

Historic Resources

Quick Stats

11+	Distinctive architectural styles in Kennebunkport
2	National Register Historic Districts in Kennebunkport, encompassing 306 buildings
8	Sites & structures listed individually on the National Register of Historic Places
1	District declared eligible for listing on the National Register (Dock Square)
0	Local Historic Districts in Kennebunkport
4	Structures recorded by the Historic American Buildings Survey (HABS)
70+	Family graveyards dating to the 18 th & 19 th centuries
4	Coastal areas in town with known prehistoric archaeological sites
20	Historic archaeological sites
23	19 th century near-shore shipwreck sites

Timeline of Architectural Styles in Kennebunkport

One can readily view multiple examples of architectural styles that are common in New England such as the **Federal**, **Greek Revival** and **Colonial Revival**. Kennebunkport is particularly well represented by the late 19th century **Shingle Style**, as some 66 are found in Cape Arundel alone. Additionally, the town hosts examples of the **Mission Style** and **Prairie Style** that are typically found in the Southwestern US and Midwest respectively.

	1800	1810	1820	1830	1840	1850	1860	1870	1880	1890	1900	1910	1920	1930	1940	1950
Federal	■	■	■	■												
Greek Revival			■	■	■	■	■	■	■							
Gothic Revival				■	■	■	■									
Italianate					■	■	■	■	■							
Second Empire							■	■	■	■						
Queen Anne									■	■	■					
Tudor Revival										■	■	■	■	■	■	■
Colonial Revival									■	■	■	■	■	■	■	■
Shingle									■	■	■					
Mission									■	■	■	■	■	■		
Prairie											■	■	■			

National Register Districts vs. Local Historic Districts

National Register historic districts are frequently confused with **local historic districts**. The two are quite dissimilar. The former offer protection from the federal government. This designation protects the historic resource from federally funded or licensed actions such as an ill-conceived expansion of a State roadway. National Register status does not prevent a property owner from altering or demolishing structures, except in those instances where the owner voluntarily utilized federal rehabilitation tax credits.

Local historic districts are intended to prevent property owners from making building alterations that would harm the historic character of the district. In a local historic district, proposed alterations to a building's exterior must be approved in advance by a municipality's Historic Preservation Commission. Unlike National Register districts, local districts offer no protection from federal agencies or from state projects that are funded or licensed by the federal government. In the early 1990's, Kennebunkport Town Meeting rejected the proposed establishment of a local historic district.

Historic Resources

National Register of Historic Places

The National Register was established by Congress in 1966 to protect our nation's historic treasures from federal agencies. Section 106 of the statute requires such agencies to refrain from causing harm to properties that are listed on the register, or eligible for listing. The [Section 106 review process](#) is typically triggered by state highway projects, the construction of electrical transmission lines or major pipelines, and waterfront projects that fall under the jurisdiction of the Army Corps of Engineers. A 20% income tax credit is available for the certified rehabilitation of income-producing buildings that are listed on the National Register. The State of Maine offers a 25% credit.

Kennebunkport National Register Listings	
Properties	Notes
Perkins Tide Mill	Later destroyed by fire
Captain Lord Mansion	
US Customs House	Presently Graves Library
KPT River Club	
KPT Village District	148 buildings
Abbott Graves House	
Maine Trolley Cars	Trolley Museum
Clock Farm	
Cape Arundel District	158 buildings
Goat Island Light	
C Arundel Golf Course	One of the oldest in Maine
Dock Square area	Declared Eligible for Listing

Historic American Buildings Survey (HABS)

HABS was established in 1933. This inventory is considerably smaller than that of the National Register because the documentation standards are far more stringent. Kennebunkport has four properties in the HABS inventory on file at the Library of Congress: The 1890 [Kennebunk River Club](#), the 1812 [Larabee-Carl House](#) on North Street, the 1824 [South Congregational Church](#), and the 1749 [Perkins Grist Mill](#).

Graveyards

There are over 70 family graveyards that date to the 18th & 19th centuries. A dedicated cadre of volunteers documented most of the grave sites and markers, and entered the data on a Geographical Information System (GIS) that will prove invaluable in aiding the preservation of these historic resources.

Archaeological Resources

[Prehistoric archaeological sites](#), i.e. those that pre-date the arrival of Europeans, were discovered at Bickford Island, Trott, Cape Arundel and Walker's Point. The State has identified 20 [historic sites](#), i.e. those that date to the 17th through the 19th centuries. Those sites are mostly located along the shore. Maritime sites include 23 near-shore shipwreck sites.

Challenges Posed by a Changing Climate

It has long been considered best practice to leave archaeological sites undisturbed until such time as sufficient resources are available for an excavation by professionals. In coastal areas, deferred excavation is no longer a sound strategy. The 2019 recovery of a 14th century dugout canoe by the [Cape Porpoise Archaeological Alliance](#) is an outstanding example of skilled volunteers stepping up to take appropriate and timely action on short notice.

A changing climate threatens historic buildings at Dock Square, as well as others further inland that will be vulnerable to flooding and groundwater rise induced by sea level rise. Post & beam buildings (pre-1850) are not difficult to move, and oftentimes were in times past. Subsequent structural systems such as balloon framing were not intended for relocation; they are fragile. It is important to thoroughly document historic buildings, particularly those in harm's way.

Existing Land Use

Quick Stats

20.5 square miles	Total land area
31 miles	Coastline
60 acres	Inland surface water
7%	Total land area that is developed
60%	Area of forested land cover
542 acres (74 parcels)	Land owned by Town

Conserved & Protected Land

Conservation protects high quality natural resources and habitats and ensures that residents and visitors have places to recreate and enjoy the outdoors. Undeveloped land also plays an important role in mitigating and adapting to climate change by storing carbon, mitigating the heat island effect associated with urban areas, and soaking up precipitation.

2,500 acres (20% of area of Town)	Conserved by Kennebunkport Conservation Trust
803 acres	Land within the Rachel Carson Wildlife Refuge
159 acres	Protected open space associated with subdivisions
371 acres	Town-owned unsecured conservation land (already developed school, ballfield, etc.)

Maine has four types of [current use programs](#) that offer a tax benefit to properties that meet certain criteria. This land is not permanently protected and could be developed.

27 parcels (860 acres)	Total land in a current use program
707 parcels	Tree Growth Current Use Program
1 parcel	Working Waterfront Current Use Program

Zoning

The Town designates the permitted uses, dimensional standards, and performance standards through zoning districts and regulations in the Land Use Ordinance. There are [11 general zoning districts](#). Most of the land area is within the Farm and Forest, Free Enterprise, and Goose Rocks districts.

- Residential uses are permitted town wide, whereas commercial uses are only allowed in specific districts.
- There is [1 contract zone](#) in Kennebunkport: Goat Island Light Contract Zone, which was established to allow reconstruction of historically significant structure and allow recreational and educational opportunities for the general public.
- [Shoreland and Resource Protection Overlay Zones](#) protect resources from development by regulating the types of uses allowed in proximity to water resources and requiring a buffer between development and the resource. Maine's Mandatory Shoreland and Zoning Act requires that municipalities regulate land use activities within the 250 foot shoreland zone to protect resources, habitat, and wildlife and to conserve open space and access along the waterfront.

Existing Land Use

Zoning District	General Types of Permitted Uses	Area of District (Acres)	Area of District (%)	Average Parcel Size (Sq Ft)
Dock Square	Residential, Public Uses, Commercial Uses	7	0.05%	8,712
Riverfront		35	0.30%	26,136
Cape Porpoise Square		41	0.31%	34,848
Farm & Forest		5,787	44.40%	435,600
Free Enterprise		3,359	26%	217,800
Cape Porpoise West	Residential, Public Uses, Limited Commercial Uses	194	1.50%	34,848
Cape Porpoise East		230	1.80%	69,696
Cape Arundel	Primarily Residential and Public Uses	425	3.30%	65,340
Goose Rocks		1,717	13.10%	78,408
Village Residential		923	7.10%	60,984
Village Residential East		350	2.70%	52,272

Growth Management, Development & Development Constraints

Zoning districts and growth rate areas play different roles in shaping development in the community. While zoning districts establish the character of specific areas of town through regulating the types of uses and dimensional standards that are allowed by district, the growth management rate ordinance establishes the amount of residential development that can occur on an annual basis in northern, central, and southern Kennebunkport. The purpose of this ordinance is to ensure equitable permit allocation, avoid potential outstripping of the Town's capacity to expand municipal services, guide orderly growth that can be adequately served by community facilities, and manage growth consistent with the Comprehensive Plan.

Growth Rate Area	Land Area	Allocated Growth Management Permits
Growth	20%	50%
Transition	25%	30%
Rural	50%	20%

- Over 5,000 building permits were issued in Kennebunkport from 2009-2019. Of these, 57 were permits for new commercial construction.
- The Town purchased the Village Parcel, approximately 87 acres of land located between North St. and School St. to prevent it from being developed as a private subdivision.

Natural features and characteristics that limit the developability of land include [wetlands](#) (2715 acres), [poorly drained soils](#) (2,403 acres), [land within the regulatory floodplain](#) (2,300 acres), and [steep slopes](#) (325 acres). Along with existing conservation land and land that is classified as already developed these development constraints comprise approximately 40% of Kennebunkport. The remaining potentially developable land is subject to environmental regulations, state mandated shoreland zoning, impervious surface thresholds, and dimensional requirements. Much of this land already has existing homes or commercial buildings and is therefore not available for development. As much as 2,084 acres of land that may be impacted by [future sea level rise](#) by 2100.

