

July 26 Workshop Topics - Input from Those Who Attended

TOPIC 1: Community Character and Vision

1. Review the list of favorite places identified by the community in the pre-workshop mini-survey. (Goose Rocks Beach, Dock Square, Cape Porpoise Harbor/Pier, Conservation Trust Lands & Trails, Ocean Avenue, Colony Beach/Jetty/Breakwater, Graves Library, Islands Expand on this list, if needed. Choose 2 or 3 to discuss tonight. **Two different groups chose GRB, Dock Square and Cape Porpoise as their top three.**
 - Why are these places important to the character of the community?
 - Natural beauty
 - Working waterfront
 - Visual character – sense of place
 - Preservation of open spaces/natural resources/canopy
 - Dock Square probably single most important place...maintain by not changing, look, structures, size, parking, roads. Provide trollies (careful not to encourage large busloads of people)
 - Public transportation
 - GRB - recreation, serene vistas, nature studies
 - Dock Square - dining, lodging, historic character, revenue generator amidst residential area
 - CP - dining, biking, vistas
 - Pier is to be perceived as a working pier, not a take-out joint
 - Goose Rocks Beach is a beautiful and unique environment that needs protection (not just the plovers)
 - Are there any threats to these special places?
 - Overbuilding
 - Overdevelopment
 - More demand
 - Overuse of land
 - Development – lack of respect for historical character
 - Not enough public access to water: ie kayaking, boat launching, no public beach with parking/bathroom
 - High taxes pushed out fishermen
 - Climate change – flooding and erosion
 - Organic waste in waterways
 - Cape Porpoise pier is a working location – we don't want to threaten that. Parking is an issue – dirty
 - Restaurant cleanliness should be looked at
 - Eco tourism a must – ban toxic chemical use
 - Goose Rocks Beach is becoming more transient, increased car traffic, short term rentals, becoming a monopoly, limit growth by KRC

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- YES!
 - Access, traffic, parking, bathrooms (lack thereof), noise is unpleasant, light pollution, safety is threatened
 - Pollution unacceptable in both rivers at Goose Rocks. Need to find source & fix.
 - Hidden Pond - Noise pollution and busing to beach
 - Too many lights left on at night
 - New Dock Sq. ordinance to fill second stories will ruin character of HISTORIC BUILDINGS
2. List 2 or 3 ways that the community has changed over the last 10 years. What are the positive outcomes of these changes?
- Conservation Trust Land Trails
 - KCT trail increase
 - Islands
 - More bike lanes – has been improved but need more
 - More conservation land has been preserved
 - Village parcel purchase
 - Recycling increase
 - School programming – conservation, climate, outdoors
 - Road maintenance – summer and winter
 - Regional approach to climate change
 - Green vehicles (town)
 - Online services
 - Health department “personal outreach”
 - Speed bumps @ GRB
 - Flashing crosswalks
 - Blinking speed signs - need more
 - More conserved land
 - Recycling is BACK - Should have never left without voter notice

Negative changes: large developers/companies KRC; out of state developers buying up properties ie captains houses

3. What is your vision for climate resiliency in Kennebunkport?
- Support green options
 - Charging stations for green vehicles
 - More electric car stations
 - Ordinance for idling cars
 - Need/want town compost
 - Recycling is back
 - Recycling...weekly
 - Can town offer incentives for green buildings
 - Amend building code near water to make foundations higher
 - Additional environmental restrictions for land use and other impacts
 - Private septic regulation

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- Well and septic inspection service for leaks
- Raise the height of low lying roads (Pier Causeway, Ward Rd)
- Eliminate pesticide and herbicide use
- Shade trees and streetscape
- Increase outdoor education
- Bike rentals – Kport citibike for example can be our own co. with attractive bikes!
- Public transportation ...again attractive! rickshaws!
- Rising H₂O is a threat
- Energy audit of public buildings
- Solar on public buildings, solar farm
- Pesticide & herbicide control. Protect pollinators.
- No overdevelopment
- Preserve wildlife corridors
- Maintain no drive thru status
- 10,000,000 V Parcel should be preserved for wildlife under pressure from over development

