

**VILLAGE PARCEL MASTER PLAN**  
**Committee Meeting**  
**Village Fire Station**

**Meeting Minutes – June 25, 2019**

Attendees: Werner Gilliam, Town Planner

Steering: Allen Daggett, Chair, John Harcourt, Jamie Houtz, Tim  
Committee: Patterson, Michael Weston, Rebecca Young, Russ Grady,  
Connie Dykstra

Consultants: Bob Metcalf, Mitchell & Associates, Chris DiMatteo, Gorrill Palmer,

**1) Meeting opened 4:02 pm.**

**2) Acceptance of the previous meeting minutes;** moved and seconded,  
unanimous

**3) Group Interview of Stakeholders**

Allen Daggett describes the purpose of the meeting and introduces Bob Metcalf who presents existing conditions overview:

-parcel size is 86.5 acres, fronting on North Street and School street.

-Previous development was approved a number of years ago, the existing clearing and roughed-in roadway is from this previous approved site design

-Two stream segments on site associated with on-site wetlands that merge and connect into the Kennebunk River.

-Two significant vernal pools with 100-foot no disturb setback

-Central Maine Power has a 150-wide utility easement on site, 1300 feet from North Street

- Parcel is zoned Village Residential from North Street to the CMP easement and Free Enterprise out towards School Street.
- 16 ac of freshwater wooded wetlands on site, 1-1/4 acres filled as part of the roadway permitting associated with culvert crossings.
- Required 75-foot setback from the stream determined the road location near the vicinity of North Street. Along the School Street side to minimize wetland impacts alignment remained along previous road clearing within the pan-handle area of the site.
- There is approximately 52 acres of developable land within the parcel.
- utilities, sewer water stubbed at north street, power overhead and then underground, and from the School street side water and power is available.
- distances to the fire station in downtown from the North Street side is approx. a 1/4 mile and 1/2 mile to dock square. 3/4 mile from the School Street side to consolidated school and 7/10 mile to Cape Porpoise
- abutter identification, starting along School Street with the McCabe property (moving counter clock-wise) Shawmut Woods, Bailey Court, Foxberry Woods, Daggett property, Bishop Woods, Weintraub property, and the Cape Arundel Golf Course.

Bob Metcalf continued with an overview of the project and public process. The goal of the process is to create a roadmap as to what should be done with the property, addressing what the interests are of the community at large as identified by an assessment from the stakeholders.

The Consultants are gathering information that includes initial public insight from a Public Kick-Off meeting, working with the steering committee and stakeholder input from questionnaire and committee meetings, all leading up to the next public event, a visioning session, the weekend of July 13<sup>th</sup> at Consolidated School, Saturday morning from 8 to noon and the consultants will use the rest of the Saturday and all day Sunday and Monday to pull together a draft master plan. Public is welcomed during this time to drop in a ask questions and see progress of the concepts being developed.

For this evening we will be getting input from the Library, Historical Society, Rotary, KRA, and PTA. Afterwards abutters have been invited to attend and give their feedback.

### **Session with the committees.**

*Question #1: What are the important issues that should be considered? Specifically, land use needs, and other important objectives that should be considered in the development of a master plan.*

*Stakeholder questions response*

Portside Rotary:

Cornelia Stockman, resident for 30 years

No one idea from the Rotary since we haven't discussed it as a group, but in my opinion as a former real estate agent familiar with the site, the land should be valued for the whole town in order to use it in the best way that would benefit the most people....would

personally like to see space on the property for solar power generation making this piece independent in its energy needs, as well as for the need in town for affordable housing, especially for the workers in town that want to live here but can't due to the high price of land.

Harvey Flashman

No public statement as a club, but whatever the town decides to do the club will enthusiastically work on the implementation of the plan as we do with many other projects in town.

#### Consolidated PTA

Elaine Mitchell

Our major concern is to entice young families to come to town to help with the declining enrollment issue at Consolidated School. Affordable housing would help with getting younger families in town to help fill the school.