Demographics

Quick Stats

3,582	Estimated year-round population
-9%	Population change from 2000 to 2010
180 people per mile	Average population density
12,000+	Estimated seasonal population
1.7%	Share of York County population located in Kennebunkport
53.6 years	Median age
1%	Population that is not white
12%	Disability rate
3%	Poverty rate
29%	Obesity rate in Maine
13%	Population ages 18 or older who are Veterans

Age & School Age Population

The median age in Kennebunkport (53.6 years) has increased since 2000. The town's median age is approximately 16% higher than that of York County and Maine, and 29% higher than the national median age of 38.2. The residents ages 60 to 64 comprise the largest five-year cohort in Kennebunkport, accounting for 12.1% of the town's total population. The population under age 20 comprises 18% of the population. The age distribution in town is indicative of a population with a declining birth rate, again and long-living residents, a shrinking population, and fewer working people to support the older population.

365	School population
-15%	School population change from 2010 - 2019
-27%	Change in the Consolidated School enrollment from 2010 - 2019

Seasonal Population

Kennebunkport has a high rate of seasonal or rental homes, a majority of which are located in coastal areas. Over 50% of the owners of residential parcels have out of town permanent mailing addresses. While summer residents and tourists contribute to the vibrancy of Dock Square and the viability of its retail and restaurant industries, the high rate of off-season vacancies in coastal neighborhoods throughout town may detract from the vitality and character of neighborhoods.

Income, Employment & Educational Attainment

\$79,295	Median household income in Kennebunkport, compared to \$65,638 in York County
36%	Change in median household income between 2009 and 2018
149%	Approximate cost of living in town compared to the national average
63%	Population that is age 16 and over that is either employed or unemployed and seeking work (pre-pandemic)
10%	Population working at home (pre-pandemic)
99%	Population that has graduated from high school, compared to 92% in the state
58%	Population that has a bachelor's degree or higher, compared to 31% in the state

Demographics

Climate Change Vulnerability

Kennebunkport ranks 'medium-low' on a **Social Vulnerability Index** that ranks the ability to prepare for, respond to, and recover from hazards based on several socioeconomic variables. While this score does not reflect the town's capacity to adapt to climate change specifically, it indicates the community's relatively strong ability to plan for and recover from hazards, such as more severe storms and other events associated with climate change.

Historical settlement patterns and desirable waterfront property have led to dense settlement along Kennebunkport's coastline and tidal Kennebunk River. The population that resides in coastal homes will become increasingly vulnerable to sea level rise and storm surge throughout this century. Flooding has the potential to result in damage to infrastructure and public and private property, road closures that limit travel and accessibility, and hazardous conditions that threaten the wellbeing of individuals.

Climate change will impact **public health**:

- Prolonged **heat waves and extreme heat** events are a threat to public health.
- Change in temperature will impact air quality and will be particularly hazardous for people with **asthma**.
- Due to geographic and prevailing winds and currents, Maine residents may feel the effect of climate change impacts on **air quality** that occur across the nation.

Future Population

The population of Kennebunkport is projected to increase by about 10.5% (from 3,571 to 3,946 people) between 2016 and 2036 according to the State Economist. This represents an average increase of **19 people per year**. An estimated **8 new housing** units per year would be required to meet the need of this population growth, assuming the current average household size of **2.3 people per household**. In comparison, the statewide population is only projected to increase by less than 1% between 2016 and 2036.

From 2007 to 2036, the share of the population ages 25-29 and 35-39 experience the least dramatic change, each hovering around 5% of the population. The cohort with the greatest percent of the population shifted from ages 45-49 in 2007 to 55-59 in 2016. By 2036, the **70-74-year-olds will be the largest cohort**. The total share of the population over age 65 is projected to increase from approximately 19% in 2016 to 30% in 2036. At the same time, the **school age population** (ages 0-19) in the county is projected to decline by 13% from 2016 to 2036, with the greatest decline (nearly 20%) occurring in the 15-19 age group.

A number of internal and external factors — such as housing affordability, services and resources, vacant housing, developable land, local and regional job opportunities, birth and death rates, socio economic unrest, and climate change — will impact population change in Maine and people moving to and from Kennebunkport. Attracting and retaining a younger demographic is a key challenge that Kennebunkport faces. Communities that provide high quality and diverse housing options, amenities such as services, restaurants, and parks, and local employment opportunities will be better positioned to attract this population.

As the elderly population grows, there will be a greater **demand for different housing options** that allow residents to age in place rather than move from their town.

Maine will likely attract **climate migrants** who flee other parts of the country for a state with ample water supplies and a temperate climate.

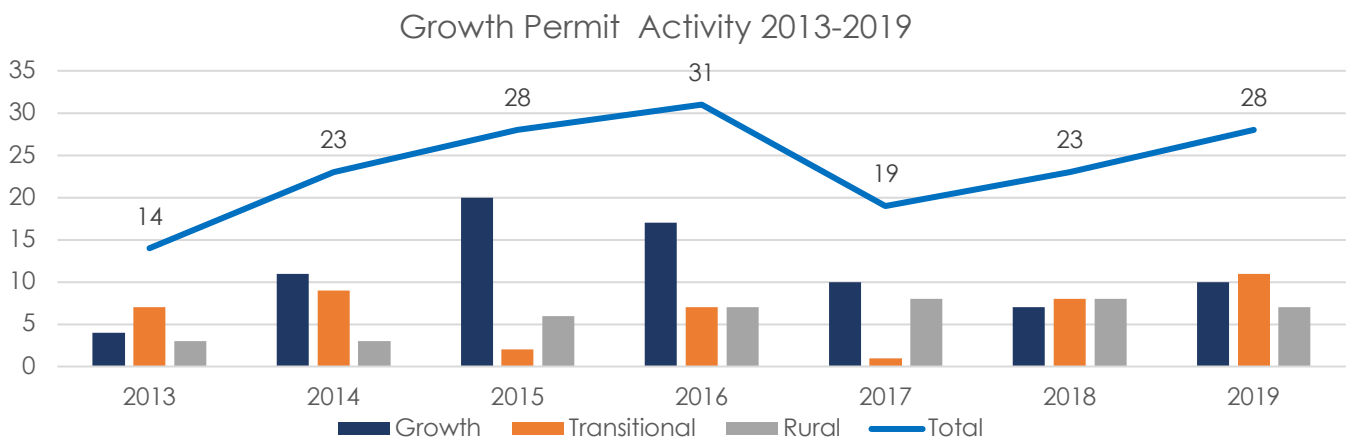
Housing

Quick Stats

3,086	Dwellings in Kennebunkport as of 2019
20	Average number of new dwelling units annually since 2000
14.2%	Percent growth in dwelling units since 2000
.8%	Annual percent growth in dwelling units since 2000
87%	Percent of Kennebunkport dwellings that are owner-occupied
90%	Percent of Kennebunkport dwellings that are single-family detached
58%	Percent of Kennebunkport dwellings that are heated by fuel oil
60%	Percent of Kennebunkport dwellings built prior to 1980 (lead paint was outlawed in 1978)
25%	Kennebunkport homeowners with a mortgage who pay more than 30% of their income
44%	Kennebunkport renters who pay more than 30% of their income on rent
\$675,000	Median home price in Kennebunkport
\$317,000	Home price that would be affordable for a median income family
25%	Percent of Town employees who live in town.
10%	State goal for new affordable housing in Kennebunkport
248	Dwellings utilized for short term rentals
25	Number of new affordable units KPT Heritage Housing Trust hopes to construct by 2025

Issuance of Growth Permits

The Zoning Ordinance regulates the number of building permits that may be issued in a given year. These limits vary by location, depending on whether the building site is located in Kennebunkport's Growth, Rural, or Transitional Zones. Kennebunkport's 14.2% growth in dwelling units since 2000 is slightly less than York County's 16.1%.



Household Size

The median number of rooms in a Kennebunkport household is 6.1. The average household size is 2.27. In comparison, York County figures are 5.5 and 2.36, respectively.

Housing

Housing Costs as a Percent of Income

The US Department of Housing & Urban Development (HUD) gauges affordability by the percentage of household income that is dedicated to housing related expenses such as mortgage payments, property taxes, insurance and utilities. HUD's guidelines consider costs in excess of 30% of median income to be unaffordable. Among those who are currently paying a mortgage, 25% of Kennebunkport homeowners, and 30% of York County homeowners are paying 30% or more of their household income toward housing costs. One half of renters in York County are over the 30% threshold, while in Kennebunkport, 44% of renters fall into that category.

Housing Need

In 2017, the Town retained the services of Camoin Associates to evaluate housing needs in Kennebunkport. Camoin highlighted the following key findings:

- Housing affordability is a challenge. KPT's median home value is almost twice the York County median.
- Homeownership costs have risen faster than incomes.
- Young families and the elderly are unlikely to find many affordable rental options in town.
- Year-round residents and workers must compete with the seasonal population over a finite housing stock.
- High land costs combined with large-lot zoning results in the construction of high-priced homes.
- Oftentimes an owner can obtain a higher profit from short-term rentals than renting to a local resident.
- Some long-time residents find themselves struggling to make mortgage or rent payments, or pay for utilities.
- The younger middle-age population in Kennebunkport is significantly under-represented. This is the prime age for forming households, having children, and purchasing homes.
- Declining enrollment threatens the long-term viability of Kennebunkport Consolidated School.
- A high degree of cross-commuting reflects a mismatch between jobs and housing.

