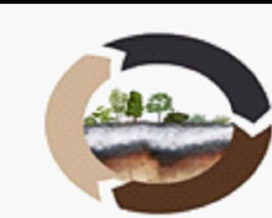
DATE



MAP COMPILED FROM:
*TOWN OF KENNEBUNKPORT TAX MAP
*AERIAL PHOTOGRAPH FROM THE MAINE OFFICE OF GIS
*2' TOPOGRAPHIC CONTOURS FROM THE MAINE OFFICE OF GIS
*ON SITE LOCATIONS UTILIZING TRIMBLE GEO7X HANDHELD UNIT

- LEGEND**
- FORESTED WETLAND AREA
 - COASTAL AND NON-FORESTED WETLAND
 - NON-VEGETATED SURFACE ("STRUCTURE") WITHIN THE SHORELAND ZONE
 - 75' DEP. /TOWN OF KENNEBUNKPORT SETBACK

DATE:	REVISIONS:

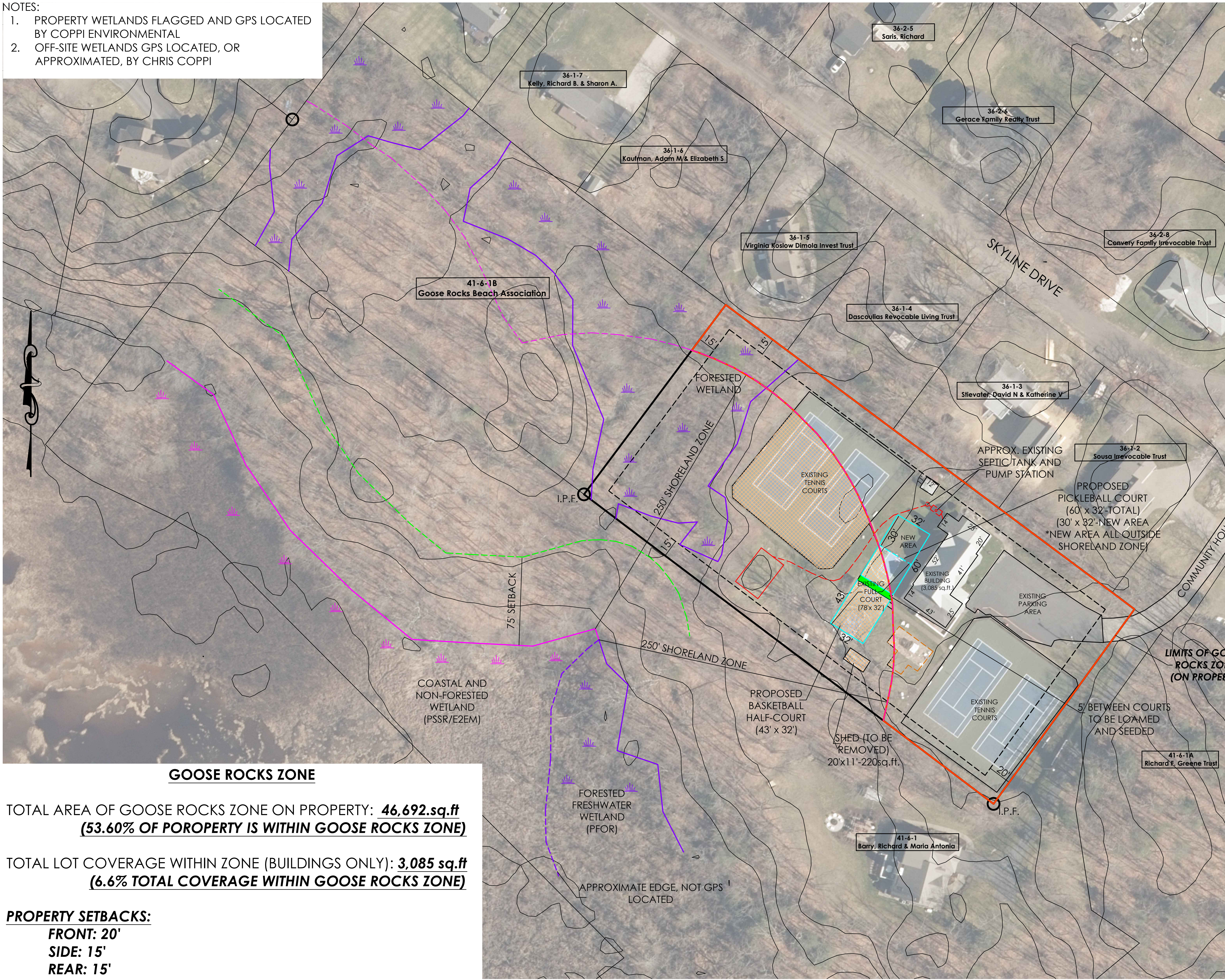


Coppi Environmental, LLC
Wetland & Soil Services, Consulting & Permitting
PO BOX 226 Hollis Center, ME 04042
207.756.3245 cjc1829@gmail.com

Drawn By: B.J.	Checked By: C.C.
Date: 3/15/2024	Scale: 1" = 40'

PROPOSED PICKLEBALL COURT
PREPARED FOR
**GOOSE ROCKS BEACH
ASSOCIATION, INC**
19 COMMUNITY HOUSE WAY
(MAP 36 LOT 1-1)
KENNEBUNKPORT, MAINE

- NOTES:
- 1. PROPERTY WETLANDS FLAGGED AND GPS LOCATED BY COPPI ENVIRONMENTAL
 - 2. OFF-SITE WETLANDS GPS LOCATED, OR APPROXIMATED, BY CHRIS COPPI