#### Cape Porpoise Library

Mary Giknis

There is an older retired population that uses the library so from that perspective people are interested in knowing how will the development be paid for? The population is on a fixed income and if taxes go up they would have to leave. Understand about bringing in young people but don't want to give the old people the boot. So the finances are a big concern from the perspective of the people of the Cape Porpoise Library. And most people here, not big on change, would like to stay just the way it is.

Pat Georges, agrees with Mary's comment and is concerned with how things will be paid for. Understand about the interest in attracting young people but if the taxes go up it may defeat the purpose of what is looking to be done, making it less attractive to young families.

Bob Metcalf responds to the question on the financial aspect in that there is a financial group as part of the consulting team that will be looking at this and vetting ideas which is a component of the overall plan, giving the town some guidance on how the property can be developed with private/public partnerships in mind or out-sales to developers. Such scenarios are some ideas that will be explored during the process.

Pat Georges asks if the master plan be on the ballot.

Allen Daggett states that anything that has to do with money would need to be voted on at a Town meeting.

Bob Metcalf, states the master plan is more about guidelines than anything formal that needs adoption. This is a long-term process and the master plan is more about giving

the town a guide to envision what can happen on the parcel. Not a quick turn-around as to development being constructed.

*Question #2: What concerns does your group have regarding growing demands and needs for the town. I.e. public services, housing needs, commercial use, open space etc. How should the property be used?*

#### Cape Porpoise Library

Mary Giknis

With the new development will the fire department and EMS be able to support the new families. Perhaps if the new people are year-round, they might volunteer, if the development is for seasonal residents it may be tax on those departments.

#### Consolidated PTA

Elaine Mitchell

Can we accommodate parking if the development is commercial?  
Personally, don't think commercial is needed.

Henderson Small discusses the public's resistance to considering commercial use on the property, even something like a small coffee shop, perhaps with Dock Square, thinks there is enough commercial already. The biggest think is to get low income housing, small houses or apartments for low and middle-income people. Need to help for lower income and younger families as well as mix in opportunities for retirement of residents that want to downsize.

Allen Daggett asked Elaine Mitchell a question regarding commercial use and if she sees an assisted living facility as commercial. Elaine Mitchell responded that she sees commercial as stores and assisted living as housing.

#### Portside Rotary:

Cornelia Stockman, sees no need for more commercial but to focus on public services, and determine if such departments have what they need to grow and survive with the low population town has.

Affluent homes are at risk with the dwindling services.

Bob Metcalf asked if having a centralized fire station or town hall on the site what she meant with regard to focusing on public services and she agreed.

*Question #3: What design characteristics should we consider in our implementation strategy?*

Portside Rotary:

Cornelia Stockman; Colonial and ranch style would be appropriate, don't want to see attached condos like Foxberry woods. Want to see single family homes, like a neighborhood.

Cape Porpoise Library

Mary Giknis

Would like to see the character of a small the New England town maintained. Don't want to look like Arizona or Southern California, we are not them. Would not want to see any municipal uses, just residential.

Bob Metcalf ask what is her perception of the Village character.

Mary Giknis responds that the small ranch and the small cape cod, jesting that ideally the whole parcel be broken up into five lots and five houses and let all the animals play, but that's not going to happen, so it needs to be developed for younger families in mind.

Allen Daggett asked about open space and she is all for open space, and would prefer the entire parcel remained as such.

Mary Giknis responds to Bob Metcalf's question on village character as wanting to see smaller homes in large lots.

Consolidated PTA

Elaine Mitchell, agrees that homes should be on lots larger than 10,000 square feet, at least an acre, otherwise would look too congested.

Henderson Small would like to see small homes, enough big homes in town, which are not going to attract low income people, who can't afford the taxes or to heat it. Agree lot size should be large enough to plant a vegetable garden.

Portside Rotary:

Cornelia Stockman, would like to see affordable housing, with open space and a public use on the parcel. Would like to see an acre with regard to the lot size.

Question #4: *Does the parcel location provide an opportunity for connectivity to the Village area and to Cape Porpoise? If so, what should those connections include?*

Portside Rotary:

Cornelia Stockman, don't see how this parcel can connect the two portions of towns. But it is important for these portions of town to maintain their own character. Sidewalks and walking paths would be ok.