Strategies to Consider

Maine's Growth Management Act encourages municipalities to seek creative approaches to assist in the development of affordable housing and housing that meets the needs of older residents, including the following:

- Reduce minimum lot & frontage sizes, increase residential densities, and permit cluster housing.
- Adapt, rehabilitate and construct housing that helps older adults age in place.
- Utilize municipally owned land.
- Reduce parking requirements for buildings in downtowns and on main streets.

Natural Resources

Quick Stats

82%	Community located in the coastal drainage subwatershed
37%	Soil classified as poorly drained and regulated as wetlands
Zone 5b	Current USDA plant hardiness zone for Kennebunkport
34%	Area of the town consisting of Central Oak-Pine habitat
22%	Area comprised of wetlands, which provide habitat, water storage, and filtration
11	Confirmed rare species
245 parcels (3,670 acres)	Conservation land

Ecosystem Services

Natural resource provide diverse habitats that support a variety of species and provide the foundation for a high **quality of life** in Kennebunkport. Natural resources provide **critical ecosystem services**, or benefits to people and communities. These ecosystem services can be grouped into four categories: provisioning, regulating, supporting, and cultural services. The maintenance of these ecosystem services is imperative to the community's sustainability.

Watersheds & Geography

- Kennebunkport is located primarily within the **Kennebunk River and coastal drainage divides**.
- **Impervious surfaces account for <7%** of the land within these watersheds in Kennebunkport consists of impervious surfaces. The threshold that the Environmental Protection Agency considers the maximum amount of a watershed that can be and still support a high quality stream system is 10%.
- Terrain is relatively **flat** and that slopes gradually from the north to sea level at the coast.

Soils & Aquifers

The most prevalent soil type is **Lyman-Rock outcrop complex**, which is characterized by undulating and gently sloping, somewhat excessively drained soils intermixed with areas of exposed bedrock. This soil is not optimal for development or agriculture. Despite this, there are several farms scattered throughout rural areas of town and 7 properties that participate in the **farmland current use program**. Soils are also less than optimal for forestry. From the early 1990s to 2017, an average of 89 acres per year were harvested for **timber**.

- **<9%** soil designated as **farmland of statewide importance**
- **1%** soil classified as suitable for **forestry**

There are **few aquifers**, or water-bearing geologic formations that are capable of yielding a usable amount of groundwater. **Groundwater** is the subsurface water that exists in the spaces between rocks and soil particles.

Habitats

The dominant habitats identified by the State Wildlife Action Plan in Kennebunkport are **Central Oak-Pine** (34%) and **Northern Hardwood & Conifer** (24%), both upland forests, as well as **Northern Swamp** (15%). **Two of the 140 focus areas** designated by the Department of Inland Fisheries and Wildlife are partially within Kennebunkport. Focus areas are defined as natural areas of statewide ecological significance that contain unusually rich concentrations of at-risk species and habitats that support rare plants, animals, natural communities, high quality common natural communities; significant wildlife habitat; and their intersections with large blocks of undeveloped habitat.

Natural Resources

Focus Area	Acreage in Kennebunkport	Ecological Services
Biddeford/Kennebunkport Vernal Pool Complex	8,000 acres (50% of the focus area)	<ul style="list-style-type: none"> Retention of sediments and nutrients. Storage and conveyance of floodwaters Contribution to regional biodiversity by providing high quality habitat for rare species Protection of water quality
Wells and Ogunquit Marsh	5 acres (<1% of the focus area)	<ul style="list-style-type: none"> Nutrient export to marine food webs Major migratory stopover for bird species Cleans water running off land prior to discharge into ocean Nursery for juvenile fish and shellfish

There are also two natural communities that are identified as rare or exemplary by the Maine Natural Areas Program:

- **Oak-hickory forest** (13 acres), which is critically imperiled in the state due to extreme rarity or vulnerability to extirpation from the state.
- **Salt-hay marsh** (570 acres)

Rare species in Kennebunkport include:

Blanding's Turtle	Spotted Turtle	Pale Green Orchis
Piping Plover, Least Tern	Wood Turtle	Saltmarsh False-Foxglove
Saltmarsh Sparrow	Beach Wormwood	Small Reed Grass
Saltmarsh Tiger Beetle	Button Sedge	

Maintaining large blocks of undeveloped areas and corridors or connections between these areas will be especially important to helping wildlife respond to **changes in climate** that impact the suitability of habitat and composition of species in an area. Known **threats to bird habitat** include recreation (beaches), cumulative impacts of development, habitat fragmentation, intensive forest practices, invasive species, and various forest pests and diseases.

Conservation Land & Town Forest

Conservation land provides a multitude of benefits to plant and animal species, people, and communities. Land that is protected from development and in a natural state provides high quality habitat to diverse species. The Town has designated certain properties (19 parcels

Holder Type	Parcels	Acre	Percent of Area
Federal	64	802.9	21.9%
Municipal	52	371.0	10.1%
KCT Easement	10	107.8	2.9%
KCT Land	119	2,387.9	65.1%
Total	245	3,669.5	

and almost 1,000 acres) in Kennebunkport as **Town Forest**. These lands were transferred to the KCT in an effort to expand and permanently protect the large undeveloped wildlife habitat in the northern corner of town.

Resilient Lands

According to the Nature Conservancy's **Resilient Lands** mapping tool, Kennebunkport scores are average compared to other sites within the same geophysical setting. Areas in the northern end of town and along the coast rank higher in their resiliency to climate change, indicating that these are important areas to maintain and protect natural resources.

Water Resources

Quick Stats

5.2 miles	Length of the Kennebunk River in Kennebunkport
3,309 acres	Area of wetlands
73%	Freshwater wetlands that meet the state criteria for providing plant and animal habitat
60%	Drinking water in the state that is from groundwater
40%	Parcels in town that are served by the KKWWD
118 acres	High yield sand and gravel aquifers
2,040 acres	Area within the 100 year floodplain

Surface Water

Rivers and surface water bodies play a key [ecological role](#) carrying water and nutrients and providing habitat and food for many species. Freshwater resources also provide numerous ecosystems services, or benefits to people and communities. Kennebunkport has two major watercourses: the Kennebunk River and the Batson River.

- Approximately 1/3 of the [Kennebunk River](#) is located in Kennebunkport. This portion is [tidal](#).
- The Batson River watershed comprises a majority of the area of the Town.
- Kennebunkport has several small, scattered ponds but no state designated Great Ponds.

[Wetlands](#) provide flood storage, groundwater recharge and discharge, erosion control, and critical habitat for fish and wildlife. Wetlands are important to the tourism, recreation, forestry, fishing, and hunting industries.

Drinking Water

The [drinking water supply](#) for Kennebunkport consists of [private wells](#), [public wells](#), and surface and groundwater supplied by the [Kennebunk, Kennebunkport, and Wells Water District](#) (KKWWD). The [Branch Brook](#) watershed is a primary source of water for KKWWD. Groundwater sources produced 406.1 million gallons (38.4% of all Town water production) in 2019.

1,410 parcels (40%)	Parcels served by the KKWWD
60%	Approximate percent of parcels served by private wells
6	Public wells that serve at least 25 people, but not necessarily the same people, for at least 60 days/year

Floodplains

Floodplains are the areas adjacent to streams, rivers, and coastlines that experience [occasional flooding](#). The Town regulates areas that are vulnerable to flooding through its Floodplain Management Ordinance. Approximately 2,040 acres of land fall within the Special Flood Hazard Area (SFHA) or [100 year floodplain](#) according to the preliminary updated flood maps. There are 373 National Flood Insurance Program (NFIP) [policy holders](#) in Kennebunkport. Under the NFIP, flood insurance is required for properties within the SFHA that have a mortgage. Since 1975, there have been [159 claims totaling \\$2.34 million](#). As precipitation increases and sea level rises, [vulnerability to flooding](#) will also increase. The extent of the area that has a 1% annual chance of flooding today will change. A greater number of coastal and inland properties will be vulnerable to occasional flooding.

The Maine Climate Council recommends committing to manage for 1.5 feet of relative sea-level rise by 2050 and 3.9 feet by 2100, as well as preparing to manage for 3 feet of sea level rise by 2050 and 8.8 feet by 2100.

Water Resources

Threats to Water Quality & Water Resources

- **Non-point source pollution** comes from a number of diffuse sources within a watershed, including stormwater runoff, underground storage tanks, and septic systems. **Stormwater runoff** occurs when precipitation flows over surfaces rather than infiltrating into the soil. Stormwater runoff collects and carries pollutants such as sediment, fertilizers and nutrients, salts, metals, and other substances across impervious surfaces such as rooftops and paved areas, as well as other areas like lawns and farmland, to water bodies. Stormwater is managed to a degree by **local land use regulations** that limit impervious cover, require on site stormwater best management practices, and control fertilizer application.
- **Point source pollution** is any single identifiable source of pollution from which pollutants are discharged, such as a pipe, ditch, ship or factory smokestack.
- **Dams** alter the flow of water, which can cause the temperature of water bodies to increase and impact habitat and fish passage.
- **Road crossings** impact stream continuity, water quality, and habitat. There are **6 bridges** and **3 culverts** located on public roads in town. Approximately 43% of the 60 surveyed culverts along the Kennebunk River act as barriers to fish movement.
- **Climate change** will result in changes to the frequency and intensity of precipitation events that will impact surface and groundwater in a variety of ways: increased streamflow and greater erosion and sedimentation, reduced water levels and groundwater recharge due to drought, lower dissolved oxygen levels associated with warmer water temperatures, and saltwater intrusion.

