

Land Use Planning Work Session

Kennebunkport Comprehensive Plan Update

Hosted by the Growth Planning Committee & Comprehensive Plan Consultants

September 27, 2021 | 5:50pm-8:00pm

email: GPC@KennebunkportCP.info

Zoom 101

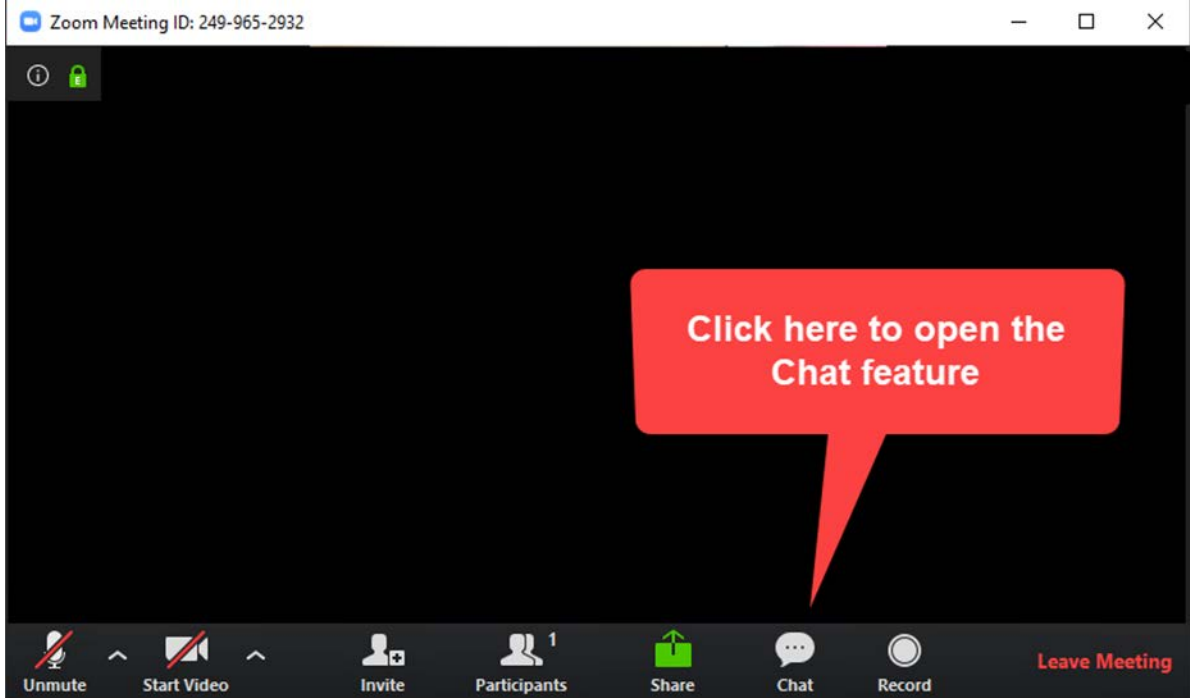
Keep yourself on mute when you are not speaking

Please feel free to use the chat box throughout the meeting

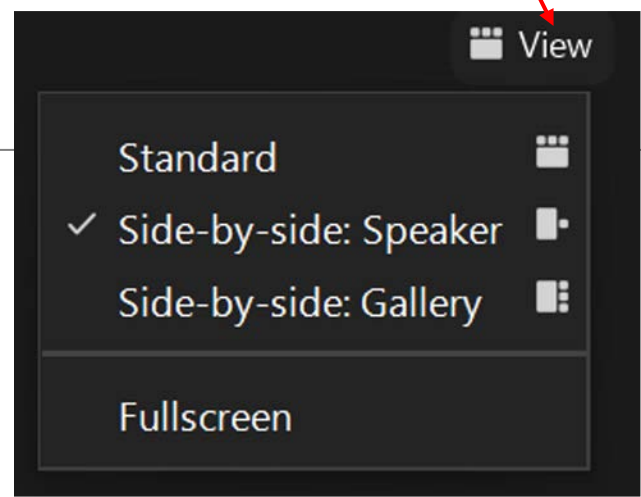
Use the chat box or the hand raise function during discussions

If you are on the phone, press *6 to unmute yourself (* again to mute) , press *9 to raise your hand

You can follow up after the meeting by email GPC@KennebunkportCP.info, phone (207-967-1604), or attend a GPC meeting



You control your own view options

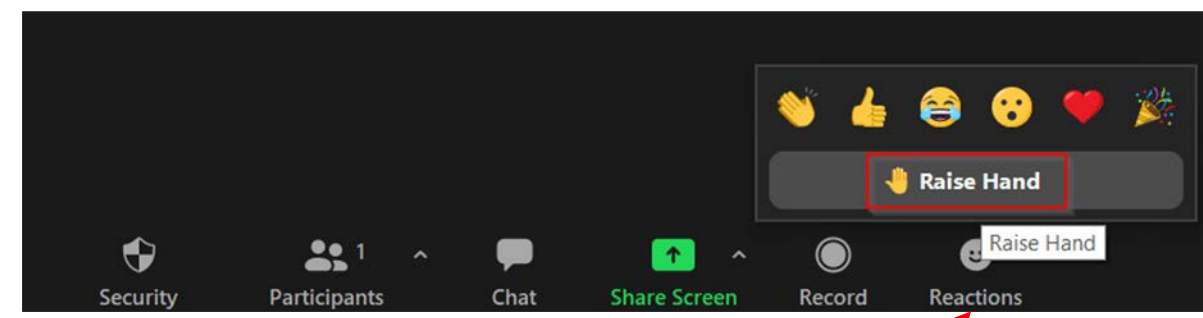
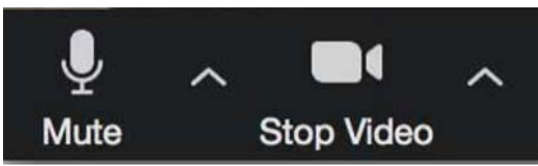


