

GROWTH PLANNING COMMITTEE  
Minutes February 25, 2020

Attendees: Paul Hogan, Barbara Barwise, Mike Corsie, Jim McMann, Janet Powell and Werner Gilliam

Absent: Dan Saunders and Jim Fitzgerald

Guests: Liz Durfee and Tom Morgan

Acting as Chair, Paul Hogan opened the meeting at 7:00 PM.

January 28, 2020 minutes approved.

No mail to review.

Tom presented the Housing Chapter with the following information:

**Housing Stock:** Growth in Kennebunkport housing has been fairly steady and is somewhat controlled by the yearly issuance of the Town's Growth Management Permits.

**Occupancy:** Kennebunkport has a high percentage of year-round owner-occupied houses. The majority of these are single family homes. However, indications are of the increasing percentage of units trending to seasonal use.

**Energy Consumption:** Kennebunkport homes tend to be older and use oil, kerosene and gas for home heat.

**Assessed Value:** Median assessed value of owner-occupied dwellings in Kennebunkport is \$399,000 and is higher than York County median of \$242,200. Figures will be updated after the completion of the Town's ongoing Market Analysis.

**Homeownership Costs:** The chart presented showed that Kennebunkport homeowners with mortgages are paying a higher monthly payment than most within the county but there is little differences between costs of those with or without mortgages.

**Renters:** Roughly 13% of year-round dwellings are rental units and the cost of monthly rents is greater than York County's percentage. The median rent in Kennebunkport is \$1,143 vs. \$952 in York County.

**Affordability:** It comes as no surprise that there is a need for affordable housing in the Town. In 2017 Camoin Associates evaluated the housing needs and indicated several reasons, such as lack of year-round rentals, high land and construction costs and the town as a popular vacation destination.

Tom also review the State Guidelines for reaching the goal of affordable housing.

There are approaches that the GPC can review within the LUO such as lot size, set back and road requirements and further discussion on the need for year round rental units. Camoin suggested several ways to reach affordability such as land donations, TIFs and partnering with developers. Kennebunkport's Heritage Housing Trust is working toward many of those goals and is in the process of the development of the former skating rink site and a goal to build 25 affordable homes by 2025.

Liz presented two charts on Climate Change and the impact that Temperature, Precipitation and Sea Level Rise will have on our future.

Next meeting will review Natural Resources.

Meeting adjourned at 8:27 PM.

Next meeting scheduled for **February 10, 2020 at 7:00 PM.** (Previous minutes incorrectly indicated February 11, 2020)

Respectfully submitted,  
Barbara Barwise, Secretary