Existing Protection & Preservation Measures

M.R.S.A. 38 §§435-449 require **protection measures for shoreland areas** within 250 feet of the normal high-water line of any great pond, river, or saltwater body, within 250 feet of the upland edge of a coastal wetland, within 250 feet of the upland edge of a freshwater wetland unless within 75 feet of the high-water line of a stream. Municipalities must adopt **zoning and land use control ordinances** with provisions governing building and structure size, setback and location, and establishment of resource protection, general development, limited residential, commercial fisheries and maritime activity zones and other zones.

Town's Land Use Ordinance identifies the boundaries of the Shoreland Zone and Resource Protection Zone. Sections 4.13, 4.14, and 4.15 identify uses that are permitted without a permit in both the **Shoreland and Resource Protection Zones**, the uses permitted in the Shoreland Zone, and the uses permitted in the Resource Protection Zone, respectively. The Town has several **town-wide provisions** and **development standards** for stormwater, water supply, and erosion that protect water resources. The Subdivision Regulations contain **performance standards** to reduce the impact of development on water resources.

Public Works implements practices to **protect water quality**, including storing salt in a covered shed and not dumping snow in the Kennebunk River.

Land conservation is an effective strategy for protecting watersheds. Approximately 30% of the Kennebunk River Watershed is conserved.

Marine Resources

Quick Stats

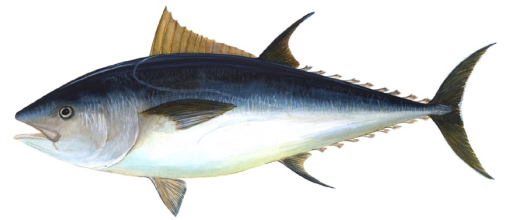
68	Registered moorings in the Kennebunk River: 27 lobster boats, 36 non-commercial
225	Kennebunkport moorings outside the Kennebunk River
40 to 45	Commercial fishing vessels at Cape Porpoise
80 to 100	Number of local residents who derive their employment from Cape Porpoise fishing industry
2 miles	Length of Goose Rocks Beach
84	Non-commercial shellfish permits issued by the Town in 2019, down from 100 in 2000.
300 to 1,000 lbs.	Weight of Bluefin Tuna caught off of Kennebunkport
6	Shrimp boats based in KPT in 2000. Due to rising water temperature, today there are none.
2.4 to 4.7 million lbs.	Annual lobster landings in York County since 2005. In 2019, 3.7 million lbs. were landed.
84%	Decline in Maine lobster exports to China due to retaliatory tariffs in 2018.

The Kennebunk River Fleet

The River is home port to two dozen commercial fishing boats, all of which are rigged for lobster and/or bluefin tuna, save for one boat that is utilized for harvesting groundfish. The harbor also hosts a party fishing boat, a whale watch boat, a whale watch/eco-excursion boat, two boats dedicated to lobster cruises, and 4 to 6 charter fishing boats. The charter boats bring day-trippers out in search of Striped Bass, Bluefish, Mackerel, and Bluefin Tuna.

Bluefin Tuna

The Bluefin Tuna all but disappeared in the early 1990's. The International Commission for the Conservation of Atlantic Tunas (ICCAT) intervened and imposed strict limits on tuna harvesting. By 2015 the tuna were making a comeback locally. Each year, the tuna follow schools of herring and mackerel to the Gulf of Maine from two disparate points of origin, the Gulf of Mexico and Spain's Balearic Islands. When not harvesting lobster, approximately ten Kennebunkport lobster boats pursue tuna. One commercial boat at Cape Porpoise is dedicated fulltime to tuna. Two dozen recreational boats based in the Kennebunk River are also catching Bluefin Tuna. The fish are caught 5 to 40 miles offshore from just north of Jeffrey's Ledge to the Portland shipping lanes.



Striped Bass

This species is also known as Atlantic Striped Bass, Striper, Linesider, Rock, and Rockfish. The fish spawn in the Chesapeake Bay, Hudson River, and Delaware River before making their way up to the Gulf of Maine in the summer. Striped Bass is classified as a species of Least Concern. Half a dozen Kennebunk River charter boats bring day-trippers out in search of Stripers. The fish is popular with shore-bound anglers as well.



Marine Resources

Other Finfish

Many popular species of finfish in the Gulf of Maine suffered severe depletion during the last few decades. The relatively small number of fishermen who are still active are able to engage in a de facto sustainable harvest of many traditional species, notably small Haddock (Scrod), Pollock, Hake, Redfish, among others. The Maine Department of Marine Resources reports that groundfish accounted for just 1% of statewide commercial landings in 2020. Menhaden accounted for 12%, and herring accounted for 6%. The Gulf still enjoys large stocks of fish that go unharvested because consumers have yet to develop a taste for species that are unknown to them. Until that happens, harvesting such fish would be a losing proposition for the fishermen. The challenge at hand is one of education and marketing.

New Arrivals

Black Sea Bass are typically found off the Carolina's, but have lately started to make an appearance in the Gulf of Maine. One local boat captain recently caught a Spanish Mackerel, a species that prefers the warm waters of Florida, and historically did not wander north of Cape Cod. As temperatures in the Gulf of Maine trend upward, we can expect to see more new and unfamiliar species.

Shorebirds

Kennebunkport's varied shoreland ecosystems attract a wide variety of shorebirds. The Goose Rocks Beach area is host to migrating Semipalmated Sandpipers, Semipalmated Plovers, and Sanderlings. As local residents are keenly aware, the beach is also a nesting site for Piping Plovers. The Rachel Carson National Wildlife Refuge is particularly rich in bird life owing in large measure to its large expanse of estuarine habitat that is relatively undisturbed by human activities.

Salt Marsh Migration

Scientists recognize salt marshes to be among the most biologically productive habitats on the planet, rivalling tropical rainforests. They are also among the most highly efficient carbon sinks in the natural world. Sea level rise will eventually inundate Kennebunkport's 570 acres of salt marsh. In light of this ecosystem's importance in supporting ocean fisheries, it is well worthwhile to explore the feasibility of marsh migration. The marshes may require a little assistance in order to move out of harm's way. Scientists express cautious optimism that such migrations can succeed, assuming that suitable land is available nearby (at a slightly higher elevation), and that physical obstacles such as roadways, buildings, and undersized culverts do not block the migration.

Pollutants in the Goose Rocks Beach Watershed

In February 2021, Maine DEP reported persistently elevated levels of enterococci (ENT) bacteria, particularly in the river mouths (Batson River and Little River) at each end of GRB. Fecal contamination in the GRB watershed is likely a product of a diverse set of host sources including a combination of human, wild, and domestic animal waste. Impaired water quality in portions of the watershed, suggest possible issues with nearby wastewater disposal systems. Kennebunkport has worked hard to address these issues. The Town has investigated, identified, and removed sources of human wastewater discharges, continued to assess wastewater and stormwater infrastructure, and expanded local public education and outreach initiatives.

Energy

Definitions

BTU	British Thermal Unit - Heat required to raise 1 pound of water one degree F.
MMBTU	1 million BTUs
Watt (W)	Energy dissipated as heat when 1 amp of electric current passes resistance of 1 ohm in 1 sec.
Kilowatt (kW)	1,000 watts
Megawatt (MW)	1,000 kilowatts (1 million watts)
Gigawatt (GW)	1,000 megawatts (1 billion watts)
kWh	Kilowatts consumed per hour. This is a measure of electricity consumed over time.
MMTCO _{2e}	Million Metric Tons of Carbon Dioxide Equivalents, e.g. CO ₂ , methane, nitrous oxide, ozone

Quick Stats

1 in 10	Maine households that heat with wood
1 in 13	Maine households that heat with natural gas
Maine	New England state with the highest per capita energy use
68%	Maine households that use fuel oil as the primary means for home heating
6 th highest	Maine's rank in the US in wind powered electrical generation
2 nd lowest	Maine's rank in the US in electricity consumption per capita
5 acres	Land required for a 1 megawatt solar farm
1.2 GW	Rated generation of New England's largest nuclear power plant
156 GW	Maine's off-shore wind potential

Electrical Generation

In 2018, about three-fourths of Maine's electricity net generation came from renewable sources. Almost one-third of the state's total net generation came from hydroelectric dams, and slightly more than one-fifth each from wind turbines and biomass generators that primarily use wood and wood waste. Nearly one-fifth of net generation came from natural gas, and a small amount of Maine's net generation, less than 5%, came from petroleum, coal, and solar power combined.

