

Growth Planning Committee  
Minutes  
June 15, 2021

Attendees: Dan Saunders, Chair, Jim Fitzgerald, Vice-Chair, Paul Hogan, Werner Gilliam,  
Director of Planning and Development, Jim McMannis, Janet Powell  
Absent: Mike Corsie  
Guests: Liz Durfee, Tom Morgan, Planning Consultants

Dan called the meeting to order at 6:00PM

Liz opened with an overview of the July 26th SWOT workshop, including the proposed schedule and content for the evening.

**DRAFT JULY 26 WORKSHOP AGENDA**

|                   |                                           |             |
|-------------------|-------------------------------------------|-------------|
| 6:00 PM – 6:10 PM | Welcome & Introductions                   | Dan         |
| 6:10 PM – 6:15 PM | Comprehensive Plan 101 and update process | TBD         |
| 6:20 PM – 6:25 PM | SWOT Instructions                         | Consultants |
| 6:30 PM – 6:50 PM | Session 1 Group Discussion                | Consultants |
| 6:50 PM – 7:00 PM | Break                                     | Consultants |
| 7:00 PM – 7:20 PM | Session 2 Group Discussion                | Consultants |
| 7:25 PM – 7:45 PM | Session 3 Group Discussion                | Consultants |
| 7:45 PM – 8:00 PM | Report Out                                | Consultants |
| 8:00 PM           | Adjourn & Happy Hour                      | Dan         |

## Preliminary July 26 Workshop Topics

### TOPIC 1: Community Character and Vision

1. Review the list of favorite places identified by the community in the pre-workshop mini-survey. Expand on this list, if needed. Choose 2 or 3 to discuss tonight.
  - Why are these places important to the character of the community?
  - Identify threats and opportunities associated with these special places.
  
1. Review the input on community character from a 2018 survey (below). Would you add, omit, or expand on anything in this list?
  - Low crime rate
  - Attractiveness
  - Access to the coast
  - Recreational & cultural opportunities
  - Character of town and houses
  - Sense of community
  - Low taxes
  - High quality elementary school
  
1. List 2 or 3 ways that the community has changed over the last 10 years. What are the positive outcomes of these changes?
  
1. What is your vision for climate resiliency in Kennebunkport?

### TOPIC 2: Infrastructure

1. List the strengths and opportunities associated with different types of infrastructure. Consider climate change impacts and sustainability. If applicable, draw a circle around this infrastructure and label it on the map.
  
1. List the weaknesses and threats associated with different types of infrastructure. Consider climate change impacts and sustainability. If applicable, draw a square around this infrastructure and label it on the map.

Consider:

- Roads
- Sidewalks
- Bridges
- Culverts
- Docks
- Water and wastewater systems
- Town buildings
- Historic buildings
- Energy grid
- Electric vehicle charging stations
- Playgrounds

1. Mark the areas on the map where you would like to see more or improved:
  - Sidewalks (label with "S")
  - Public parking (label with "P")
  - Electric vehicle charging stations (label with "EV")
  - Solar Farms - 5 acres or smaller (label with "SF")
  - Other infrastructure that would be useful & desirable (label with "O")

### TOPIC 3: Connectivity and Access to Amenities

1. Review the map, add missing assets and amenities (for example: water access points, conservation land, recreational facilities, and other places you like to visit). Add labels to the assets and amenities you identify.
  
1. List the strengths and opportunities associated with getting to and from these assets and amenities. Consider climate change impacts and sustainability. If applicable, draw a circle around the routes and the assets and amenities you identify and label them.
  
1. List the weaknesses and threats associated with getting to and from these assets and amenities. Consider climate change impacts and sustainability. If applicable, draw a square around the routes and the assets and amenities you identify and label them.
  
1. On the map, identify where bike routes or amenities like bike racks, bike lanes, sidewalks, parking, boat ramps, signage, or other infrastructure would improve access. Add labels to the routes and amenities you identify.

## TOPIC 4: Housing

1. List the strengths and opportunities associated with housing. Consider climate change impacts and sustainability. If applicable, draw a circle around and label strengths and opportunities on the map.
  
1. List the weaknesses and threats associated with housing. If applicable, draw a square around and label weaknesses and threats on the map.

Consider:

- Affordability (and the impact of high housing costs on local businesses)
- Availability of housing for seasonal labor
- Suitability of the size (# bedrooms) of existing housing stock
- Location
- Availability of different housing options to age in place, accommodate new families, micro-units
- Impacts of prices, availability, size on the community demographics
- Residential density
- Mobile homes

## TOPIC 5: Tourism

1. List the strengths and opportunities associated with the economy. Consider climate change impacts and sustainability. If applicable, draw a circle around and label the strengths and opportunities on the map.
  
1. List the weaknesses and threats associated with Dock Square. Consider climate change impacts and sustainability. If applicable, draw a square around and label the weaknesses and threats on the map.

Consider:

- Climate change and sustainability
- Economic dependence on tourism
- Advantages of diversifying the economy
- Retail goods and services for residents
- Mixed use development with residential and commercial uses in the same building (this is similar to 19<sup>th</sup> century development in Dock Square)
- Short Term Rentals
- ADUs

## TOPIC 6: Natural and Cultural Resources

1. List the strengths and opportunities associated with natural and cultural resources. Consider climate change impacts and sustainability. If applicable, circle and label the strengths and opportunities on the map.
  
1. List the weaknesses and threats associated with natural and cultural resources. Consider climate change impacts and sustainability. If applicable, draw a square around and label the weaknesses and threats on the map.

Consider:

- Conservation land
  - Types of habitats
  - Recreational opportunities
  - Libraries, churches, and other resources
  - Scenic vistas
  - The impacts of development (such as impervious surfaces, septic systems, or specific uses) on water quality
- 
1. Review the list of scenic vistas from the 2012 Comprehensive Plan. Are there any vistas that you would add to or remove from this list?
    - Ocean Avenue, from Parson's Way around to Walker's Point.
    - Cape Porpoise, including the Pier, the Harbor and the islands.
    - Goose Rocks Beach
    - The view across the mouth of the Batson River from Goosefare Farm on Route 9.
    - The Kennebunk Riverfront, including the Monastery grounds across the river.
    - The Colony Beach
    - Turbat's Creek

Liz plans to use Eventbrite as a way for people to register. We will then have a better idea of the number of attendees and have their email addresses as well. Additional registration will be accepted on site before the event. The cut-off date for pre-registration will be 7/19. Our target number of participants is 100.

Discussion during the review of planned topics led to the decision to change Topic 5 from **Dock Square** to **Tourism**. It was also decided to add Short Term Rentals and ADUs to the list of subtopics.

After Liz's presentation, the minutes of May 18 and June 1 were approved, as written. We will spend the first fifteen minutes of the next meeting doing a run through of the Introduction and a sample Topic discussion to inform residents of the purpose and format of the 7/26 workshop.

With no further business to discuss, the meeting was adjourned at 7:26 P.M.  
Next meeting: Tuesday, July 6.