

## Kennebunkport Village Tomorrow

### Summary of responses to Questions for Stakeholder Groups

**Stake Holder Groups: Planning Board, Growth Planning Committee, Kennebunkport Conservation Trust, Housing Heritage Trust, Kennebunkport Business Association, Cemetery Committee, Shade Tree Committee, Budget Board, Conservation Commission, Street Lighting Committee, Ad-hoc Senior Advisory Committee, Conservation Commission, Kennebunkport Library, Historical Society, Portside Rotary, Consolidated PTA**

*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.*

#### **Planning Board:**

- Traffic congestion on North Street needs to be addressed
- Residential development should be closer to the School Street end of the property
- Conservation, open space, protection of wetlands and wildlife habitat are important
- Maintain scenic values
- Zoning Standards will be important

#### **Growth Planning Committee:**

- Should be consistent with the Comprehensive Plan
- Parcel is located in a designated Growth Area
- Property location falls under the Growth Cap provisions
- Comprehensive Plan Vision for the Village Area needs to be considered

#### **Conservation Trust:**

- Look at parcel in context with the rest of the community
- Connectivity, preservation of essential beauty and character of the community is important
- Protection of wildlife habitat, provide opportunities for public recreation
- Balance use of the property with other needs such as housing and municipal buildings

#### **Housing Trust:**

- Want to wait to see what the Town wants to do with the property

- Need to consider if the town center (Dock SQ) will need to be relocated in the future, 50-100 years or sooner

**Senior Advisory Committee:**

- Need for mixed generational housing
- Seniors want to downsize and remain in the community but do not want to live in a senior housing development, (age variations)
- Like the concept of multifamily housing in New England Extend style of architecture. Look like one structure
- Dog Friendly neighborhood

**Lighting Committee:**

- Lighting of roadway and residential lighting needs to be controlled
- Town needs to update the lighting standards
- Concern with terminology used for affordable and workforce housing; interpreted differently by different people.

**Budget Board:** (Note Opinion of Stedman Seavey)

- Should sit on the property until uses are defined
- Likes opportunities for conservation
- Public facilities and recreational uses are potential opportunities
- Characteristics of the property will dictate design
- Should protect undevelopable land and natural resources
- Be deliberate in defining and locating structures
- Hope for a strong, broad community support

**Conservation Commission:**

- Originally concerned with stormwater management associated with prior approved project

**Cemetery Committee:**

- No active burial grounds in town. Arundel Cemetery serves the town. Possible consideration for a new cemetery, although the Arundel Cemetery has capacity left to serve.

**Shade Tree Committee:**

- Good opportunity to create an educational wooded walkway; wetland and streams, vernal pools. Potential small education building.
- Potential to incorporate significant natural elements in to an arboretum
- Maintaining the remaining wooded character is an important part of what is Kennebunkport
- Street trees should be a diverse species (not a monoculture)

**Portside Rotary:**

- Value for the whole town to use in a way to benefit the most people
- Sustainability-solar farm to support development
- Need for affordable housing for young families and workers, land cost and development cost are too high

**Consolidated PTA:**

- Major Concern is to entice young families to move to town
- Affordable housing is important (fair market pricing for starter homes and step-up)

**Cape Porpoise Library:**

- How will development be paid for, senior population on fixed income
- Most people here do not like change, keep the same
- Do not push out the seniors
- People concerned with increase in taxes

***2. What concerns does your committee or 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?***

**Planning Board:**

- There 12 forested parcels in town, perhaps the town should be looking at preserving more land and not encouraging growth
- Should develop land use standards to maintain town character
- Using homes for short term rentals is an issue, needs to be addressed