Wind Power

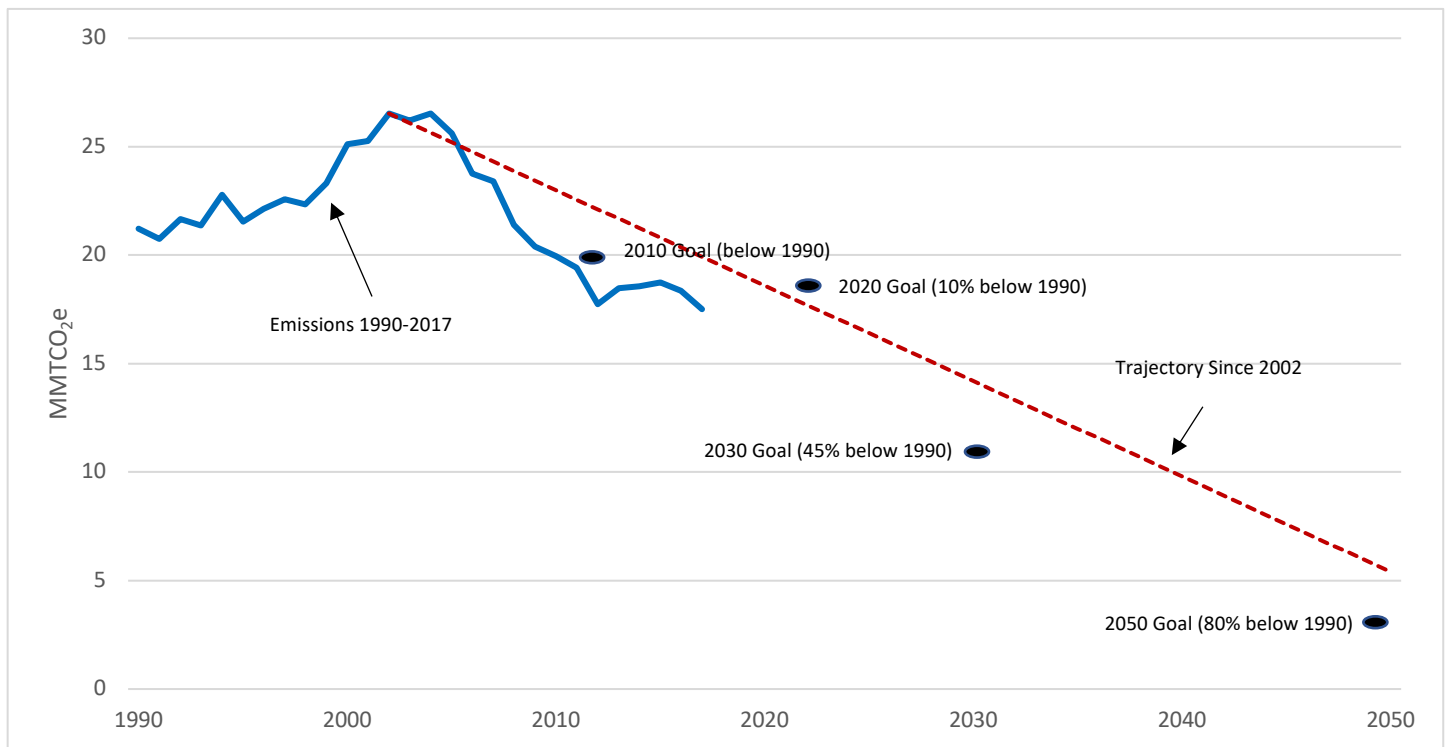
Maine leads New England in wind-powered generation and ranks sixth in the nation in the share of its electricity generated from wind. In 2018, Maine's wind turbines produced more than one-fifth of the state's total net generation and accounted for two-thirds of all wind-powered generation in New England. In 2019, Maine had more than 900 megawatts of installed generating capacity from nearly 400 wind turbines. Most new generating capacity planned in New England is wind-powered, and most of the onshore wind facilities will be located in Maine.

Hydroelectric Generation

More than half of Maine's electricity net generation comes from hydroelectric dams and wood-based biomass. Hydroelectric turbines produce almost one-third of Maine's net generation, the second-largest share, after Vermont, of any state east of the Mississippi River.

Energy

Maine's Greenhouse Gas Emissions & Goals



Source: Maine DEP, 2018 Biennial GHG Progress Report

Maine Climate Council

In 2019, Maine launched a number of ambitious initiatives designed to reduce greenhouse gas (GHG) emissions:

- Ended the ban on new wind power development.
- Set a goal of reducing GHG emissions 45% by 2030, and 80% by 2050 (LD 1679).
- Directed the Climate Council to issue recommendations to achieve a carbon neutral economy by 2045.
- Directed state agencies to equal or exceed Maine's energy and emissions targets, and to seek cost efficiencies in doing so.
- Set a goal of 100,000 new residential heat pump installations by 2025 (LD 1766).
- Increased portfolio standard (RPS) from 40% to 80% by 2030, to 100% by 2050, allows utility scale solar arrays up to 100 MW in size, and established a thermal RPS of 4% no later than 2030 (LD 1494).
- Increased the net metering project cap from 660 kW to 5 MW, and incentivized distribution generation up to 5 MW (LD 1711).

In December 2020, the Maine Climate Council published *Maine Won't Wait*, an ambitious 4-year climate action plan. Presidential advisor John Kerry praised the new plan and said it should serve as a model for every state in the nation.

Transportation

Quick Stats

84.26 miles	Total length of roadways
65%	Approximate percent of local roads
25% (20.76 miles)	Private roads
6.6 miles	Total length of sidewalks
2	Private airports
0	Park and Rides
0	Designated Scenic Byways
2.9 miles	Total length of Route 9 in Kennebunkport that received an "F" safety score
1	Transit route (Intown Trolley) connected to other Shoreline Explorer routes

Roads, Bridges & Culverts

Private and local roads account for the majority of roadways in Kennebunkport. There are approximately 9 miles of State roads (Route 9 and Route 3) in Kennebunkport. Most of this highway (State Aid Highway) is maintained by MaineDOT in the summer and the Town in the winter. A small portion (State Highway) is maintained year round by the State. The Town has regulations for local road design and for access management in the Land Use Ordinance and Subdivision Regulations.

The 6 bridges in town range in condition from *fair to very good*. Maine has seen an increase in the percentage of structurally deficient bridges, while the opposite has occurred in New England and the U.S. Bridges that are at least 20 feet in length on town of state-aid roadways are the responsibility of MaineDOT, while minor spans that are at least 10 feet but less than 20 feet in length and located on town roadways are maintained by the municipality. Culverts are defined as having a span of less than 10 feet or multiple pipes or other structures with a combined opening of less than 80 square feet.

Parking

Public parking is available at the Dock Square and North Street lots. Limited parking is available at Colony Beach and Cape Porpoise. In the summer, parking areas are usually at full capacity. Near Goose Rocks Beach, parking is permitted in designated spots on public streets. Parking tickets generated \$58,597 in revenue in 2019. During that year, the Dock Square parking lot generated a total of \$320,529 in operating income.

Electric Vehicle Infrastructure

Electric vehicle (EV) charging stations will become an increasingly important component of the Town's transportation system. EV stations will help curb local greenhouse gas emissions while also meeting the growing demand for access to power for electric vehicles. As of 2020, there are 8 resorts and inns that provide Level 1 or 2 EV charging facilities for their guests. There is also a Level 2 charging station at the Fire Station at 32 North Street.

Access to Water Resources

According to the MaineDOT's database of water access locations, there are 28 access points along the coast and Kennebunk River. These access points include public wharfs, public rights of way, public boat launches, private marinas, and private facilities such as motels and restaurants. With the exception of the Cape Porpoise Pier all points are open to the public. Road access to these sites is considered *good* for 23 out of 28 sites and *fair* for the remaining five locations. Parking is available at Cape Porpoise Pier as well as the four privately owned access points. Limited parking is available at 15 sites.

Transportation

Bike-Ped

- There are [6.6 miles of sidewalks](#) and [57 crosswalks](#) in Kennebunkport. Most of the sidewalks are located in Dock Square, Cape Porpoise, and Goose Rocks Beach.
- The Town has made a [commitment to biking](#) and a goal of establishing routes and amenities. While there are no official bike routes in town, many cyclists utilize the community's scenic rural roads. There are 16.3 miles of paved road shoulders.
- The Town does not have a complete streets policy. [Complete streets](#) are designed for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Elements of local land use regulations contain provisions commonly found in a complete streets policy. For example, Kennebunkport's Subdivision Regulations require that sidewalks be developed at subdivisions in growth areas as well as in non-growth areas that are adjacent to existing sidewalk networks.

Projects & Improvements

[Recent projects](#) include North Street sidewalk construction, Turbats Creek Road culver work, and Goose Rocks Beach roadside improvements. MaineDOT typically invests time and money in every community each year. Recent state-assisted reconstruction projects include [reconstruction](#) of Mills Road and [paving overlay](#) of a number of streets. The estimated [future budget](#) for transportation projects is not expected to change significantly in the next five years.

Traffic, Safety & Concerns

Major vehicular [traffic generators](#) include school, summer tourists (pedestrian and vehicular), tour busses (interstate coaches, cruise ship passengers), Dock Square, Beaches, Christmas Prelude. The average [commute time](#) for Kennebunkport workers is 30+ minutes.

On record crash data from 2000 to 2010 includes the following:

530	Total crashes, or 26.5/year on average
43%	Involved a vehicle going off the road
11	Involved a bicyclist
4	Involved a pedestrian
37%	Occurred in June, July, and August

[Sea level rise](#) will directly impact a number of roadways in Kennebunkport and indirectly impact accessibility of others. Sea level rise induced [groundwater rise](#) and [extreme temperatures](#) are a threat to pavement structure. Sea level may [inundate](#) up to over 15 miles (80,572 ft) of Town-owned roads and 1.9 miles (9,880 ft) of private roads under a high sea level rise scenario by 2021.