From the phone:
*6 to mute or unmute
*9 to raise your hand

Red slash = you are muted, video is not on

Click on the chat icon to open the chat window

No red slash = we can hear and/or see you



Look for the raise hand icon in Reactions

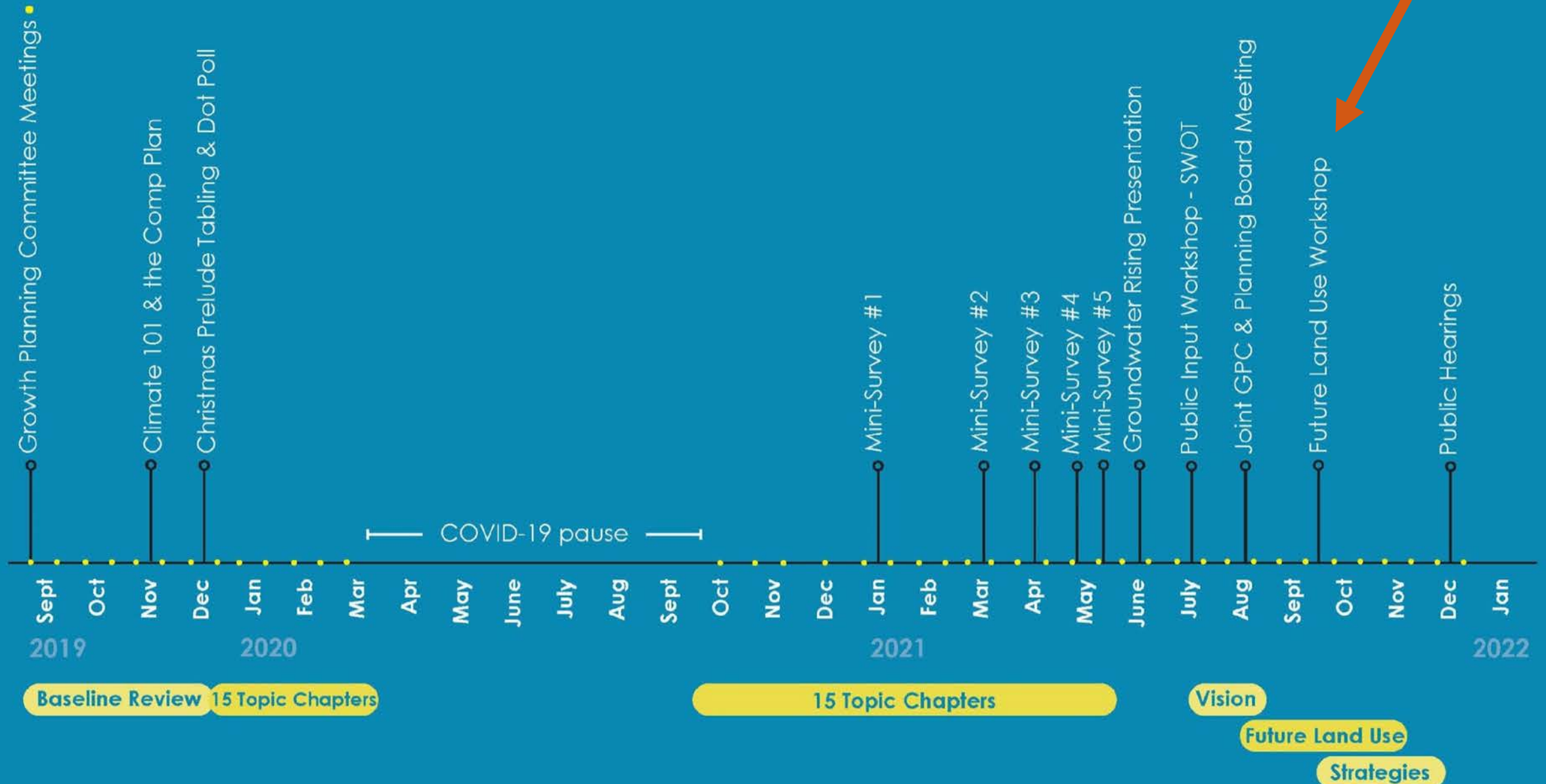
Agenda

5:50 PM - 6:00 PM	Log on to Zoom Meeting
6:00 PM - 6:05 PM	Welcome & Introductions
6:05 PM - 6:15 PM	Review of Meeting Etiquette, Agenda, Goals & Comprehensive Plan process
6:15 PM - 6:30 PM	Presentation on Zoning, Districts & Uses
6:30 PM - 6:35 PM	Poll #1
6:35 PM - 6:50 PM	Facilitated Discussion
6:50 PM - 7:05 PM	Presentation on Residential Development & Trends
7:05 PM - 7:10 PM	Poll #2 & Short Break
7:10 PM - 7:25 PM	Facilitated Discussion
7:25 PM - 7:35 PM	Presentation on Sea Level Rise & Hazards
7:35 PM - 7:40 PM	Poll #3
7:40 PM - 7:55 PM	Facilitated Discussion
7:55 PM - 8:00 PM	Next Steps

Work Session Goals



Comprehensive Plan Process



Comprehensive Planning

- 1 Inventory & Analysis
- 2 Policy Development
- 3 Implementation Strategy
- 4 Regional Coordination Program
 - Addressing Sea Level Rise



A long-term planning document that examines existing conditions across a wide spectrum of issues, identifies policies and strategies, and guides land use, investment, decision making.

Maine's Growth Management Act

Comprehensive Plan



Zoning Districts & Uses

Zoning Ordinance

A type of land use ordinance that divides a municipality into districts and that prescribes and reasonably applies different regulations in each district.

KPT's Land Use Ordinance :

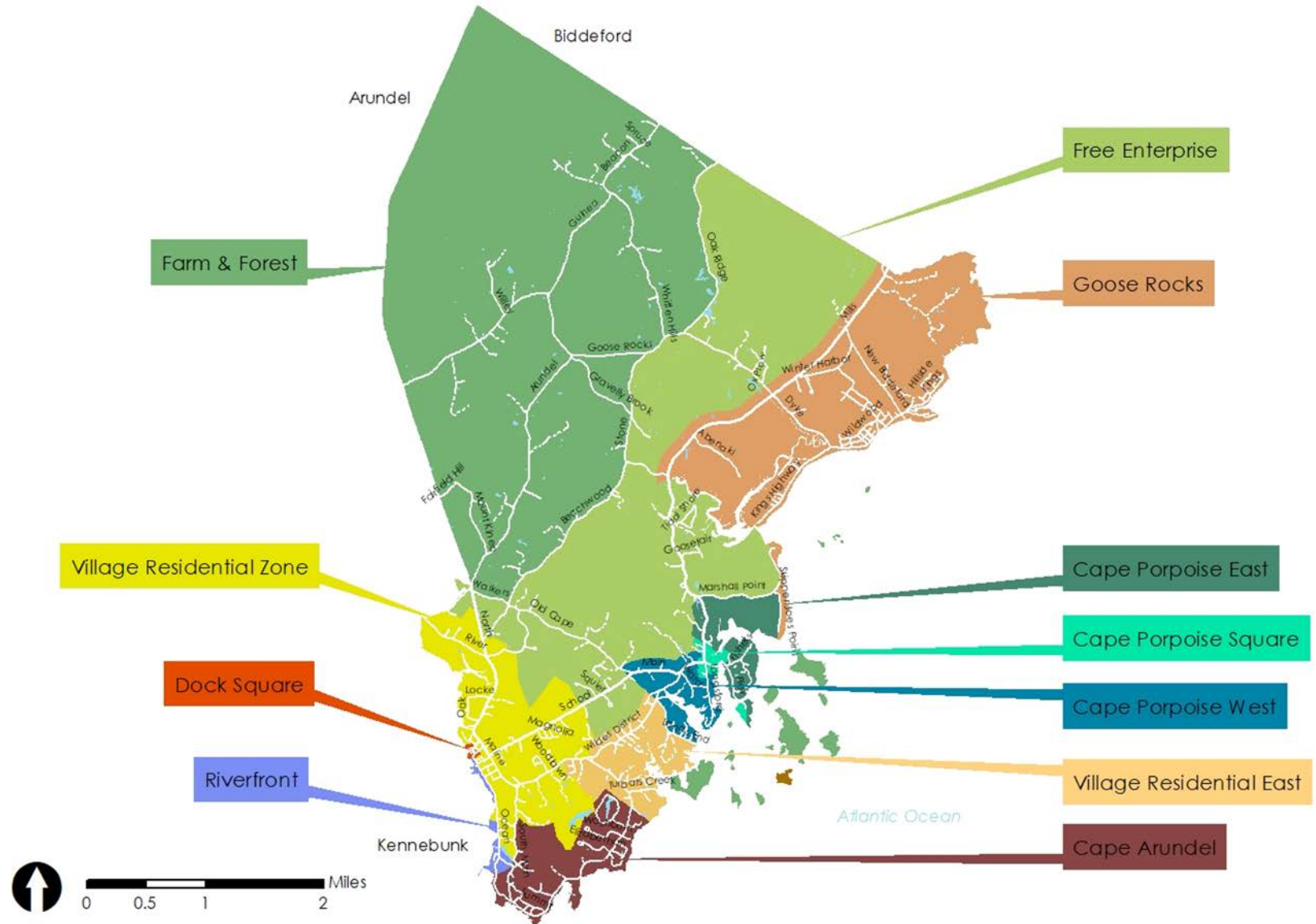
<https://www.kennebunkportme.gov/code-enforcement-planning/pages/ordinances-codes>

KPT's Zoning Districts

11 Zones

Goat Island Contract Zone

Several overlay districts that protect wet, shoreland areas, and flood-prone areas



Permitted Uses

Note: this slide does not have a complete list of all types of uses

Visit the Land Use Ordinance on the Town's website or view a complete version of this table on the project website:

https://kennebunkportcp.info/wp-content/uploads/2021/09/KPT_Permitted-Uses-by-Zone.pdf