**Growth Planning Committee:**

- Visions in the Comprehensive Plan could be considered as they are still relevant
- Provide more opportunities for elders to stay in the community in their homes/downsizing, need location for housing that can meet the affordability of the aging population
- Affordable Workforce housing for young families, workers, including town and local business employees
- Housing for young families to offset loss of school age children
- Identify potential impacts on public services
- Parcel provides a White Board opportunity with regard to zoning; changes to facilitate land use opportunities to achieve best suited uses
- Need to identify potential needs, uses and zoning changes required to achieve goal
- Potential opportunity to address municipal facility's needs, new town hall

**Conservation Trust:**

- Would like to see the property be part of a trail network that would lead out of Dock Square with potential to connect to the existing 20 miles of trails and incorporate these trails into the open space on the property
- If housing or a community center be developed, it would be important to provide alternative means of transportation/mobility trails, bike paths. Congestion relief.

**Housing Trust:**

- Their charge is to provide affordable housing-primarily young families. Important to have development fit within the community, not consolidate, should be diverse neighborhood
- Potential opportunity to create a village green with small shops with apartments above. Provide good opportunity for affordable housing (rental)

**Senior Advisory Committee:**

- No Comment

**Lighting Committee:**

- No Comment

**Budget Board:** (Note Opinion of Stedman Seavey)

- No Comment

**Conservation Commission:**

- Do not support commercial development

**Cemetery Committee:**

- No Comment

**Shade Tree Committee:**

- Town facilities should be designed with natural landscape as a priority
- Make property accessible to public for educational engagement

**Portside Rotary:**

- No need for more commercial, focus on public services, identifying what the needs are to support growth
- Concerned with town surviving with small population

**Consolidated PTA:**

- No commercial-parking and traffic concerns

**Cape Porpoise Library:**

- Will new development impact fire and EMS ability to serve the town
- Potential for new young families to volunteer for fire and EMS

**3. *What design characteristics should we consider in our implementation strategy?*****Planning Board:**

- Identify objectives for municipal needs, commercial aspects, residential and environmental desired an design characteristics to be applied
- Missing a whole segment of the population with singles
- Free Enterprise zone – permit young people to have smaller lots
- Small single family homes or condominiums with HOA.
- Preserve the surrounding landscape (smaller lots)

**Growth Planning Committee:**

- Visions in the Comprehensive Plan could be considered at this time, they are still relevant and could apply to this property
- Provide more opportunities for elderly to stay in their homes (downsizing) provides an opportunity for developing smaller homes for elderly residents to relocate in town
- Affordable/workforce housing for young families-potential to off-set loss of young students in the schools
- Potential impacts upon public services with new growth

**Conservation Trust:**

- Density to look and feel and maintain character of the community
- Same density as the village is ok, New England Village character

**Housing Trust:**

- Housing for singles is also important
- Seniors have expressed that they do not want to leave the community/town
- Potential for cluster development to create an integrated/age diverse neighborhood

**Senior Advisory Committee:**

- Energy efficient development (standards)
- Not sure town can support assisted living facilities

**Lighting Committee:**

- No Comment

**Budget Board:** (Note Opinion of Stedman Seavey)

- Characteristics of the property will dictate design
- Should preserve undevelopable land and natural resources
- Be deliberate in placing structures
- Give a lot of thought before developing

**Conservation Commission:**

- Use configuration of parcel with natural resources to develop the land
- Integrate the landscape

**Cemetery Committee:**

- No Comment

**Shade Tree Committee:**

- Development should occur over a 5 to 10 year period
- Mitigate road runoff (treatment)
- Preserve undisturbed natural features

**Portside Rotary:**

- Housing type, Colonial or ranch style is appropriate
- No attached condominium like Foxberry Woods
- Single family, affordable with open space, 1 acre minimum
- Identified public uses

**Consolidated PTA:**

- Homes should be on larger lots than 10,000 SF, at least 1 acre minimum
- Smaller lots are too congested

**Cape Porpoise Library:**

- Maintain small town character, New England style of homes (architecture)
- No municipal uses
- Small capes or small ran