Sea Level Rise Scenario	Length of Inundated Road Segments by Road Class (Feet)			
	Town	MaineDOT	Private	Total
HAT + 1.2 ft	5,856	273	731	6,860
HAT + 1.6 ft	8,959	383	821	10,163
HAT + 3.9 ft	38,744	1,062	3,222	43,028
HAT + 6.1 ft	56,437	2,508	4,485	63,430
HAT + 8.8 ft	71,415	6,849	6,786	85,050
HAT + 10.9 ft	80,572	9,012	9,880	99,464

HAT=Highest Astronomical Tide

Economy

Quick Stats

1,916	Kennebunkport residents age 16+ participating in the workforce
10%	Of Kennebunkport residents worked from home prior to the pandemic
100%	Of the town has access to broadband internet
Top six employers	In the hospitality industry
Less than 2%	Unemployment rate in Kennebunkport
\$120 per person	Spent by cruise ship passengers ashore, according to the industry
8	Electric vehicle charging stations in Kennebunkport
8 to 12 hours	Time it takes to charge an electric vehicle with Kennebunkport's Level 1 & 2 chargers
25 minutes	Time it takes to charge an electric vehicle with Direct Current chargers

Major Employers

Three Kennebunkport businesses employ more than 100: Colony Hotel, Hidden Pond Resort, and the Nonantum Resort. Three others employ more than 50, but less than 100: Arundel Wharf Restaurant, Kennebunkport Inn, and the Portside Lodge.

Weekly Wages

Average weekly wages in Kennebunkport vary by industry. Retail averages \$400/week, lodging & restaurants are just under \$600, arts, entertainment and recreation average just over \$600, while professional and technical services average \$1,400 per week.

Mass Tourism

Cruise ship companies that dock in Portland promote shore excursions via bus to Kennebunkport, and to a lesser extent, Freeport. Day-trippers, interstate motorcoach tour companies, and cruise ship passengers who arrive via bus combine to make the high season busier than ever, and lately it has run right through to Christmas Prelude. Opinion among Dock Square merchants has been mixed. Some businesses are doing quite well. Others complain that the mass visits are stressful, and that the bus tourists tend to be exceedingly frugal.

Diversification

The COVID-19 pandemic of 2020-2021 brought into sharp relief the inherent disadvantage of relying so heavily on just one segment of the economy, i.e. tourism. Likewise, Kennebunkport's hospitality industry is susceptible to downturns in the national economy. Kennebunkport would be better insulated from the financial fallout caused by catastrophic events if the community were to make the effort that is necessary to build a local economy that is more diverse.

Economy

Climate Change

Climate change is another game changer, particularly for Kennebunkport's fishing industry. Eventually, Maine lobster will go the way of the Gulf of Maine cod. What then? As the water temperature rises, we will be seeing more warm water species, some of which will surely be profitable to harvest.

Short Term Rentals

As Kennebunkport is a popular tourist destination, it's not surprising that the short term rental business has thrived. The income generated by such rentals contributes substantially to the local economy, and it is a revenue stream that many long term residents have come to depend on. However, the industry is not without controversy. Critics cite the industry's tendency to decrease the number of long term rental units in town, and the occasional displays of bad behavior by certain guests as reasons to reign in such operations. The Town's challenge is to strike a balance between these competing interests so as to retain the industry's benefits to the local economy, while curtailing the nuisances.

Food Trucks

Food trucks have grown in popularity as their menus have evolved to become more diverse, eclectic, and sophisticated. The informal atmosphere, outdoor dining, and low prices appeal to tourists and local residents alike. Congdon's After Dark (established in 2017) is a food truck park in nearby Wells that exemplifies the appeal. Congdon's 10 trucks, nearby beer garden, and rotating roster of trucks (the schedule is posted online) would perhaps be too ambitious an undertaking in a town the size of Kennebunkport. Two or three trucks operating on a trial basis in the municipal parking lot adjacent to the Village Fire Station would suffice to gauge community support (or lack of thereof) for this type of operation.

A Reliable Power Supply

Every business depends on a supply of electricity that is adequate and reliable. Regrettably, in recent years Central Maine Power (CMP) has generated one of the worst records in the nation in terms of the frequency and length of power outages. As the Town can do little to improve Central Maine's operations, potential alternatives to CMP should be explored. A local utility, decentralized distribution, and local renewable energy installations are three such alternatives worth considering. In order to decrease the number of downed power lines, the Town or CMP should clarify guidelines for the pruning of trees on or near private property.

Public Facilities & Services

Quick Stats

October 1947	A massive fire destroyed most of Goose Rocks, prompting KPT to modernize its Fire Dept.
192 to 210 per year	Calls for assistance to the Kennebunkport Fire Department
77	Volunteer firefighters. Median age is 55.
3, 2 & 2	Number of fire engines, ladder trucks, and inflatable rescue boats, respectively.
1957	The year Town Meeting finally purchased a motor vehicle for the Police Department
13	Full time officers in the Kennebunkport Police Department
3 to 4 years	Life cycle for a Kennebunkport police cruiser
309	Calls for ambulance service in 2020, down from 389 in 2018.
\$2.5 million	Estimated cost of reconstructing the Cape Porpoise pier.
11' above sea level	Post-construction elevation of Pier Road, up from the current 7' elevation.
1974	Year the wastewater treatment plant was constructed.
313,346 gallons/day	Average volume of wastewater processed since 2012. Licensed to treat 700,000 gallons/day.
16	Major pump stations in Kennebunkport's sewer system
Just over half	Inhabited buildings in Kennebunkport are connected to the sewer system
8.8' rise in sea level	Maine Climate Council's planning guidelines for "low-risk tolerant infrastructure" in 2100.
1,292	Home visits by the Kennebunkport Public Health Department in 2019.
149	Enrollment at the KPT Consolidated School 2019-2020. Building capacity is 264 students.
13	On-site parking spaces at the Town Office
33,000 volumes	Size of the collection at the Louis T. Graves Memorial Public Library
3	Average annual number of power outages in Maine, the highest rate in the nation.
1,300	Trees logged into the Shade Tree Committee's GIS system.
280	CMP streetlights purchased by Kennebunkport in 2020.
70+	Graveyards and cemeteries in Kennebunkport.
400	Burial plots available at the Arundel Cemetery.

Fire Department Personnel

In 2020, the department's roster included a fire chief, an administrator, and 77 volunteer firefighters. Many of the volunteers are employed out of town, and for that reason they are oftentimes unable to respond on weekdays during daytime hours. The median age continues to rise, consistent with that of the community. As of 2020, the median age of volunteer fire fighters was 55. Many active members are over 60. In light of these trends, the department anticipates eventually moving to a hybrid system that would rely on paid firefighters during weekday daytime hours.

Police Department Personnel

The department employs a police chief, a deputy chief, two sergeants, a detective, and eight other full time officers, two of whom serve as School Resource Officers. During the summer months, the department employs ten to twenty part-time public safety officers to help operate the parking lots at Dock Square and Cape Porpoise pier. They also patrol Goose Rocks Beach. The department anticipates the need for additional administrative and technology staff assistance in response to an increasing workload.

Public Facilities & Services

Emergency Medical Services

Ambulance services are provided by Kennebunkport Emergency Medical Services (KEMS), a private entity. The service was established in 1979. As of December 2020, KEMS has 16 active Paramedics on the payroll on a per-diem basis who supply the town with 24/7 365 coverage at the Advanced Life Support level, and 37 active Emergency Medical Technicians (Basic, Intermediate, and Advanced). KEMS is governed by a 9-member Board of Directors.

Pier Road

The design for the reconstruction of the low lying Pier Road will take a rising sea into account. The road's current elevation is approximately 7 feet above mean sea level. The reconstruction will raise the elevation to 11 feet, and will widen the road from 25 feet to 30 feet in order to create a paved shoulder for use by pedestrians and bicyclists. The length of reconstructed roadway will be 450 feet, and largely involves the section of roadway that runs along the causeway. The project is scheduled to commence sometime after 2025, at an estimated cost of \$1 million.

Wastewater Treatment Plant

The treatment plant is licensed to treat and discharge up to 700,000 gallons per day, with up to 50 mg/L of total suspended solids (TSS) and biochemical oxygen demand (BOD). The 5-year federal permit that allows discharge into the waters of the United States was renewed in March 2020. The permit does not limit the discharge of nitrogen.

Public Health

On-site health services available to Kennebunkport residents include cardio-pulmonary & diabetic evaluations, wound assessments, medication pours, Tuberculosis testing, dressing changes, suture removal, catheter changes, administering medication, blood sugar and blood pressure monitoring, vaccine administration, guidance on vector borne diseases such as West Nile Virus and Lyme Disease, and information and advisories on COVID-19.



Graves Memorial Library

The Louis T. Graves Memorial Public Library occupies a building that was erected in 1813 as the Kennebunk Bank in Arundel. The Kennebunkport Free Library was established in 1898 on the building's second floor. At present, the library's collection numbers some 33,000 volumes. The building has been expanded several times, most recently by the addition of the 5,000 square foot Mothers Wing. The addition includes a 140-seat Community Room that is equipped with state-of-the-art audio visual equipment.

Fiscal Capacity

Quick Stats

\$9.45	Property tax rate in FY2020 and FY2021
86%	% of municipal revenues raised by property taxes. In FY2022, that amounts to \$20.1 million.
\$897,171	Increase in Kennebunkport's valuation 2016-2020. That is an increase of 5%.
76%	Kennebunkport's valuation compared to market value of the properties, in 2019.
\$2.61 billion	Kennebunkport's valuation if calculated at full market value, in 2020.
4.3%	Annual increase in personnel costs since 2018
4.0%	Annual increase in education costs since 2018
3.5%	Annual increase in all other municipal costs since 2018
60%	Percent of municipal 2020 tax rate dedicated to education
6%	Percent of municipal 2020 tax rate driven by York County
15%	Maine's limit on municipal debt as a percentage of the municipality's property valuation
.05%	Kennebunkport's municipal debt calculated at 100% valuation

Expansion of the Village Fire Station

The proposed expansion at the Village Fire Station would entail the conversion of the meeting room into offices for department staff and Emergency Medical Services, and bunks for paid staff. The renovation and expansion of the fire station is proposed for 2025.