Type of Use	Village Residential	Village Residential East Zone	Dock Square Zone	Riverfront Zone	Cape Arundel Zone	Goose Rocks Zone	Cape Porpoise East & West Zones	Cape Porpoise Square Zone	Free Enterprise Zone	Farm and Forest Zone
Residential Uses										
Accessory Apartment	P	P	P	P	P	P	P	P	P	P
Single Family Dwelling	P	P	P	P	P	P	P	P	P	P
Two Family Dwelling	P	P	P	P	P	P	P	P	P	P
Multiplex	CU-S	CU-S	CU-S	CU-S				CU-S		
Manufactured Housing									P	P
Mobile Home Park									CU-Z	CU-S
Residential Mixed Use				CU-S			CU-S		CU-Z	
Residential Rental Accommodation	CU-Z	CU-Z	CU-Z	CU-Z	CU-Z	CU-Z	CU-Z	CU-Z	CU-Z	CU-Z
Nursing Home									CU-Z	CU-S
Agriculture, Forestry										
Agriculture	P	P		P	P	P	P	P	P	P
Animal Husbandry	CU-Z	CU-Z							P	P
Farm Stand	P	P		P	P	P	P	P	P	P
Timber Harvesting	P	P			P	P	P		P	P
Timber Management	P	P			P	P	P		P	P
Water Dependent										
Boatyard			CU-S	CU-S			CU-S	CU-S	CU-S	CU-S
Commercial Marina							CU-S	CU-S		
Fish Processing				CU-S			CU-S	CU-S	CU-S	CU-S
Marina			CU-S	CU-S					CU-Z	
Marine Transport Svcs				CU-S						
Ship Chandlery			CU-S	CU-S			CU-S	CU-S	CU-Z	
Storage and Repair of Fishing Equipment	P	P	P	P	P	P	P	P	P	P
Education, Religious, Community										
Cemetery	CU-S	CU-S			CU-S	CU-S			CU-S	CU-S
Community Building	CU-S	CU-S		CU-S	CU-S	CU-S		CU-S	CU-S	CU-S
Community Use	CU-S	CU-S		CU-S		CU-S	CU-S	CU-S	CU-S	CU-S
Church	CU-S	CU-S			CU-S		CU-S	CU-S		
Library	CU-S	CU-S		CU-S	P	CU-S	CU-S	CU-S	CU-S	CU-S
Museum	CU-S	CU-S		CU-S	CU-S	CU-S	CU-S	CU-S	CU-Z	CU-S
Park	CU-S	CU-S	CU-S	CU-S	P	CU-S	CU-S	CU-S	CU-Z	CU-S
School	CU-S	CU-S		CU-S				CU-S	CU-Z	
Commercial										
Club			CU-S	CU-S		CU-S		CU-S		CU-S
Campground									CU-S	CU-S
Commercial Recreation, Indoor									CU-S	
Commercial Recreation, Outdoor									CU-S	CU-S
Golf Course									CU-S	
Golf Courses in existence since 1/1/08	CU-S									

P=Permitted; CU-S=Conditional Use Subject to Site Plan Review by the Planning Board; CU-Z=Conditional Use subject to Zoning Board of Appeals Review; blank=not permitted