Harvey Flashman

In favor of walking paths and sidewalks and thinks it is very important and thinks the Rotary would support it. Along with these connections have as much open space as possible and let people enjoy the area, not for just people leaving there but for other people since it is right in the center of town. The location is ideal, right between Dock Square and Cape Porpoise. If it is to be developed it should be developed so people can enjoy it, safely.

Harrison Small: mentions the land trust would like to see trail connections as part of the parcel plans. A bike path connecting to Arundel would good, to allow kids riding dirt bikes off road, maybe with loops and banks.

Consolidated PTA

Elaine Mitchell; In favor of pedestrian and bicycle connections, especially sidewalks being so close to the village.

Cape Porpoise Library

Mary Giknis, yes to bike trails and walking paths, but please add a public bathroom, especially at Cape Porpoise.

Question #5: *What expectations does the group have for the village parcel?*  
People had nothing to add

Question #6: Should the Town identify a portion of the site to be retained for future yet to be determined needs of the Town?

Portside Rotary:

Cornelia Stockman; thinks it's a possibility

Harvey Flashman; agrees, and thinks it's an important when considering a full 86 acres and nobody knows what might happen, if there is a need and there is not a lot of areas available, so some land should be put aside for the future.

### Consolidated PTA

Elaine Mitchell; agrees with that and thinks if housing is to be developed perhaps start at North Street end and then move towards the other end gradually with small neighborhoods, rather than just developing the whole thing at once.

### Cape Porpoise Library

Mary Giknis, would like to see some saved for the future and thinks it would be cautious. Pat Georges, agrees with Mary's comment and thinks it's the prudent thing to do.

Allen Daggett thought it was a productive meeting and there were good questions and they'll work to get them answered.

Close the first session (4:42pm)

### **Session with the Abutters:**

Louise Hays with Judy Moody from  
Home Owners Association of **Foxberry Woods**

Received a sewer easement from the previous owner. Interested in an option to connect to sewer, is this possible? Foxberry Woods would like to connect if sewer is extended from North Street.

Bob Metcalf, identified the location of the easement on the site and stated the master plan will take this into consideration.

Louise Hays continued with other concerns residents have:

1) Will the road be a thoroughfare or just a community road, will it be a shortcut?

Bob Metcalf responded that the original alignment was designed to help discourage speed, but will by its location be a shorter way to get around town which can serve both residents, visitors and public safety responders alike.

2) Are you trying to determine now how to sell off land to private developers?

Bob Metcalf responded no that would be at the end. The master plan at its completion will have recommendations that will address this and guide the town as what opportunities there are on how to develop the property; whether it be through an out-sale or public/private partnership.

With residents at Foxberry Woods being so close, we would be concerned if portions of the property behind our neighborhood were sold and developed without consideration and other locations of that could be developed on property.

Bob Metcalf responded no, that would not happen before the plan is completed which will identify places on the property that can be developed. A 25-foot wide dedicated sewer easement is identified on the plan for reference.

3) Consideration of any recreation? Such as a pool/hot tub?

Bob Metcalf responded that at this point in time there is no plans to do anything, the concept is to obtain suggestions on what the community thinks should happen to this property and then vet them, no preconceived ideas.

4) Will commercial development be a possibility? Commercial development is a concern for the Foxberry Woods residents.

Norma Lamb and Christos Cotsakos with the **Wallace Woods** Association

Norma Lamb; Issues that should be considered:

1) Preservation of the natural character, we like the arboretum concept with recreational opportunities throughout, trails and natural green spaces. Would like to preserve as much green space to protect the native habitat and limit residential development and see how it goes. Not in favor of a 'build it and they will come' approach. If there is residential development considered it should be done in stages.

Consideration should be made for the tax payers, so not to make it worse for current residents. The policy and goals made as part of the plan should be reviewed periodically.

That's it for question one.

2) Maintain the open green space concept. Would like to site any development away from the North Street and School Street entrances. And no commercial development on the parcel.

Christos Cotsakos, two questions; one is what is the time process you're looking at from the when the town approves the purchase of the parcel and a decision of what type of land use will be allowed; and speculation on that?