Seawalls

A major seawall reconstruction project was just completed along Ocean Avenue near the Nonantum and Chick's Creek. Two additional stretches of seawall along Ocean Avenue, one 80 feet in length and the other 163 feet long, will need to be rebuilt in the coming decade.

Sewer System

The plant's capacity is more than adequate to handle population growth in the foreseeable future. In the past, the Town's emphasis has been on a gradual expansion of the sewer system. However much of the existing infrastructure is approaching the end of its design life, and it is increasing evident that sea level poses a threat to the integrity of several of the system's 16 pump stations. Consequently, the Town's emphasis in the near term will be on protecting existing infrastructure, while postponing major expansions of the system. The first phase of these major investments in the system involve the replacement of worn-out components in the wastewater plant and the reconstruction of three pump stations. Maine's Revolving Loan Fund will likely offer advantageous terms.

Town Office Building

The Town's Municipal Facility Needs Study recommends a new 8,200 square foot building off North Street. The study concluded that the facility would accommodate the community's needs through 2040.

Fiscal Capacity

Land Conservation

The Town has long collaborated with the Kennebunkport Conservation Trust with efforts to expand the inventory of protected lands. Land conservation's benefits are several: They provides recreational opportunities, protects rare natural habitats, helps to preserve the community's scenic and rural character, while the forested areas efficiently sequester carbon. Additionally, the conservation of land in low lying areas will reduce future property losses caused by sea level rise.

The Kennebunkport Capital Improvements Program does not include a line item for land conservation, however it should be noted that the Town maintains an escrow fund that is utilized for trail development, passive recreation, and open space preservation. The fund is periodically replenished by land developers who contribute to the fund in lieu of meeting the open space requirements in the Town's subdivision regulations.

Capital Improvements

Kennebunkport maintains a 5-year capital improvement program that is updated annually. Unlike many other Maine communities, Kennebunkport's plan extends well beyond the requisite five year horizon. For example, part of the Fire Department's plan goes as far into the future as 2055. In a similar fashion, the Public Works Department is looking out to 2035. The sewer system has likewise been examined in a comprehensive manner. As these three categories of municipal divisions typically account for the most expensive town assets, it is wise and farsighted to look beyond the typical five year planning horizon.

The capital improvements are funded via a variety of means, including but not limited to capital reserve accounts, federal and state grants, bond issues, and general revenues. For example, the acquisition of major fire apparatus is partially supported by Kittredge Family Fire Equipment Fund and the Clifford Seavey Fund. The Town has a solid track record in terms of mixing the sources of funding in a manner that avoids a spike in the tax rate from one year to the next.

Kennebunkport has collaborated in the past with nearby communities to share the capital costs involved with public education (RSU 21), potable water supply, and addressing the impacts of climate change.

Municipal Debt

Title 30-A Section 5702 limits the amount of debt a municipality may incur. A municipality may not issue debt for purposes other than schools, storm water infrastructure, sewers, or energy facilities that would exceed 7.5% of the municipality's valuation. The overall limit on debt is 15% of the valuation.

As of March 2021, Kennebunkport's municipal debt was \$12,143,983 and the property valuation at 100% was approximately \$2.61 billion. If one divides the former by the latter, this calculates to a municipal debt to valuation ratio of 0.5%. When incorporating Kennebunkport's share of debt incurred by RSU 21, York County, and the water district, the figure is still well within statutory limits and the Maine Bond Bank's recommended parameters. A municipal debt at this level leaves Kennebunkport with ample borrowing capacity should more debt be required to fund capital improvements.

Recreational & Cultural Resources

Quick Stats

- 4 Town parks (Rotary Park at Beachwood, Parsons Field, Cape Porpoise Firefighter’s Park, and Silas Perkins Park)
- 3 Beaches
- 4 Clubs and associations
- 25 miles Kennebunkport Conservation Trust trails

Overview

Kennebunkport has an array of recreational and cultural resources that contribute significantly to the **high quality of life** in the community. From its vast **conservation land** and open space to **scenic ocean and riverfront amenities**, to **recreational programs and activities** for children and adults, the Town boasts a variety of opportunities for leisure and physical activity. Cultural facilities and organization provide numerous opportunities entertainment and enrichment for residents and visitors alike. Access to recreational and cultural resources is a key factor in what makes the Town such a desirable place to live and visit.

Passive Rec Opportunities		Active Rec Opportunities	
Walking	Horseback riding	Baseball	Golf
Bird watching	Fishing	Basketball	Hockey
Swimming	Hunting	Wrestling	Tennis
Cross-country skiing	Camping	Pickleball	Downhill skiing
Ice skating	Hiking	Football	Skateboarding
Bicycling	Wildlife viewing	Soccer	Playgrounds
Running/jogging	Picnicking.		
Historic and archaeological exploration	Observing and photographing nature		

Conservation Land & Open Space

- Kennebunkport has a significant amount of **conservation land** and Town-owned land that provide ample opportunities for recreation. Over **2,356 acres of land**, including several islands, are permanently protected.
- The KCT currently has about 25 mile of **trails** in Kennebunkport. Most trails consist of natural cleared pathways. The Trust has a total of nearly one mile of bridges in wet areas, which are built and maintained by volunteer Trail Stewards.
- One unique recreational opportunity in Kennebunkport is **island camping**. Camping is permitted on Stage Island, Trott Island, Cape Island, and Vaughn Island. There is no public transportation out to the islands.
- The KCT has a plan that guides **future land acquisition**. Many properties that the KCT seeks to preserve are parcels that are adjacent to other preserves that increase connectivity and size of wildlife areas.

Coastal Resources

Goose Rocks is one of the premiere recreational sites in Town, offering sunbathing, swimming, paddle boarding, jogging, walking, fishing, cross country skiing, and horseback riding along a 2 mile stretch of beach along the Atlantic Ocean. Ownership of beach parcels includes a combination of Kennebunkport Conservation Trust (KCT) and other private owners and the Town. There are 8 public access points along Goose Rocks Beach. **Cape Porpoise** and **Colony Beach**, and numerous **water access points** also offer access to the ocean and Kennebunk River.

Recreational & Cultural Resources

Cultural Resources

Societies, associations, libraries, churches, and halls offer **diverse cultural experiences** for members and the general public. Among the town's prominent cultural resources are the Kennebunkport Historical Society, Seashore Trolley Museum, Atlantic Hall, and libraries.

The **Kennebunk-Kennebunkport-Arundel Chamber of Commerce** provides a one stop shop for accommodations, recreational and cultural resources, and business events.

Among other **festivals and events**, Kennebunkport is home to the nationally recognized 2 week **Christmas Prelude** celebration, which has brought together community members and visitors since 1982.

Programming & Events

The **Kennebunkport Parks & Recreation Department** offers a many seasonal and year-round programs, activities, and events for children, seniors, and adults. The new recreation building enabled the Department to double the programs offered in 2019 compared to 2018.

Youth classes and activities include daily school year childcare for pre-K through grade 5 with structured time and support for schoolwork as well as social time and activities. The Town also offers **adult enrichment programs**, many of which were held virtually in 2020 due to the pandemic. The Town's detailed website (<https://kennebunkportrec.com/info/default.aspx>) provides residents with up-to-date information about recreational facilities, amenities, and events.

Investments, Improvements & Recreational Resource Planning

- The Town recently completed two major projects: construction of a **new Parks and Recreation building** and construction of a **new ice rink** at Parsons Field.
- The Town is planning and budgeting for pickleball court space at Parsons Field. The Department's long-term goal for recreational resources is for Parsons Field to be developed into a multi-use space that supports more active recreation in fields that currently provide general open greenspace. Future potential amenities include an **ADA compliant splash pad** and installation of hockey boards for **roller hockey** on the planned pickleball slab.
- Additional upgrades include **tennis courts at Rotary Park** and **public restrooms** at Goose Rocks and Cape Porpoise.
- The total recreation and culture budget declined by 4% between 2015 and 2019. In 2019, per capital spending on recreation was approximately **\$131 per person**.
- As Kennebunkport's population is aging, the Town will need to ensure that there are sufficient **resources for the growing population of adults and seniors**, such as accessible trails, walking paths with benches, programming, and classes.

Climate Change Impacts

Climate change will impact recreational and cultural **infrastructure** as well as the **health** and wellbeing of recreators who may be at risk of heat related illness. Impacts to recreational resources may include decreased longevity and increased maintenance needs and increased need for irrigation. **Increasing winter temperatures** will likely limit opportunities for sledding, skiing, ice skating, and snowshoeing. **Changes in precipitation** may require more stormwater management and potential flooding of low-lying fields. **Sea level rise** is a threat to the quality and extent of beaches as well as public access to beaches.

Hazard Mitigation

Overview

As defined by the Federal Emergency Management Agency (FEMA), “natural hazard mitigation planning is a process used by state, tribal, and local governments to engage stakeholders, identify hazards and vulnerabilities, develop a long-term strategy to reduce risk and future losses, and implement the plan, taking advantage of a wide range of resources.”