Dimensional Standards

Size of lots

Proximity of buildings to the edge of the lot

Height of buildings

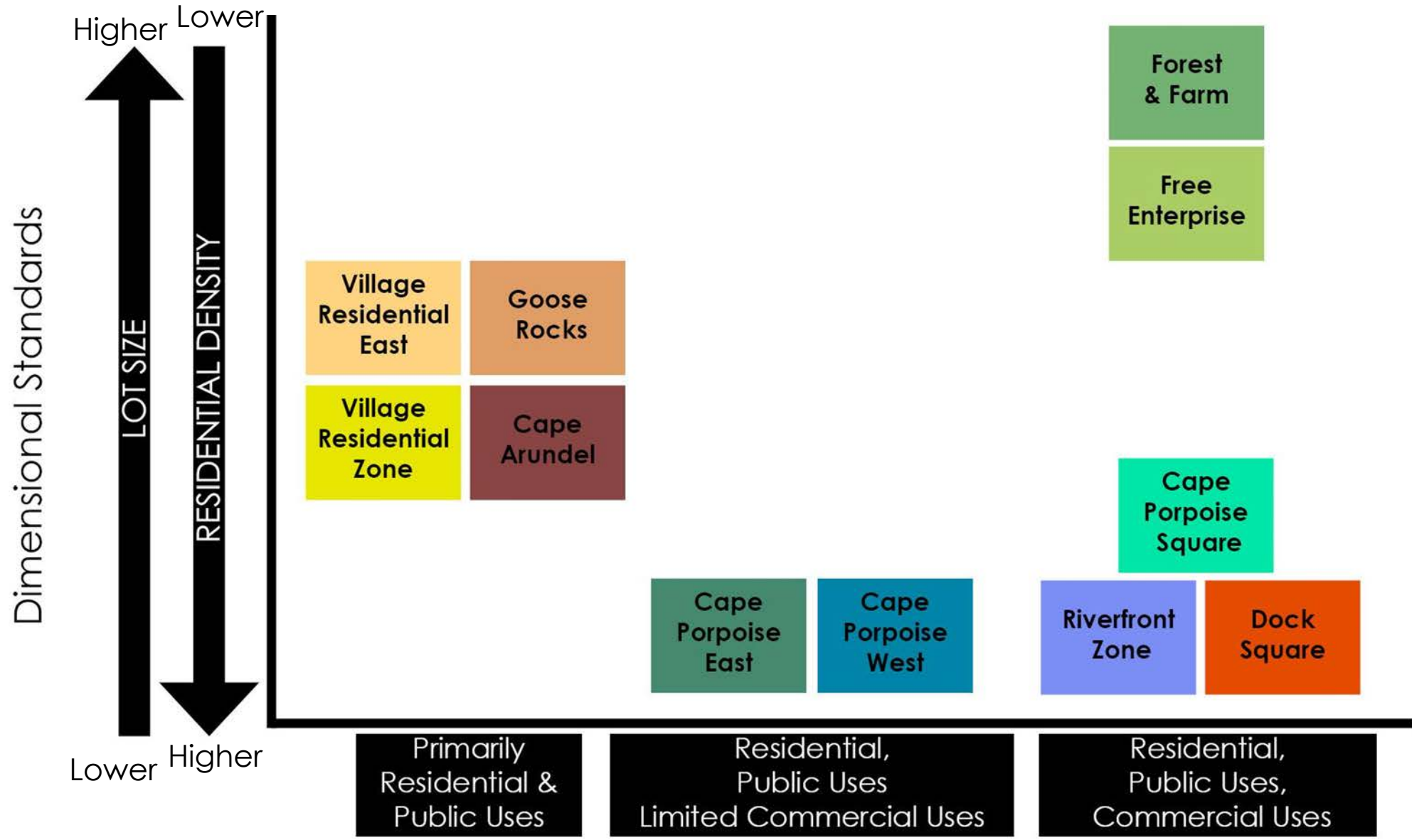
Area per dwelling unit

Lot Coverage

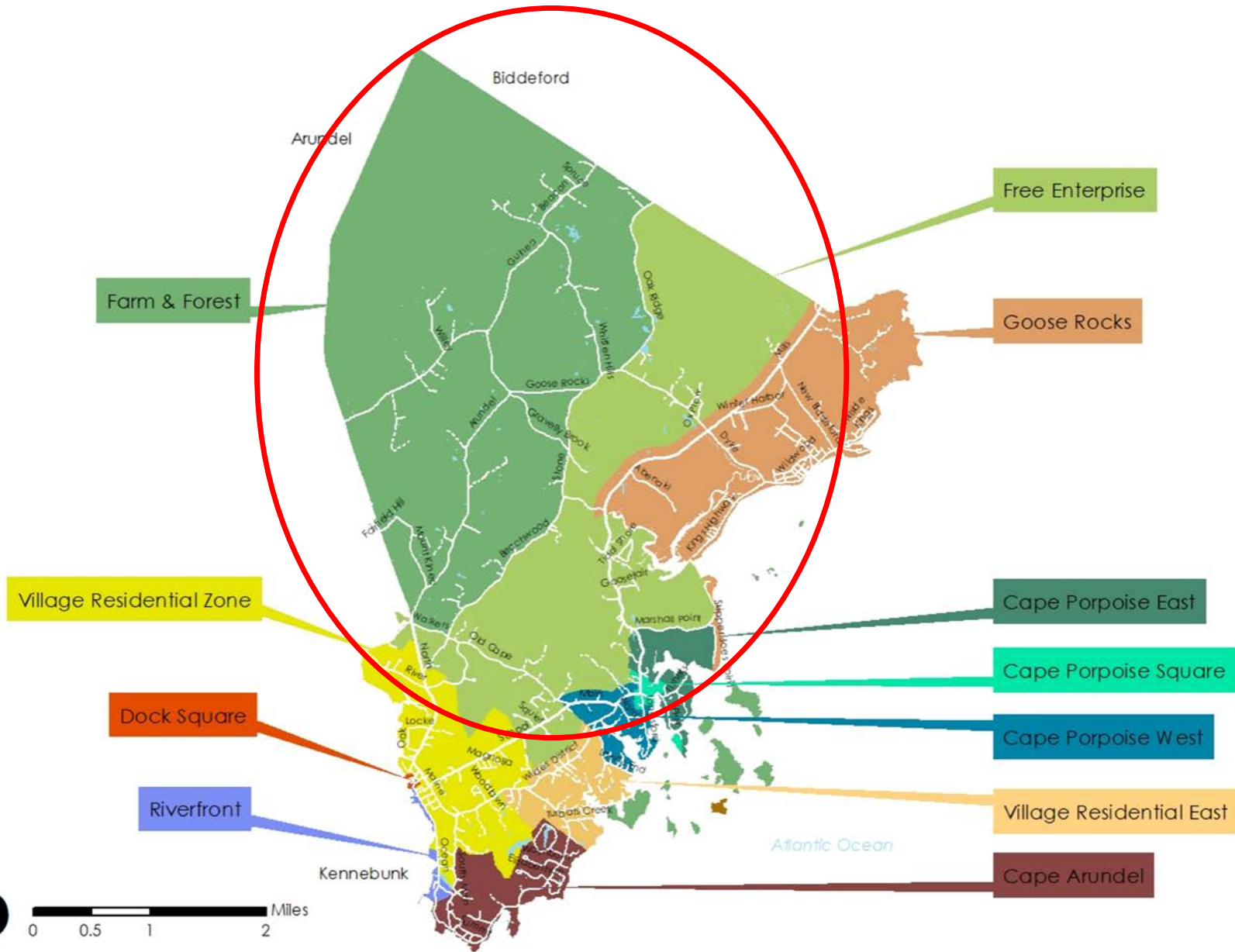
40,000 sq ft
~ 1 acre

	Min Lot Area (sqft)	Min Lot Width (ft)	Max Lot Coverage	Min Net Residential Area per Dwelling Unit (sqft)	Min Setback Front (ft)	Min Setback Side (ft)	Min Setback Rear (ft)	Min Open Space	Max Building Height (ft)	Coastal Welland Setback (ft)	Growth Area
Village Residential Zone											
Single Family Dwelling or other Use	40,000	100	20%	40,000	20	15	15	20%	35	n/a	Growth
Two-family Dwelling	40,000	100	20%	20,000	40	20	20	20%	35	n/a	
Multiplex	60,000	150	20%	20,000	25	50	50	20%	35	n/a	
Public Libraries	40,000	100	75%	n/a	20	15	15	5%	35	n/a	
Village Residential East											
Single Family Dwelling or other Use	40,000	100	20%	40,000	20	15	15	20%	35	n/a	Growth
Two-family Dwelling	40,000	100	20%	20,000	40	20	20	20%	35	n/a	
Multiplex	90,000	150	20%	30,000	40	50	50	20%	35	n/a	
Dock Square Zone											
Single Family Dwelling or other Use	20,000	100	70%	20,000	20	15	15	20%	30	25	Growth
Two-family Dwelling	20,000	100	70%	10,000	40	20	20	20%	30	25	
Multiplex	30,000	150	70%	10,000	40	20	20	20%	30	25	
Riverfront Zone											
Single Family Dwelling or other Use	20,000	100	20%	20,000	20	15	15	20%	30	75	Growth
Two-family Dwelling	20,000	100	20%	10,000	45	20	20	20%	30	75	
Multiplex	60,000	150	20%	20,000	25	50	50	20%	30	75	
Cape Arundel Zone											
Single Family Dwelling or other Use	40,000	100	20%	40,000	20	15	15	20%	35	n/a	Growth
Two-family Dwelling	40,000	100	20%	20,000	40	20	20	20%	35	n/a	

Note: this slide does not have a complete list of all dimensional standards in all districts



Permitted & Conditional Uses



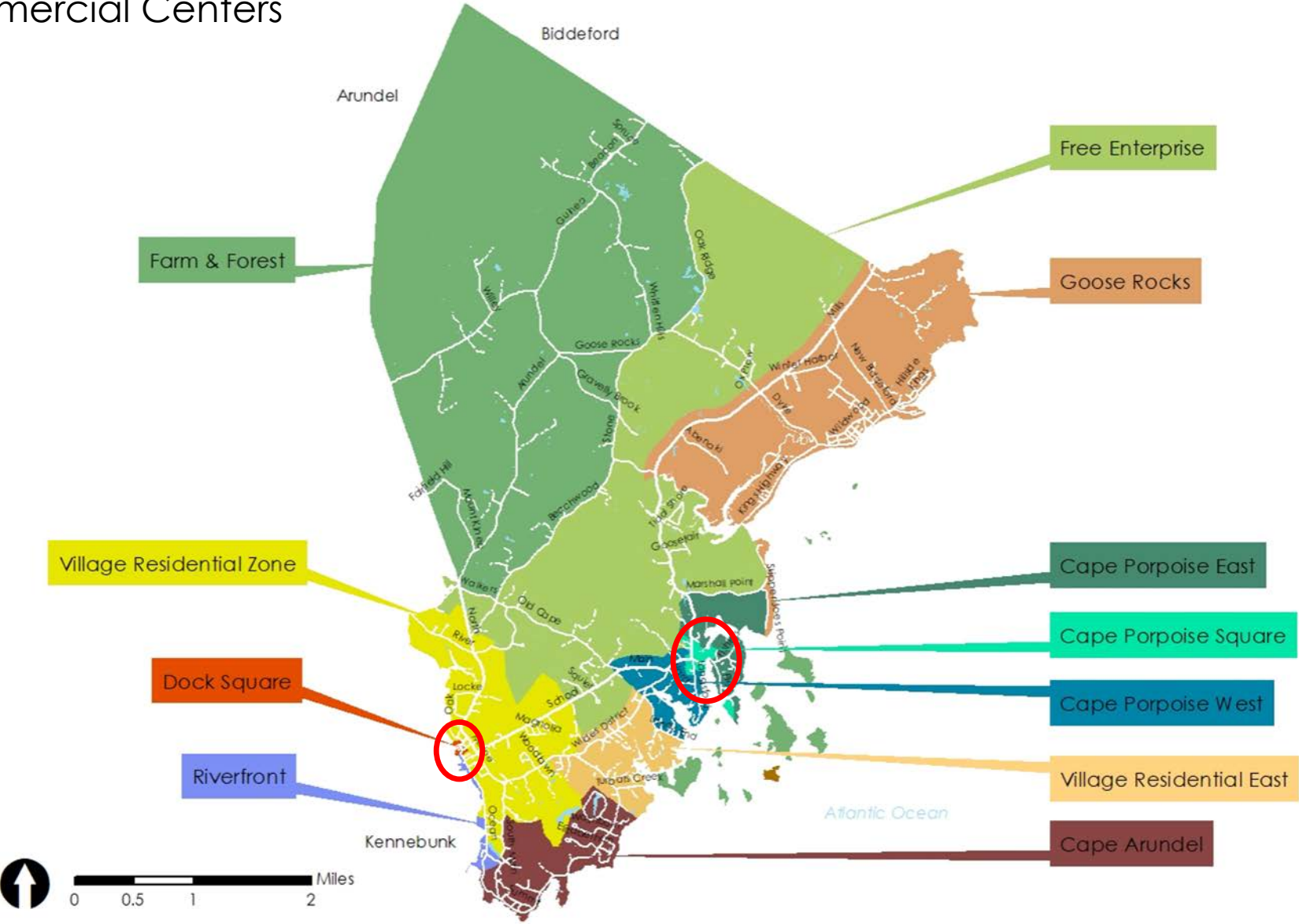
	Free Enterprise	Farm and Forest
Min Lot Area (sf)	40,000	130,680
Min Lot Width (ft)	100	200
Max Lot Coverage	20%	10%
Min Net Res Area / Dwelling Unit (sqft)	40,000	130,680
Min Setback Front (ft)	20	20
Min Setback Side (ft)	15	15
Min Setback Rear (ft)	15	15
Min Open Space	20%	20%
Max Building Height (ft)	35	35