4. 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
 - yes, but could change, & vacant homes
- Attractiveness
- Access to the coast
 - Public? Local public?
 - Need more public access
 - expand
- Recreational & cultural opportunities
- Character of town and houses
 - More important than ever with all the development
 - Historic houses
 - Definitely maintain
 - Allowance of view destruction. Enforce good neighbor policies.
 - Noise
- Sense of community
 - threatened by influx of seasonal homeowners who pay taxes but don't contribute to the day to day life or volunteer activities or things that make our town have character
- Low taxes
- High quality elementary school

Added:

- Lots of ancient trees
- Gardens
- No box stores or commercialization – only small businesses
- Not a “beach town”

- Walkability
- Historic preservation/building code
- More emphasis on locals needs

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.
 - Keep cost low by not overdeveloping, especially the sewer system, as to not increase taxes
 - Would like to see a real public launch for water access that is independent from working waterfront piers
 - Docks – no need to expand
 - Preserve our historic buildings in original form
 - Good preservation of historic buildings
 - Continue to maintain and protect historical buildings whether they are deemed “historical” or not
 - Historic buildings and architecture
 - If development continues we will need to require a percentage of (new builds) on green energy
 - Opportunity – solar fields
 - Forward thinking to have charging stations
 - Put solar panels on all public buildings
 - Do energy audits on all public buildings
 - Electric vehicle charging stations – more! Encourage electric cars = ecotourism
 - Green energy is an opportunity
 - Fire station and police are assets and are adequate as is
 - Spread out Fire Stations is an asset to access fire calls
 - Roads, bridges are adequate. Patching preferred.
 - Bridges and culverts – continue to maintain
 - Bridges – good for the most part
 - Sidewalks and Bike paths – good but we need more
 - Roads and sidewalks – bumpy and small keeps people at a respectable pace
 - Not too many sidewalks so we don’t look suburbanized
 - Good sidewalks and bike paths
 - Timed crosswalk systems needed
 - Drinking water is good
 - Water tastes good
 - Water testing of wells
 - ?? Wastewater- sufficient??
 - ?? Pollution Controls??
 - Playgrounds are adequate
 - Playgrounds! All great but don’t need more
 - 3 nice playgrounds, Trust Properties, beaches
 - Outside space preserved adequately at this time

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- Ocean
- Land Trusts
- Good job starting to make affordable housing
- Parcel might be a place to move some of Dock Square businesses to
- Opportunity – 2nd home owners pay higher tax!
- Opportunity – tourism tax businesses and rentals should help maintain our infrastructure/ecosystem, protect our beaches
- ? Is our water system and energy grid appropriate for continued growth
- Put solar panels on all public buildings
- Do energy audits on all public buildings
- Good job starting to make affordable housing

Map: Two bridges on Ocean Ave are circled, as a culvert in Dock Square and one under Dyke Road near the King's Highway. An unrelated note near the Rec Center states "Town Hall public water & sewer in place."

2. 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.

- Do not want to have to much increase in fire and police, budget
- Please maintain tennis courts and existing recreational areas before building new ones. Use resources wisely.
- Use existing building for needed storage of town records before building new building
- Tim Harrington – Biggest threat to Kport and its historic character
- Flooding of Roads – Dyke, Ocean Ave, Pier Rd Parking Lots – Dock square
- Need more sidewalks
- Culvert # increasing to prevent flooding
- Broken windmill @ Police Station
- Lack of historic preservation guidelines
- Energy grid is at risk and could be improved to weather- go underground if possible
- Need more electric vehicle charging stations for a fee \$
- No (public) boat launch or kayak launch area with enough parking
- No public restroom or porta potty at Goose Rocks Beach or Colony Beach
- Do not close neighborhood fire stations
- Poor quality internet, no other choices but spectrum
- Some roads are very low and flood (causeway to pier, Ward Rd)
- Need a public shelter in case of storms, emergency with a stand alone generator and bathroom facilities
- Secure our water supply, electric supply, cyber security, all public buildings
- No public gathering place for concerts, etc
- Cape Porpoise square is a traffic nightmare (4 way intersection on a curve)
- Dock Square 3 way intersection