Bob Metcalf responded that the expectation is to have the plan completed by the end of October. This is a road map for development options not a specific plan. It will identify the uses and types of development which can be determined by this entire process. This includes data collection, stakeholder meetings, and the upcoming visioning session.

This session will be on Saturday 7/13 held at consolidated school from 8 to noon and consultants will continue at the Fire Barn though Monday where that evening a summary of the progress will be presented.



The information gathered as to uses and types of development will be assessed by another consultant who is looking at the market assessment and vetting the ideas that came forward and the feasibility for the town to proceed any one or all of the ideas and interests.

Christos Cotsakos, another hypothetical, when you are reviewing the financials the debt service has gone up dramatically with the purchase of the 86-acre parcel, what is the thought process when considering the debt service and tax payer's assessment as you look at the financial piece?

Bob Metcalf responded that can't answer that since the team's financial consultant will be part of that process, they recently completed a housing study for the town. This financial assessment will be available to the public as the process moves along, prior to the completion of the plan.

The public can track info on the website, and the ongoing planning process.

Christos Cotsakos, shared a concern on the road location with the backyards of the abutters, as being too close the existing homes.

Bob Metcalf responded that the roadway really can't be moved due to regulatory setbacks, but buffering are options.

Christos Cotsakos, maintaining open space green concept is very important from a conservation, clean air and beatification stand point. For recreational opportunities but not interested in commercial development, and I hope that message resonates loudly that most residents don't want that.

Norma Lamb;

3) For design characteristics...

It is difficult to make a left turn out of Reid Street, when the proposed development operational a signal may be needed. Also, low noise, low speed needs to be considered and consistent with the town's character.

Christos Cotsakos, and also the bike paths and sidewalks are important, to be a family friendly town.

Norma Lamb;

4) natural barriers to provide visual and acoustical buffers, no significant structures at North Street end due to its proximity to Reid Street.

(5:00 pm additional residents came into the meeting)

Bob provided another existing conditions review and a summary of the planning process.

Norma Lamb continued where she left off.

4) Expectations...expect safe entry and exit from Reid road, natural barriers, and no significant structures at North Street. The town should, as much as possible, identify land for future use. No commercial.

Bob Metcalf, need to move through the questions faster than we anticipated.

George Aker (charlotte woods)

Concerned the type of construction, no commercial-residential, would like to see green space.

Concerned about a trucking shortcut, any possibility of slowing that down, speed bumps, etc...

Denise Dushane (charlotte woods)

No commercial or municipal even institutional, such as assisted living, think there is enough of these facilities nearby. Important for it to maintain a natural look as much as possible, cluster developing or whatever would allow for smaller lots to have more moderate pricing for homes, and more open space for the community. The place should be for fulltime residents and for those want to move here but don't have the ability...young families, people who want to work in town such as teachers, etc....and who don't have many options in housing stock.

Low lighting is important since the road is so close to abutters.

With regard to connectivity such as bridle path or natural trails are important, and retaining portions of the property for the future is important, and used for recreation in the meantime.

-Our group would rather have the parcel go back to nature, understanding that is not likely to happen, that the new housing and residents should be adding to the tax base and the schools will benefit as well.

Thank you for the opportunity for the input.

Carl Maybee, abutter. (between the Weintraub property and the parcel)

In the village zone the original plan had a condos from the old plan, has this changed? Are single family residences an option? Would like to see single family homes.

Harrison Small:

Suggests weight limits on the through heavy truck traffic might help issues around cut-through.

Dinora Ellis; when was the property bought and the reason, and did we vote on it?

Werner Gilliam replied at the end of last summer.

Allen Daggett, yes, we voted on it and the intention was that the town did not have such a property this close to the village and didn't want to see it developed with no control

over how it was to be developed and giving the town an opportunity to weigh in. Didn't want to miss an opportunity like was missed in the past when the Town could have purchased a marina can't afford to do that now. Don't know what we want to do with this property but are trying to find out through this process. And this is one of the best things we have ever done in the town of Kennebunkport.

George Aker (charlotte woods)

Plan for the road width?