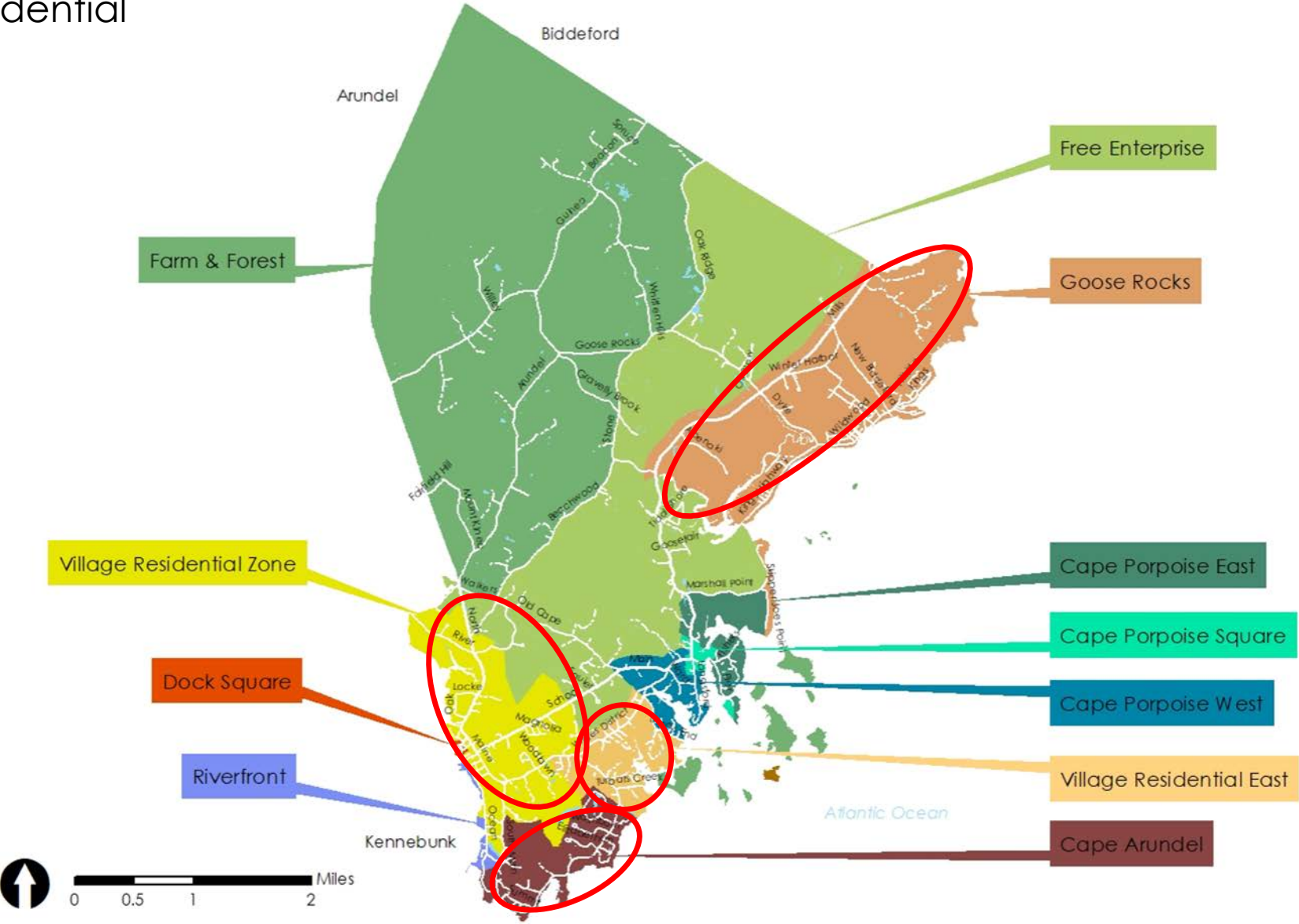
Examples of uses that are allowed by right or under Conditional Use review in the Farm & Forest and Free Enterprise Districts



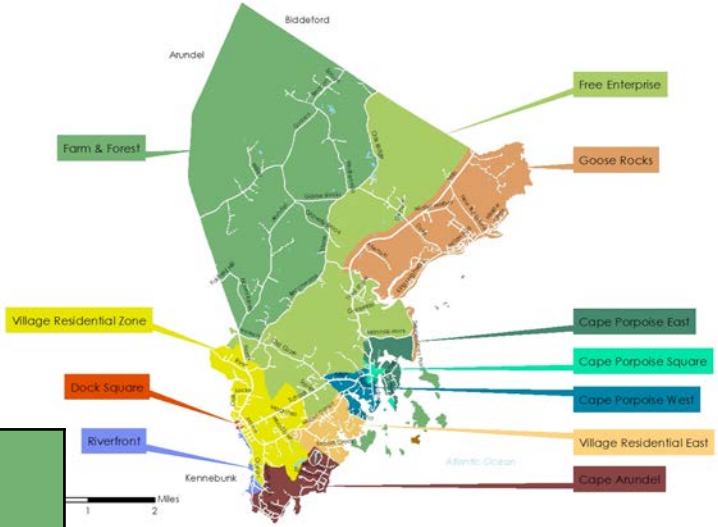
Town / Commercial Centers



Primarily Residential



Water Dependent Uses



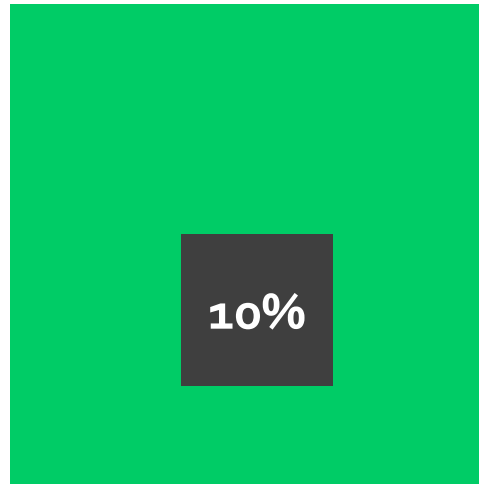
Type of Use	Dock Square Zone	Riverfront Zone	Cape Porpoise East & West Zones	Cape Porpoise Square Zone	Free Enterprise Zone	Farm and Forest Zone
Boatyard	CU-S	CU-S	CU-S	CU-S	CU-S	CU-S
Commercial Marina			CU-S	CU-S		
Fish Processing		CU-S	CU-S	CU-S	CU-S	CU-S
Marina	CU-S	CU-S			CU-Z	
Marine Transport Svcs		CU-S				
Ship Chandlery	CU-S	CU-S	CU-S	CU-S	CU-Z	