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- RV Parking
- No Senior housing now; need developers to put a small percentage of senior housing in each of their new developments
- Make an indoor recreation area in village parcel
- ?? Wastewater- sufficient??
- ?? Pollution Controls??
- ? Is our water system and energy grid appropriate for continued growth
- Need more bike paths
- Chemical use (residential) toxifying the waters. More eco-friendly options
- Ocean
- Sewer system needs major upgrade
- Need another public boat launch
- Bridges need repair
- Need stop line School St and Maine speed limits need to be enforced
- Dock Square street parking causes congestion
- Roads, surfaces need to be repaired regularly

Map: A note at the Village parcel reads: “No Town Hall, traffic issue..Dumb Idea!” Another writer agrees. At GRB, a note reads “Pave all ocean front and side roads that are public use.” Another writer offers a differing opinion: “Disagree, will encourage fast driving and runoff.”

Consider:

- Roads
 - Sidewalks
 - Bridges
 - Culverts
 - Docks
 - Water and wastewater systems
 - Town buildings
 - Historic buildings
 - Energy grid
 - Electric vehicle charging stations
 - Playgrounds
 - Internet (added in by participants)
3. 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.

Map: Water access proposed 1) in the vicinity of Mill Lane, 2) the east side of Pier Road just north of Bickford Island, 3) southern tip of GRB, 4) GRB opposite Sunset Lane, and 5) off the Little River near the trailhead of the Timber Point Trail, in Biddeford.

2. List the strengths and opportunities associated with getting to and from these assets and amenities. Consider climate change impacts and sustainability getting to assets. If applicable, draw a circle around the routes and the assets and amenities you identify and label them.

- Great beaches
- Great walking trails
- Conservation/recreation properties
- Convert underutilized school to alternative purposes (senior residence)
- Good start improving bike trails
- KCT – properties – great access to trails/land/properties
- Tom Bradbury – what/who next as a visionary?!
- New build at Parson’s field for recreation
- Connectivity to Rt 1 – access 95
- Improved access to Biddeford Airport
- School good but enrollment/family #s down
- Hotels-amenities to attract younger/year round
- Strong internet access – opportunity to work from home – be here
- Opportunity – through zoning to create areas for families
- Changes to traffic flows

Map: Two amenities that are circled are parking lots behind Alison’s and adjacent to the Village Fire Station. A preferred location for EV chargers are the old Town barn off Beachwood (Do these chargers already exist?). The Clock Farm is marked, but without an explanatory note.

3. List the weaknesses and threats associated with getting to and from these assets and amenities. Consider climate change impacts and sustainability getting to assets. If applicable, draw a square around the routes and the assets and amenities you identify and label them.

- Connectivity unreliable- spectrum cable
- Some buildings (Dock Square) need
- Maintenance – rules needed
- Strengthen recreational assets
- Water access – for canoes – kayaks – small crafts, parking limited, public docks
- Need better bike/walking safety lanes, protected bike lanes

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- No feel of “Community Center”
- Build year round-winter-opportunities for places to gather/activities
- Not
- Neighborhoods (?) – higher end houses – not affordable
- Community transportation
- Parking/congestion/traffic/emissions

Map: Objects to building a new Town Hall on the Village parcel due to traffic issues in the vicinity associated with Parks & Rec. This group recommends the police station property as a more suitable location for new Town offices. They also recommend that the tennis courts be improved.