***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?***

**Planning Board:**

- Connections should also include walking paths/sidewalks, bicycle paths and potential cross-country skiing
- Potential trolley route connection
- Lot layout should not be a grid
- Lot sizes should be adequate to provide buffers between neighbors
- Connection is important but not creation of a thoroughfare

**Growth Planning Committee:**

- Interconnectivity is important between North and School Streets and adjacent properties, developed and undeveloped.
- Emergency Service connection between North Street and Scholl Street for Fire , EMS and Police is a positive advantage
- Provides opportunity for additional density.
- Look at feasibility of concentrated density on the north side of the CMP transmission line easement toward School Street.
- Be more in character with the village (pattern) of development, mixed use is important as well, gives feel of the village

**Conservation Trust:**

- Density to look, feel and maintain character of the community.
- Same Density as the village area- a New England Village character

**Housing Trust:**

- Fundamental principle is to develop housing to fit in the current town character, visual and living

**Senior Advisory Committee:**

- Roadway should not be a shortcut
- Should have sidewalks

**Lighting Committee:**

- No Comment

**Budget Board: (Note Opinion of Stedman Seavey)**

- No Comment

**Conservation Commission:**

- Stormwater management and treatment need to be considered,
- Grass shoulders with sidewalk to allow runoff to cross through the grass strip



**Cemetery Committee:**

- Concern with potential impact to stream running from property under North Street impacting cemetery

**Shade Tree Committee:**

- Greta opportunity to connect this parcel to the Village/Dock Square, Cape Porpoise and other areas of town
- Creation of bike trails
- Opportunity to explore cultural history of Kennebunkport

**Portside Rotary:**

- Does not see how this parcel can connect to other areas of the town

**Consolidated PTA:**

- No additional comments

**Cape Porpoise Library:**

- No additional comments

***5. What expectations does the committee have for the village parcel?***

**Planning Board:**

- Likely to be developed over number of years leaving the opportunity to modify the plan as necessary
- Younger demographic looking for a place to live, work and play

**Growth Planning Committee:**

- Look at the 2001 visioning sessions, good ideas for a new village fabric

**Conservation Trust:**

- Use of multiple apartments in one building in structures similar to ole sea captains homes
- Similar village architecture
- Commercial buildings similar to Dock Square, not a typical box

**Housing Trust:**

- No additional comments

**Senior Advisory Committee:**

- Hope that new housing provides what the town does not have

**Lighting Committee:**

- No additional comments

**Budget Board:** (Note Opinion of Stedman Seavey)

- Hopes there is strong and broad support for the plan

**Conservation Commission:**

- Preserve open space
- Realize the need to provide opportunities for public usage

**Cemetery Committee:**

- No additional comments

**Shade Tree Committee:**

- Preserve open space

**Portside Rotary:**

- No additional comments

**Consolidated PTA:**

- No additional comments

**Cape Porpoise Library:**

- No additional comments

***6. Should the Town identify a portion of the site to be retained for future yet to be determined needs of the Town***

**Planning Board:**

- Consensus support reserving a portion of the property for future uses as may be determined

**Growth Planning Committee:**

- Consensus support reserving a portion of the property for future uses as may be determined

**Conservation Trust:**

- Consensus support reserving a portion of the property for future uses as may be determined

**Housing Trust:**

- Consensus support reserving a portion of the property for future uses as may be determined

**Senior Advisory Committee:**

- No additional comments

**Lighting Committee:**

- No additional comments

**Budget Board:** (Note Opinion of Stedman Seavey)

- Consensus support reserving a portion of the property for future uses as may be determined

**Conservation Commission:**

- Consensus support reserving a portion of the property for future uses as may be determined

**Cemetery Committee:**

- No additional comments

**Shade Tree Committee:**

- Consensus support reserving a portion of the property for future uses as may be determined

**Portside Rotary:**

- Agrees with the potential for the town to preserve area(s) for future uses to be determined

**Consolidated PTA:**

- No additional comments

**Cape Porpoise Library:**

- No additional comments