*Permitted in all districts in Town: Storage and Repair of Fishing Equipment

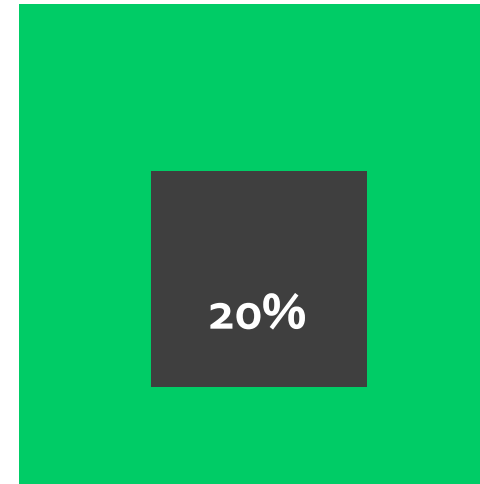
	Min Lot Area (sqft)	Min Lot Width (ft)	Max Lot Coverage	Min Net Residential Area per Dwelling Unit (sqft)	Min Setback Front (ft)	Min Setback Side (ft)	Min Setback Rear (ft)	Min Open Space	Max Building Height (ft)	Coastal Wetland Setback (ft)	Growth Area
Village Residential Zone											
Single Family Dwelling or other Use	40,000	100	20%	40,000	20	15	15	20%	35	n/a	Growth
Two-family Dwelling	40,000	100	20%	20,000	40	20	20	20%	35	n/a	
Multiplex	60,000	150	20%	20,000	25	50	50	20%	35	n/a	
Public Libraries	40,000	100	75%	n/a	20	15	15	5%	35	n/a	
Village Residential East											
Single Family Dwelling or other Use	40,000	100	20%	40,000	20	15	15	20%	35	n/a	Growth
Two-family Dwelling	40,000	100	20%	20,000	40	20	20	20%	35	n/a	
Multiplex	90,000	150	20%	30,000	40	50	50	20%	35	n/a	
Dock Square Zone											
Single Family Dwelling or other Use	20,000	100	70%	20,000	20	15	15	20%	30	25	Growth
Two-family Dwelling	20,000	100	70%	10,000	40	20	20	20%	30	25	
Multiplex	30,000	150	70%	10,000	40	20	20	20%	30	25	
Riverfront Zone											
Single Family Dwelling or other Use	20,000	100	20%	20,000	20	15	15	20%	30	75	Growth
Two-family Dwelling	20,000	100	20%	10,000	45	20	20	20%	30	75	
Multiplex	60,000	150	20%	20,000	25	50	50	20%	30	75	
Cape Arundel Zone											
Single Family Dwelling or other Use	40,000	100	20%	40,000	20	15	15	20%	35	n/a	Growth
Two-family Dwelling	40,000	100	20%	20,000	40	20	20	20%	35	n/a	

Lot Coverage

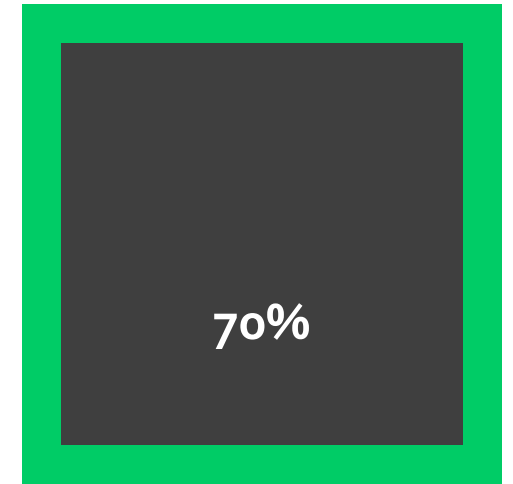
The percentage of the lot covered by structures.



Farm and Forest
(single family or
other use)



Village Residential
Village Residential East
Riverfront
Cape Arundel
Goose Rocks
Cape Porpoise East
Cape Porpoise West
Cape Porpoise Square
Free Enterprise
Farm and Forest (2-family)



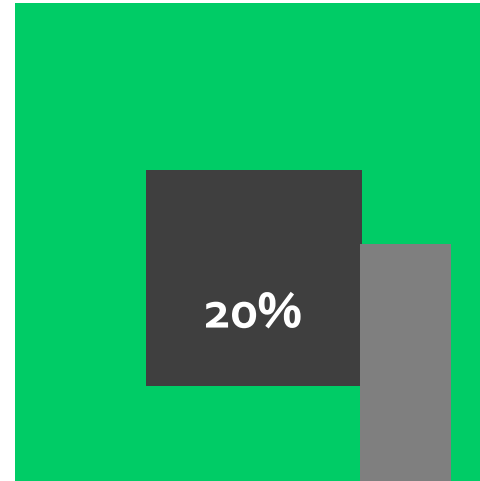
Dock Square

Lot Coverage

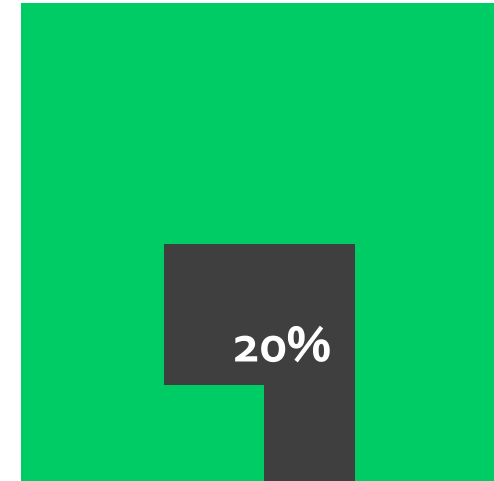
Shoreland vs other

The percentage of the lot covered by structures.

Within the Shoreland Zone, lot coverage shall include driveways, parking lots, and other non-vegetated surfaces.



Lot that is not in Shoreland Overlay Zone



Lot that is in Shoreland Overlay Zone

Poll # 1 (Instructions)

- When the poll appears on the screen, chose and click on your responses.
- You can change your response while the poll is still live until you hit submit
- You can choose more than one option
- You may need to scroll down to see all the response options
- After the poll session ends, the results should appear on your screen
- Scroll through the poll to see all the results
- Close the box with the poll when you are done viewing responses
- You can open the poll box again if you want to see the results
- Having the poll box open prevents you from using functions like 'chat'

Discussion

- If you chose “other” in the poll, what are some of the other uses you would like to see?
- What areas of town would you like to see the uses you specified?
- What are the best areas of town for non-residential development (businesses, office, industry)? Mixed use?
- What areas of town shouldn't be developed?
- Should water-dependent uses be permitted in more coastal areas of Town? Should these uses be prioritized over non-water dependent uses along the waterfront?

Residential Development & Trends

Demographic Characteristics

KPT's popularity as a destination for second-home owners and seasonal residents has constrained the year-round housing stock and driven up housing costs.

KPT is becoming wealthier and older over time. The town's median age of 55.4 is the highest in the region.

Village Parcel Market Analysis,
Camoin Associates, July 2020

Demographic Characteristics

The average household size in town is 2.19, the 2nd lowest in the region.

14% of KPT's households are family-age (ages 25 to 44). 42% are senior households. Nationally, the split is almost even.

