

Town of Kennebunkport
Town Hall Building Committee January 18, 2024, Meeting

MINUTES

Selectmen attending: Mike Weston and Marybeth Gilbert.

Staff attending: Laurie Smith, Yanina Nickless

Committee members attending: David Graham, Kevin McDonnell, Dick Smith, Tim Pattison, John Ware, Allen Evelyn, Deborah Bauman, Judy Phillips, April Dufoe

Invited experts: Mark Adams, Owens McCullough, Mike Hays,

General meeting description:

Mark Adams and Owens McCullough from Sebago Technics and Mike Hays from Grant Hays Architecture started the meeting by bringing everyone up to speed and showing the PowerPoint of what was done previously. They used the PowerPoint presented at the Board of Selectmen meetings before. In between slides, the committee asked follow-up questions to clarify some information.

Discussion points:

- How can this committee better engage and educate the public? – The committee decided to enhance communication through the Select Board meetings as well as have some additional meetings in the future.
- What were some reasons for the negative vote? – The committee established a few reasons, such as price, clear communication on energy efficiency, the need and benefit for the public, and better communication. In addition, the committee decided to send out a survey to the community to see if there were any other potential reasons. The plan is to address those reasons if possible.
- What sites were explored for this project? – Sebago Technics explored in detail the following sites: Village Parcel, Village Fire Station, current Town Hall site, McCabe lot near School St, and Police Station lot. So far, Village Parcel was the best option financially and based on public response to the survey. The committee asked Sebago Technics to look closer into the Village Parcel and Fire Station at 32 North St.

Action items:

1. To compare the Village Parcel lot and the Village Fire Station lot as potential sites for the new Town Hall.
2. Explore other potential options to reduce the cost:
 - a. Different square footage (smaller footprint)

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- b. Parking
 - c. Open spaces
 - d. Make sure the design feels like Kennebunkport
 - e. Solar and geothermal
3. Send out a survey to the public.
 4. Update the public at the Select Board meeting about the progress and discussion of the Town Hall Building Committee.
 5. Invite energy consultants to a future meeting to educate the committee on the energy efficiency choices (solar, geothermal, other)

Submitted by,
Yanina Nickless,
Director of Support Services

KENNEBUNKPORT TOWN HALL

SITES EVALUATION MATRIX SUMMARY

CRITERIA	VILLAGE PARCEL	TOWN HALL (existing)	FIRE STATION	POLICE STATION	SCHOOL STREET (Parks & Recreation)
Available Acreage					
Future Expansion					
Zoning					
Parking					
Traffic					
Compatibility					
Accessibility					
Utilities					
Other Site Features					
Environmental Considerations					
Site Development Cost (est.)					
LEGEND					
	GOOD/FAVORABLE		MODERATE/CAUTION		UNFAVORABLE