4. 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.
 - Broad range
 - Beautiful classic residences
 - Limited building permit – controlled growth
 - Sell available parcels of town owned land – add to tax roll
 - Low taxes
 - Location – easy to Portland/Boston, train, roads, airport, beautiful coast, housing is desirable
 - Opportunity: public employee housing. Public/private venture.
 - Opportunity to keep aging residents in town
 - Goal of affordability access – accessory apartment or backyard tiny home
 - Fund by tax benefit for residents
 - There are no strengths
 - Appeal to state for progressive taxation
 - Provide a different tax rate based on residency (should pay less) based on minimum time of full time residency
 - Proximity to timber resources
 - Attractive area – location – coastline
 - Conservation areas – green space
 - Land trust
 - Land use ordinance
 - HUD funding – KHHT used
 - Eliminate future 2nd property ownership (require KPT, make residency as primary home)
 - We have the opportunity with the 87 acre parcel to make senior housing, affordable housing
There are currently none listed.
 - Pass ordinance to require developers to have a certain percentage of units that are affordable.

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- Build more affordable housing, multiunit, on town owned land for seniors and Section 8 families to rent
 - Allow homeowners to rent spare rooms to seasonal workers
 - Mobile home parks can be placed in areas with large parcels that may be bordering wetlands because no foundations needed like on the 87-acre parcel.
2. List the weaknesses and threats associated with housing. If applicable, draw a square around and label weaknesses and threats on the map.
- Aging population – lack of suitable (single floor) options
 - Infrastructure does not support growth (sewer system in need of major upgrade)
 - Too many transient rentals
 - Visitors do not contribute tax revenue to local economy
 - Zoning limitations
 - Younger families – need path into town – affordability challenge
 - Infrastructure cost demands of growth
 - Time Harrington – overbuilding and not pricing us out
 - Planning board not enforcing local ordinances such wetlands delineation. In a time when DEP is gutted.
 - Overpricing
 - Threat to wildlife and habitats
 - Impeding views
 - Monopoly of short term rentals
 - Taxation/re-evaluation will tax many of us out. Please think about that.
 - Heritage housing creates unfair taxation to newcomers ignoring low income/moderate income locals who reside on high taxed land. We want the same deal!!
 - Would appreciate having mobile home parks and tiny homes for affordable housing
 - Making sure we don't get scammed again with a "low income housing" like Hidden Pond
 - Code enforcement is sub-par. We need someone to say no to unreasonable projects.
 - Taxation reevaluation 😞
 - Affordability
 - Need for economic opportunity to increase \$ and consequent affordability
 - Demographic – aging
 - Accommodation co-located with associated service (Fire, 1st responders)
 - Current market for real estate
 - Land use ordinance
 - HUD improvement and requirement (AFFH)
 - Monopoly on property ownership
 - Short term renters
 - Materials cost
 - Labor cost
 - Rising sea levels
 - Traffic-induced pollution
 - No affordable housing to rent, not own

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- No senior housing to rent, not own
- No affordable housing to own
- Too many big developers gentrifying the town and pushing locals out.
- Do not ruin short term rentals - we will not have enough housing for our tourists to stimulate the local economy.
- Kennebunkport would benefit from having housing suitable for aging and long term care within the town. Having had personal experience with this (more than once), we know how difficult it is for parents or a grandparent have to have to move from their home to an unfamiliar community/location.
- Having a variety of options -from one floor apartments to assisted living would be a great asset to the town. The location would be important, as being close to town where residents can walk or just sit and watch people pass by or children play in a playground would be ideal.

Map: One place on the map has a rectangle inserted: Langsford Road, between Main Street & Langsford Road Lobster & Fish

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 home parks
- Accessory apartments/accessory dwelling units
- Tiny homes

TOPIC 5: Tourism

1. List the strengths and opportunities associated with Dock Square. Consider climate change impacts and sustainability. If applicable, draw a circle around and label the strengths and opportunities on the map.
 - Economic benefits
 - Maintain natural resources and protect the integrity by leading in ecotourism. Attractive trolley or shuttle (nominal charge, free for residents).
 - Change legislation to allow local tourism taxing, i.e. tourism tax with hotel stay
 - Continue to focus on history and attractions already here – don't add more. Again focus on ecotourism
 - Opportunity when resurfacing roads add specific labeled bike lanes!!
 - We like residential opportunities in Dock Square
 - Short term rentals – limiting #s?
 - Overall favorable for tourists
 - Beautiful = beaches, Dock Square, Conservation Trust