Village Parcel Market Analysis,
Camoin Associates, July 2020

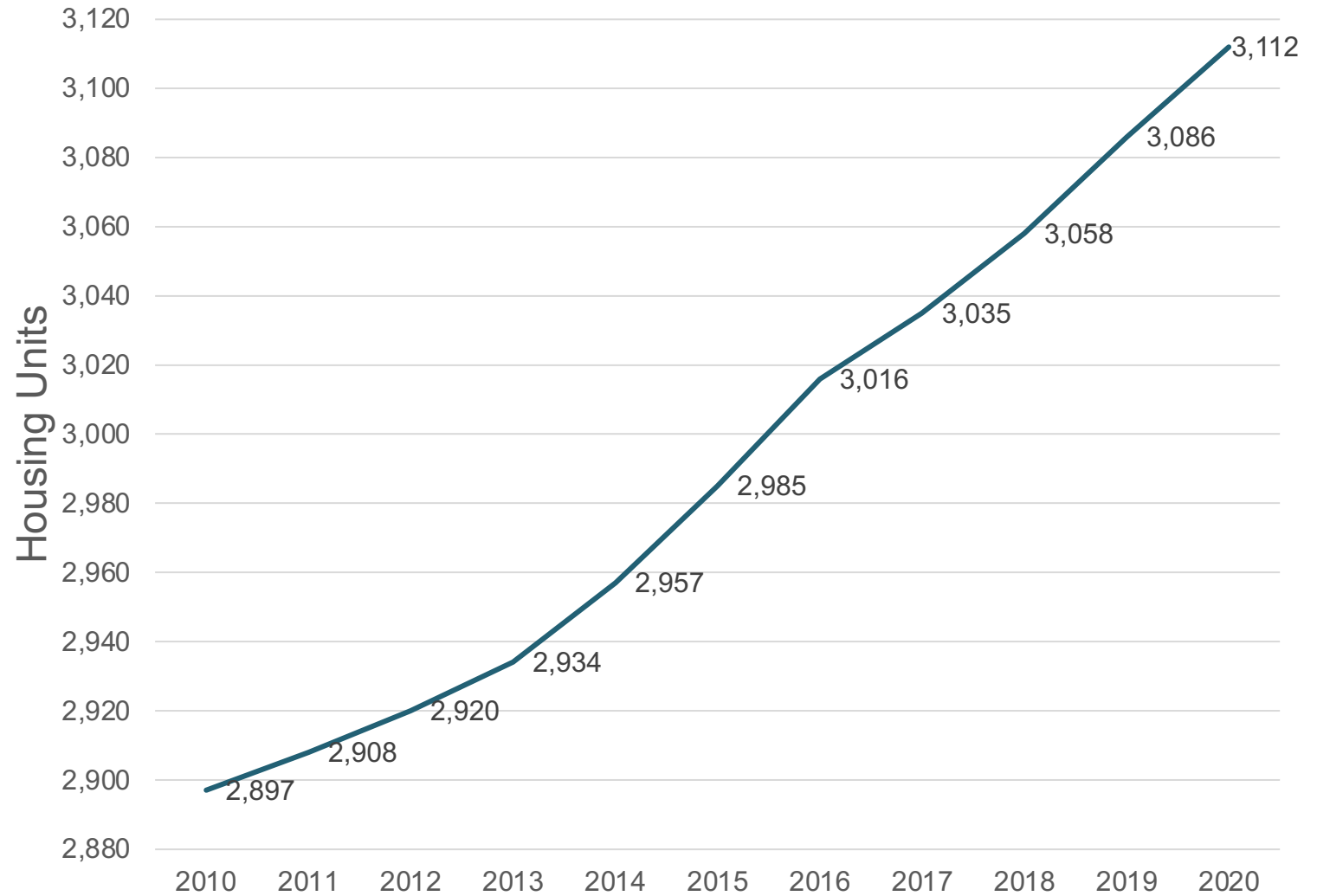
Growth in Housing Stock Since 2010

Population grew to 3,629, an increase of 4%.

Housing stock grew to 3,112, an increase of 7%.

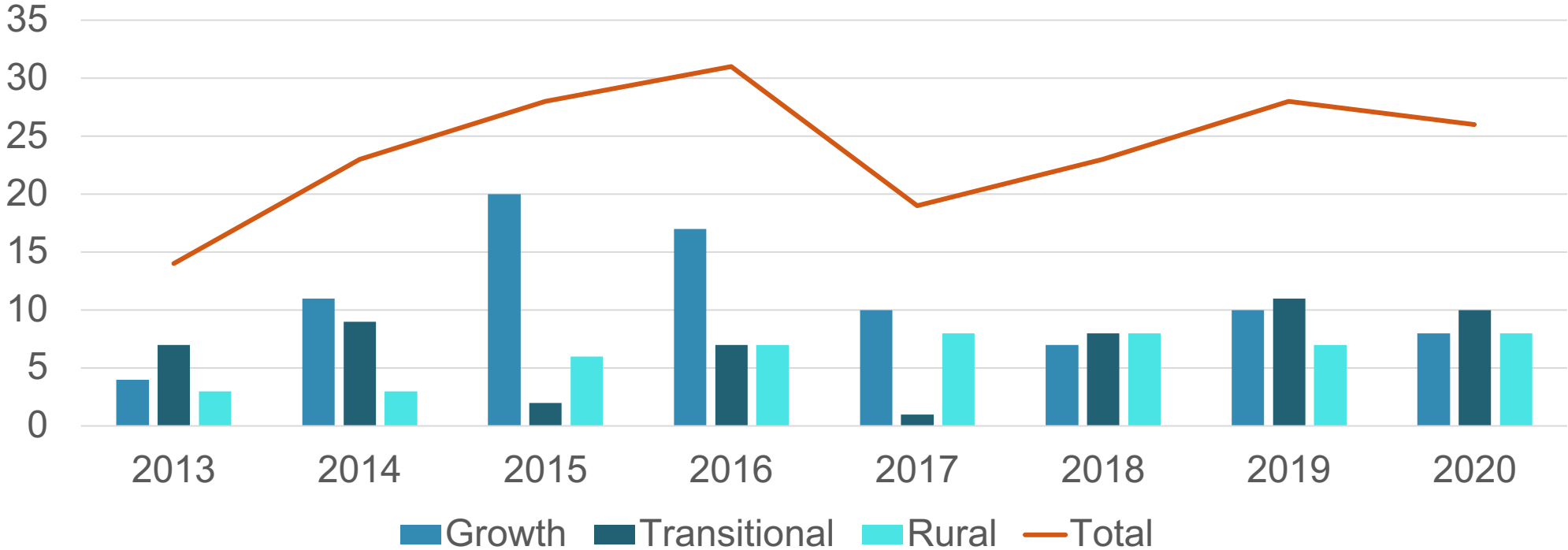
55% of housing units were occupied on April 1, 2020.

Growth in Housing Units - Kennebunkport 2010 to 2020



Source: Kennebunkport Town Reports

Growth Permits Issued Since 2013



Home Ownership

KPT's housing stock is skewed toward homeownership rather than rentals, with 83% of year-round housing being owner-occupied, compared to 68% in the region.

KPT has a very high share of seasonal homes, representing 40% of all inventory, more than twice that of the region (17%).

Village Parcel Market Analysis,
Camoin Associates, July 2020

Home Sale Prices

The median home value of \$477,000 is in KPT nearly double that of the region (\$247,000).

Median sale price in KPT was over \$300,000 higher than in Kennebunk, and \$400,000 more than in York County.

Village Parcel Market Analysis,
Camoin Associates, July 2020

Affordability Index

Home prices continue to rise, while incomes fall short and do not keep pace with rising prices. Between 2015-2019, York County median incomes increased by 13.54%, while median home prices increased by 34.88%.

Top 5 "Unaffordable" Municipalities: Index (Ratio of Home Price Affordable to Median Income and Median Home Price)			
2000		2005	
Kennebunkport	0.55	Ogunquit	0.34
Ogunquit	0.57	Kennebunkport	0.38
York	0.73	Biddeford	0.49
Eliot	0.76	York	0.51
Kittery	0.78	Alfred	0.57
2010		2015	
Ogunquit	0.51	Kennebunkport	0.54
Sanford	0.64	Ogunquit	0.63
Biddeford	0.65	Kittery	0.64
Kittery	0.69	York	0.70
York	0.70	Biddeford	0.78
2019		2020	
Ogunquit	0.40	Ogunquit	0.47
Kennebunkport	0.50	Kennebunkport	0.52
Old Orchard Beach	0.52	Arundel	0.65
Biddeford	0.63	Kennebunk	0.69
York	0.63	Old Orchard Beach	0.69

Housing Affordability Report,
SMPDC, July 2021

Demand for Housing

KPT is unique in that housing demand has been increasingly driven by seasonal residents and retirees, rather than local workers. The town's housing market is more immune to regional economic downturns since significant housing demand comes from outside of the region.

High levels of demand also contribute to very high housing prices which are often unaffordable to the local workforce.

Village Parcel Market Analysis,
Camoin Associates, July 2020

Demand for Housing

Demand is likely to be robust into the future, especially for moderately priced homes.

Demand for housing through 2024 will range from 330 to 542 units. The Land Use Ordinance allows a maximum of 40 per year.

40% of this demand is for market rate housing (\$400K+). 60% of this demand is from households making \$50K to \$100K. The demand for “affordable” starter homes is 125 to 150 homes.

