

**Village Parcel Master Plan
Kennebunkport Business Associates
Meeting & Minutes
June 11, 2019**

Location: Rhumb Line Resort 41 Turbat's Creek Road

Meeting Notes

Attendees:

Laurie Smith, Town Manager	David Betses
Bob Metcalf, Mitchell & Associates	Jean Betses
Maureen Hurst	Deb Maucieri
Bruce Andrews	Paul Humphrey
Ken Mason	Mike Severance
	Sheila Matthews-Bull

Property Review:

Bob Metcalf provided an overview of the existing site conditions and surrounding area context. Responded to specific questions.

Stakeholder Group Questions

Bob initiated the discussion of the questions with the group. The discussion lead to other issues or thoughts that tired into subsequent questions. The following questions were discussed:

1. What does your committee generally know about the Village parcel?
2. 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.
3. What concerns does your committee 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?
4. What design characteristics should we consider in our implementation strategy?
5. How would your committee define the existing village area of Kennebunkport?

6. Does the parcel location provide an opportunity for connectivity to the Village area and to Cape Porpoise? If so, what should those connections include
7. What expectations does the committee have for the village parcel?

Summary Overview of Responses:

- Affordable housing very important – especially for young families, workforce, and senior's down-sizing. Range of housing sizes.
- Housing should be compatible with the local architecture
- Did not want to see more seasonal housing.
- Keeping some land for future use is a good point.
- Open space, natural environment/preserve, recreation opportunities are important.
- Do not see a need to expand commercial, concerned with parking and use of valuable space and increased traffic congestion.
- Site is close to village / dock square and is walkable, providing connectivity is important, potential future connection to Cape Porpoise, Consolidated School (bike path/sidewalks).
- Question need for a central fire station, possible town hall might be ok.
- One comment – provide additional parking for Dock Square visitors.
- Traffic is a significant concern with impacts to North Street including the road being used as a short cut (speed) between North Street and School Street – Cape Porpoise.
- No immediate rush to develop.