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- Safety based on short term rental - # of licenses for short term rental in each area
- Taxes from short term rentals do not stay in town
- Year round tourism
- Diverse – restaurants/activities
- Promote from North to South
- Lack of Parking
- Public transportation
- Diversity-affordable
- More year round amenities – services for year round residents
- Continue short term rentals so we don't run out of housing and locals can earn money
- Supports local businesses - local tax base
- Coastal community
- Shade tree canopy - village tree walking tour
- Vitality of local businesses - tourism
- Warm & welcoming community
- Expand opportunities for eco-tourism
- Library sustained (in part) by tourism
- Short term rental - more people can enjoy KPT

Map: Three places are circled on the map: GRB, Cape Porpoise south of Atlantic Hall, and Gooch's Beach

2. 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.
 - Lack of retail and services for full time residents
 - Use of our own resources...beaches. Residents of the Kennebunks should be able to purchase season passes for both beaches
 - More bike/walk paths
 - Short term rentals – cap # of licenses issued for the whole community. Full time/ year round residents take priority
 - With increase in tourists/children we need more police presence and enforcement of speed and traffic safety
 - Too much gentrification
 - Climate change and sustainability
 - Short term rentals
 - 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 19th century development in Dock Square)

Consider:

- Climate change and sustainability
- Short term rentals
- 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 19th century development in Dock Square)

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.
 - Status quo – ownership
 - Rachel Carson
 - MDEP
 - EPA
 - Conservation Trust
 - Historical Society – KPT
 - Traditional Architecture
 - Inventory historical houses and buildings
 - Local organizations/resources
 - Library, Historical Society, Land Trust – provide education
 - Conservation communities, Rachel Carson (open space) – scenic
 - Goose Rock/Cape Porpoise – scenic
 - Shade Tree Committee – promote climate change
 - Local support/awareness of conservation importance
 - Sustainability
 - Recycle
 - Possible community garden/ parcel on north
 - Local historian – authentic
 - Conservation land – ample and well maintained – more welcome
 - Many habitats- shade tree commission, conservation commission
 - Recreational opportunities plentiful and varied and all seasons, land and water
 - Libraries are A+, all denominations of churches
 - Consider warming huts for cross country skiing on the 87 acre parcel trails
 - Try to procure land that will allow public access to waterways and have parking
 - Make a community garden

Map: Four sites are circled: Town House Corner, Goat Island, vicinity of the Cape Porpoise Pier, and Clock Farm.

2. 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.
 - Funding – threat
 - Condition of older buildings
 - Increasing commercialization
 - Climate change – sea level change
 - Severe winters
 - Nuisance flooding
 - Flooding septic systems – sea water quality issue
 - More traffic
 - Sidewalk access
 - Bike lanes
 - Over development
 - Lack of biodiversity
 - Lack of ordinances related to tree removal
 - More education about all regulations, use of pesticides and other chemicals
 - Recycle organic within KPT
 - Publish DNA/pollution results of water tests from beach
 - More environmental protection of our resources, guidelines for pesticides, beach H2O quality reported has been poor often
 - Historical bylaws, preserve history of town
 - Need to adhere to strict impervious surface guideline
 - Need to protect estuaries, marshland
 - We need to just say “NO” to extensive development in environmentally delicate areas
 - Water use ordinances need
 - List of insecticides, pesticides that have the least amount of impact on environment – tiered description
 - We need educational programs for protecting environment
 - Do not lose zoning or space to maintain agricultural activities and have farm animals, backyard chickens, etc
 - Ban lawn pesticides that are polluting our waterways
 - Ban sun tan lotions tat are toxic to waterways

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, pesticide and insecticide use, or specific uses) on water quality

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3. 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*

Participants Added:

- Mast Cove
- South Congregational Church (2nd Congregational Church)
- Grist Mill Area
- Grist Mill
- James Woods (Land Trust)
- Locke Street
- Nott House
- Baptist Church
- St Anne's Church
- Graves Library
- Arundel Golf Course
- Cape Porpoise Pier
- Clockman Farm
- Goat Island
- Durrells Bridge
- Every Trust property