The Comprehensive Plan Hazard Mitigation Chapter is intended to serve as a supplement to the York County 2015 Hazard Mitigation Plan. The York County Plan includes the following hazards:

- Severe winter storm
- Flood, including dam failure, coastal erosion, landslide
- Severe summer storm, including tornado, hurricane, tropical storm
- Wildfire-urban interface and forest fire

The Comprehensive Plan Chapter emphasizes:

- Documenting coastal hazards
- Exploring the intersection between climate change and hazards
- Evaluating a human-made hazard: pandemics
- Reviewing objectives from the York County Hazard Mitigation Plan that are related to land use planning

Kennebunk Middle School	Designated emergency shelter for Kennebunkport residents; Cooling center
Kennebunkport Police Station	Functions at the Emergency Operations Center
Chief of Police	Emergency Management Director
Public Safety Committee	Fire Chief, Public Works Superintendent/Wastewater Superintendent, Chief of Police/Emergency Management Director, Kennebunkport Emergency Medical Services (KEMS)-Chief of Operations

Evacuation Routes

Route 9 is the primary evacuation route in Kennebunkport. Signage along the road identifies it as an evacuation route. A study on hurricane evacuation found that the primary evacuation routes in York County (Route 1 and Interstate 95) may be vulnerable to high winds and flooding due to their proximity to the coast. Further, because they run parallel to the coast, their ability to move people away from vulnerable coastal locations may be limited.

Coastal Hazards

Kennebunkport is vulnerable to coastal hazards including flooding, erosion, storm surge, and sea level rise. Locations along the coast and Kennebunk River are most vulnerable to coastal flooding. There are approximately 360 parcels (200 acres of land) located within or partially within the Federal Emergency Management Agency Flood Zone VE, which includes coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. (preliminary 2017 FEMA flood map).

There are no coastal bluffs or landslide hazards associated with coastal bluffs in Kennebunkport, however, there are several dune erosion hazard areas.

Hazard Mitigation

Sea Level Rise

The Maine Geological Survey has developed a geographic dataset with the approximate potential extent of inundations of six sea level rise and storm surge scenarios. These scenarios include a 1.2', 1.6', 3.9', 6.1', 8.8', and 10.9' of sea level rise and storm surge on top of the Highest Astronomical Tide (HAT), which is the maximum predicted tide.

Scenario	Maine Climate Council Recommendation	Acers Inundated (Inland of HAT) in Town	Acres Inundated (Including HAT) in Town
HAT + 1.6' SLR	Commit to managing for by 2050	260 acres	947 acres
HAT + 3' SLR	Prepare to manage for by 2050	Not available	Not available
HAT + 3.9' SLR	Commit to managing for by 2100	601 acres	1,288 acres
HAT + 8.8' SLR	Prepare to manage for by 20100	1,116 acres	1,853 acres

Climate Change & Natural Hazards

Climate change exacerbates natural hazards. Both the increase in temperature and heat events and the increase in severe winter weather pose a risk for public health. Residents will need access to cooling centers during extreme heat events, particularly when nighttime temperatures do not cool off. Climate change may also increase the frequency of extreme weather events such as hurricanes or severe wind that cause power outages.

Pandemic

In Kennebunkport, the pandemic has highlighted the need for future planning and commitment for location that could serve in a multitude of situations (i.e. not only medical crises). If an emergency event such as a major storm event were to occur during a pandemic, capacity at shelters would need to be at least halved in order to comply with social distancing requirements. It has highlighted that communication from the state and county to the local levels is less than adequate. Maine and many states rely on local control, however COVID-19 testing and immunization have been controlled at the state and federal level. The result has not been a streamlined response.

Land Use Planning

The Town has adopted and continues to refine the Land Use Ordinance (LUO) to discourage residential and commercial development of hazard prone areas and support regulation that further prevents hazard damage. The Town continues to improve emergency evacuation routes and plans. Route 9 is considered an evacuation route, however it is vulnerable to sea level rise and flooding. There are no established east-west routes.

When investing in buildings and facilities, the Town considers location and looks to protect critical public facilities by siting them out of vulnerable locations. The Town has recently collaborated with coastal communities to create a Regional Sustainability and Coastal Resilience Program Sustainability Coordinator.

Regional Coordination

State of Maine Requirement

The State of Maine's criteria for determining whether a municipal comprehensive plan is consistent with the Growth Management Act (30-A M.R.S.A. §§ 4312-4350) are specified in an administrative rule, commonly referred to as Chapter 208. The rule states that a required component of the plan is a Regional Coordination Program.

Regional Planning

The **Southern Maine Planning & Development Commission** (SMPDC) addresses regional issues such as transportation, energy, aquifer protection, solid waste, economic development, brownfield redevelopment, open space protection, trail systems, sustainability, resiliency, and climate change. One of the agency's most useful functions is providing a forum in which municipal officials can compare notes and share solutions to challenges that they face in common. Kennebunkport has long been an active member of SMPDC.

Transportation

The **Eastern Trail** runs through Kennebunk, Arundel and Biddeford. This bicycle/pedestrian trail is readily accessible via Kennebunkport's Log Cabin Road, as is the nearby US Route 1 bike trail. Maine's Department of Transportation promotes three bike tour loops through Kennebunkport. The Kennebunkport Conservation Trust maintains an extensive system of **hiking trails**, part of which extends into Arundel and Biddeford. **Parking:** Dock Square and Kennebunk Lower Village effectively function as a single commercial center. Accordingly, visitors to one often find it convenient to park at the other, without regard to municipal boundaries. The **Shoreline Explorer Network** integrates trolley operators who provide connecting service to Kennebunk, Wells, Sanford, Ogunquit, and York.

Emergency Response

Kennebunkport's **Police Department** is a signatory to three Memorandums of Understanding (MoU) that outline collaboration with other law enforcement agencies. One MoU details a mutual aid agreement with Kennebunk. The second describes the Town's participation with the Regional Tactical Team. The third MoU ensures that York County municipalities that suffer police staffing issues due to COVID-19 will be assisted by other York County police departments. In 2019, **Kennebunkport firefighters** responded to mutual aid calls from Arundel, Biddeford, Kennebunk, Ogunquit, and Wells. These departments stand ready to provide assistance to Kennebunkport when requested. Kennebunkport **Emergency Medical Services** (KEMS) has a mutual aid agreement with Arundel, Biddeford, Kennebunk, and Wells. During emergencies, Kennebunkport's **emergency management team** works closely with other York County communities.

Public Facilities & Services

Potable Water: Approximately 40% of Kennebunkport is served by the Kennebunk, Kennebunkport & Wells Water District (KKWWD). The district's principal source is Branch Brook, a stream that flows from Sanford to Wells. The

Regional Coordination

district supplements this supply with purchased water from Maine Water and the York Water District. The former sources water from the Saco River in Biddeford, while the latter pumps from Chase's Pond in York. **Regional School Unit 21** (RSU 21) provides public education for students in Kennebunkport, Kennebunk, and Arundel. Elementary age children in any of the three towns have the option of attending any of the four schools within their respective age groups. **Solid Waste**: Kennebunkport relies on regional facilities to process and transfer its household waste at Cassella Waste Systems facilities in Arundel, Dayton and Westbrook, and household recyclables at ecomaine in Portland. **Oversize recyclables** that are too large for curbside pickup can be dropped off at Kennebunk's Sea Road facility. The transfer station also accepts appliances, wood, brush & stumps, windows, mattresses, furniture, tires, cardboard, electronics, waste oil, asphalt shingles, and metals. **Household Hazardous Waste** drop-offs are held periodically in conjunction with the area towns of Kennebunk, Arundel and Wells.

Natural Resources

Undeveloped habitat blocks are large tracts of land that have not been fragmented by roads and development. The largest unfragmented area in town, located to the northwest of Guinea Road, comprises 2,086 acres within the town and is part of a 3,035 acre block that extends into Arundel and Biddeford. Maintaining large undeveloped areas and corridors or connections between these areas will be especially important to helping wildlife respond to changes in climate that impact the suitability of habitat and composition of species in an area. **Beginning With Habitat Focus Areas**: Maine's Department of Inland Fisheries and Wildlife designated 140 focus areas of statewide ecological significance. Two areas are located partially within Kennebunkport: the Biddeford/ Kennebunkport Vernal Pool Complex and the Wells & Ogunquit Marsh. The focus areas are intended to help communities and landowners plan for and conserve priority lands. The **Kennebunk River Committee** manages this shared resource via an inter-local agreement. The committee's primary focus is safety and environmental protection. Over 550 acres of conservation land in Kennebunkport are part of the **Rachel Carson National Wildlife Refuge**. Habitats found within the refuge include forested upland, barrier beach/dune, coastal meadows, tidal salt marsh, and rocky coast. The portion of the refuge that lies in Kennebunkport is part of a 50-mile long stretch of protected land in York and Cumberland counties. There are 118 acres of high yield sand and gravel **aquifers** in Kennebunkport that extend into Biddeford. **Water Testing**: Kennebunkport has participated in the Maine Healthy Beach program since 2003 in order to ensure that local beaches are as free as possible from bacteria that causes illness. Local volunteers test the water as far east as the Little River, a water body that marks the boundary between Kennebunkport and Biddeford.

Climate Change

In 2019, the coastal York County towns of Kittery, Kennebunk, Kennebunkport, Ogunquit, Wells, and York established the **Regional Sustainability & Resilience Program**. This initiative pools municipal resources in order obtain the technical expertise that no one town could readily afford on its own. This regional approach, one that is unique in Maine, has drawn praise from the Maine Climate Council. The **Kennebunkport Climate Initiative** was launched in 2020 by the Kennebunkport Conservation Trust (KCT) for the express purpose of educating, empowering and activating young people in the region. The regional nature of this endeavor is evidenced by the identity of its climate network partners: Gulf of Maine Institute in Portland, the University of New England in Biddeford, RSU 21, and the Ecology School in Saco.