Reply, 22 feet right now but that is open to be determined

Andrea Maybee,

Hoping this time around, multiplex units were moved to back of my house, when considering the plan it should reflect Kennebunkport all the way around not just from North Street. It should fit our character.

Nancy Green (Bishop Woods)

Affordable housing, smaller parcels and smaller units. Also the demographic is older good possibility for downsizing and not have to leave the community...hope there can be some senior housing. No commercial use, but yes for recreation, trails and conservation.

Chris Perry.

Town needs to consider its own needs are and a municipal building, which has been talked about for a number of years. The current facility is small and needs attention and there is not much you can do with it at the current location. One thought is to have a new town hall on this property. Though some may consider this as a commercial use it should be considered in addition to the needs of the abutters' and interests of the future residents of the property. Is this a possibility? Or the consolidation of fire houses?

Allen Daggett responded stating this has been discussed during this process and nothing has been determined, and will not be until the public process is completed.

Chris Perry; road structure should be considered to makes sense with regard to connectivity but not to be a thoroughfare while still ensuring appropriate public safety access. Also, public sewer service needs are important to be considered as to help with failing septic systems in the future. Need to determine total capacity of the sewer system considering gravity, etc...

George Aker (charlotte woods)

Large developments can be designed with pressurized sewer lines with pump and reservoir in the house. From the standpoint of this parcel you may be able to use it instead of expensive pumping stations.

Bob, Metcalf, original design was mostly on gravity/public sewer with some private pump stations, with an easement granted to Foxberry Woods to tie into the sewer when it was extended.

Sarah Dodd (Bishops Woods)

Concerns with traffic impacts on North Street and surrounding streets, as we all know with experiencing backs up during the summer months. In addition to traffic just on this parcel the entire area needs to be considered with regard to the increase of traffic overall. Need to keep the whole picture in mind, we can't change the roads, we just add volume that as a real impact on the quality of life.

Support recreation and conservation and doing as much as we can do is preferable, but would like to think outside of the box, i.e. walking path or a bike path, though that is fantastic, s but should also consider ideas such as pickle ball courts where there are many people in the area that would benefit.

This is an aging community could benefit from ideas like this.

Delora Ellsi (school Street), Community gardens, CSS might be a good idea.

Harrison Small, suggested the use of forced main sewer and grinder as option of new development.

Andrea Maybee, is there a date for when the first project will start...a time line?

Bob Metcalf, the only time line is to complete the master plan at the end of October. The master plan is only a guideline not a specific plan.

By the end of October categories such a recreation, municipal buildings...

Bob Metcalf, before then since part of the process is provide cost estimates which we will prepare for the final plan in October. The plan will be used by the town staff, planning board, and selectmen to determine how to implement parts of the plan as it relates to putting a schedule together.

Norma Lamb, will there be a public vote on the master plan

Allen Daggett, no vote per se but a final presentation to the Selectmen. This is a work in progress, just a road map. This may be a 30-year plan, and some land may be put aside.

Bob, Metcalf, the master plan is what is considered is the interest of the community to happen and the next step is how you going to implement it and then placing priorities of what gets done first.

The infrastructure is likely to go in first and those costs will be part of the plan for consideration.

Werner Gilliam, things that needs vote include budgetary items, land conveyances, zoning adjustments and code amendments.

How does increase in property taxes get done?

Overall evaluation of the town coupled with the town budget are the two mechanism  
The tax rate is based on the overall budget in the end. The Board of Select and Budget  
Board review the increase.

Judy Philipps

With regard to permitted use a public property is hunting permitted?  
Saw hunters and wanted to know.

Allen Daggett, yes but there is a certain distance required.

Werner: public land is typically permitted, with state regulations governing setbacks  
Inland fisheries and Wildlife

Werner gets the website up and shows the negotiating the Village Parcel Website.

Saturday 14 is the Visioning Session to noon

-brief description of the property

-Visual preference exercises to gauge what people want to see on the property

-And then breaking out in tables facilitate by consultants and Committee members

Sunday 8-8 and Monday 8-6

Werner walks everyone through how to get information from the website on the  
planning effort.

Allen Daggett, motion to adjourn, seconded

Close (5:58pm)