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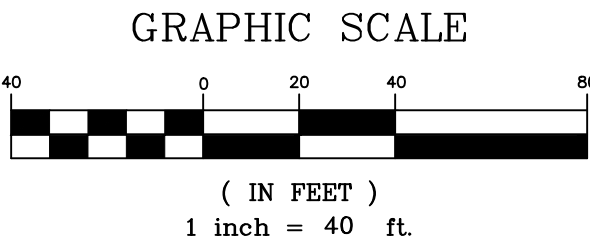
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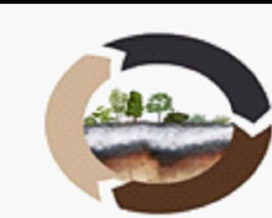
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*ON SITE LOCATIONS UTILIZING TRIMBLE GEO7X HANDHELD UNIT

- LEGEND**
- FORESTED WETLAND AREA
 - COASTAL AND NON-FORESTED WETLAND
 - NON-VEGETATED SURFACE ("STRUCTURE") WITHIN THE SHORELAND ZONE
 - 75' DEP. /TOWN OF KENNEBUNKPORT SETBACK

DATE:	REVISIONS:



Coppi Environmental, LLC
Wetland & Soil Services, Consulting & Permitting
PO BOX 226 Hollis Center, ME 04042
207.756.3245 cjc1829@gmail.com

Drawn By: B.J.	Checked By: C.C.
Date: 3/15/2024	Scale: 1" = 40'

PROPOSED PICKLEBALL COURT
PREPARED FOR
**GOOSE ROCKS BEACH
ASSOCIATION, INC**
19 COMMUNITY HOUSE WAY
(MAP 36 LOT 1-1)
KENNEBUNKPORT, MAINE



GRBA
GOOSE ROCKS BEACH ASSOCIATION

Goose Rocks Beach Association
Application for Permit to Build A Pickleball Court

Kennebunkport Planning Commission
April 2024

Supplemental data to primary application prepared by Christopher Coppi



GRBA

GOOSE ROCKS BEACH ASSOCIATION

Project and organizational summary

- Goose Rocks Beach Association is a community-focused not-for-profit that exists to support our local communities with a variety of activities including educational and athletic programs for our youth, and a robust schedule of summer events to be enjoyed by all ages.
- Our overall property has two distinct properties which include close to four acres, a historic community house, four tennis courts (lines have been added to one of our tennis courts to allow for two pickleball courts) a basketball court and a popular children's playground.
- GRBA Membership is open to anyone who applies and pays our annual membership fee, and consistent with our mission, we also offer discounted and free memberships to local families and individuals in need.
- Membership enrollment has increased significantly since the start of the pandemic, which is partially driven by pickleball demand and the increase in year-round residents at Goose Rocks Beach. As a result, our overall use rates for our courts and programs are at record highs.
- We are applying to build a new standalone pickleball court, which will support mounting member-based demand for pickleball. Pickleball is one of the fastest growing sports in the Nation, improves fitness health, builds community and allows for multi-generational play.
- Despite the many well-documented benefits to pickleball, noise has been identified as a paramount concern, which our proposal seeks to address by utilizing best practice noise mitigation strategies, and neighbor engagement.
- To balance a broad and opposing constituency of members and neighbors, GRBA has engaged in the following actions in developing the proposed plan:
 - Established a GRBA board sub-committee to review, vet and develop options:
 - Engaged an expert in environmental assessment; and
 - Regularly engaged with the community.



GRBA

GOOSE ROCKS BEACH ASSOCIATION

Core proposal

- Our core proposal is to build a single new pickleball court to add to our existing two pickleball courts. This would create 3 tennis courts and 3 pickleball courts at GRBA.
- As you will see from the submissions of our expert, we are working with a property that has shoreland edges, wetlands, an existing septic system and a Community House structure.
- Our proposal is to build a single new pickleball court in a location that is centrally located, minimizing abutter impact.
- We engaged community members inviting them to participate in our Board meetings last summer and included their input as we formulated our proposal.
- We are steadfastly committed to continuing to work with neighbor, abutter and community interests.



GRBA

GOOSE ROCKS BEACH ASSOCIATION

Community Considerations

- The GRBA board has met regularly with our neighbors and members about the popularity of pickleball at the Community House and among our members.
- Members and neighbors have attended board meetings to express suggestions, concerns and support.
- Our goal is to provide programs sought by our membership and, at the same time, be considerate and respectful of our neighbors.
- Some members and neighbors support converting all four existing tennis courts to eight pickleball courts, but most prefer a mix of tennis and pickleball courts.
- The chief concern raised by neighbors is noise.
- To address this concern, our proposal is balanced and includes specific best practice protocols listed on next slide.
- It is worth noting that our tennis members have expressed strong concerns, about playing on courts with pickleball lines, and to balance the demands of our pickleball and tennis members and neighbors, **GRBA respectfully asks the Planning Board to approve the proposed plan that seeks member “parity” with three tennis and three pickleball courts, while implementing best practice noise mitigation strategies to address neighbor concerns.**



GRBA
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Specific design and use features

- Single new court to be built with best available technology.
- Court will have single playing surface.
- GRBA will install native plantings around court to provide noise buffer.
- GRBA will add a sound-deafening court liners.
- GRBA will not install any lighting.
- GRBA will strongly enforce court playing hours from Noon to 8:00 p.m. (2023 policy)
- GRBA will purchase and strongly encourage the use of sound deafening paddles
- Play will be limited to members and their guests, with court usage governed by GRBA guidelines.