Village Parcel Market Analysis,
Camoin Associates, July 2020

2021 – The Wild Ride

'People want to be here': House prices surge in York's mad-dash seller's market

Camille Fine Portsmouth Herald

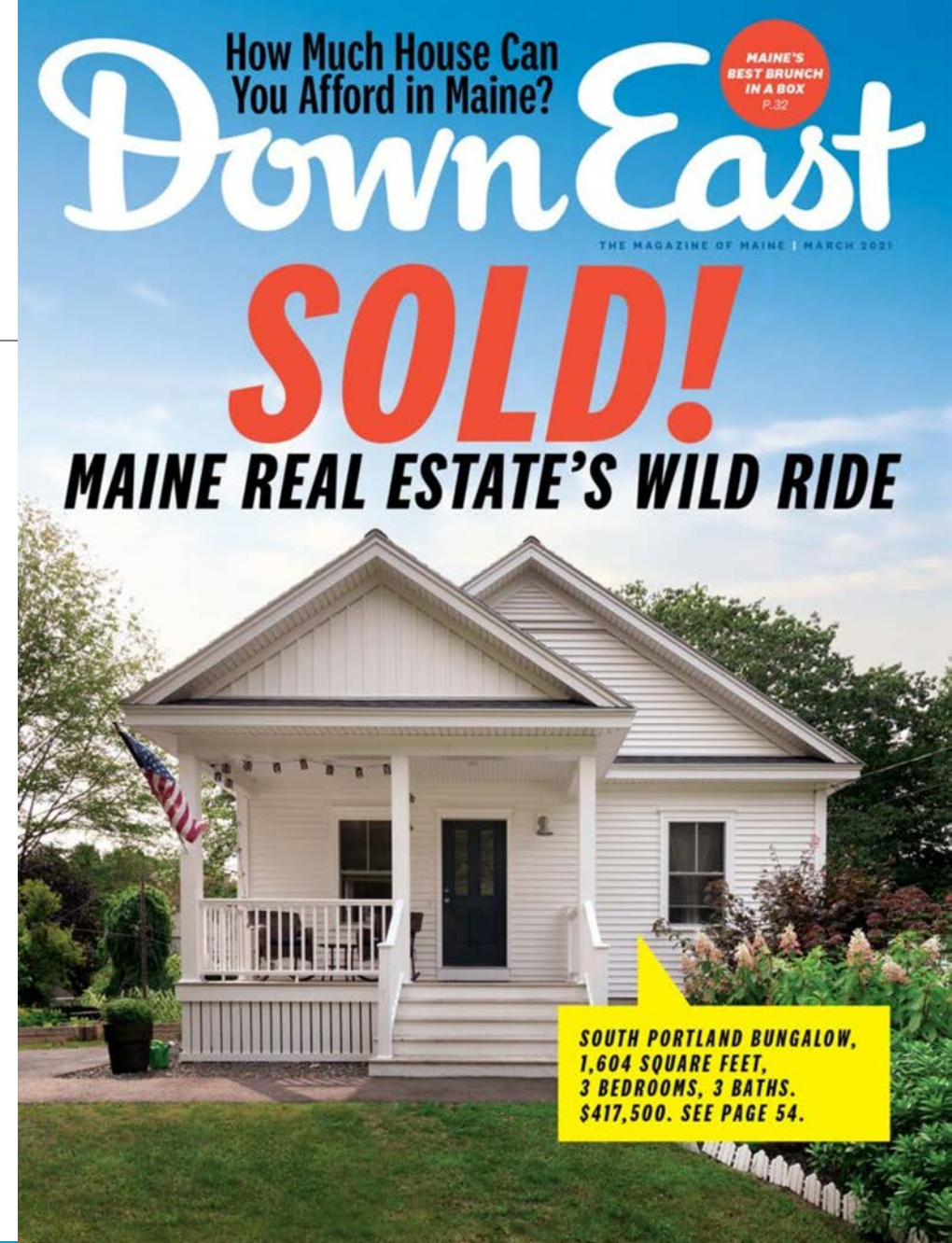
Published 5:00 a.m. ET May 5, 2021

BUSINESS >

Posted July 22 | Updated July 22

Maine home prices shot up nearly 25% in June as hot market continued

Home sales are also still booming – last month they increased by about 14.7% over home sales in June 2020.



Rentals

17% of KPT's housing stock are rental units.

Year-round rentals in town are in very limited numbers.

The median rent reported for KPT \$1,015, compared to \$853 in the region.

17% of new units constructed in the region were in multifamily structures (at least 2 units per structure). None of these units were located in KPT.

Village Parcel Market Analysis,
Camoin Associates, July 2020

New Residents

Nine out of ten new households in the 65+ cohort are expected to be the result of retirees relocating to the region from elsewhere, rather than the aging of the existing population into the senior cohort.

Village Parcel Market Analysis,
Camoin Associates, July 2020

Kennebunkport's Housing Initiative



The Heritage Housing Trust was established in 2018 to address a shortage of affordable housing in town. The non-profit's initial goal was the construction of 25 affordable homes by 2025. As of 2021, the organization was on track to meet that goal thanks to the dedicated efforts of its hardworking volunteers.

Migration

The pandemic has impacted home sales and Maine's housing supply.

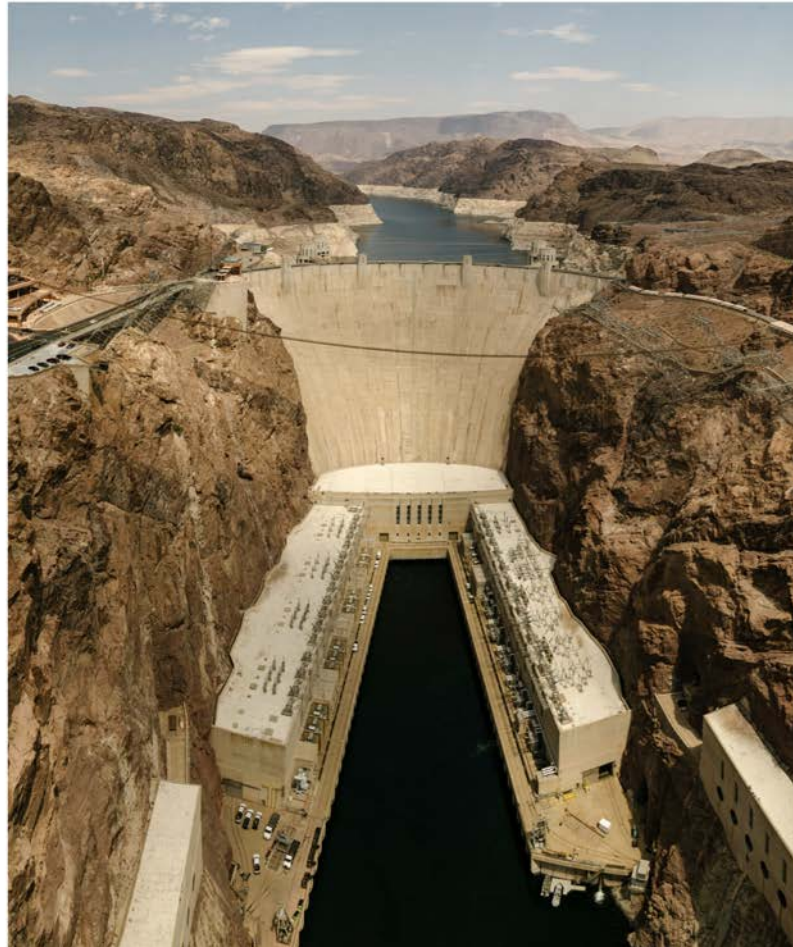


Future Migration

The southwestern United States is becoming drier.

NEWS ANALYSIS

40 Million People Rely on the Colorado River. It's Drying Up Fast.



NY Times
August 27, 2021

Future Migration

The Gulf Coast is becoming more susceptible to flooding.

Economic Policy • Analysis

Houston is experiencing its third '500-year' flood in 3 years. How is that possible?



Washington Post
August 29, 2017

Future Migration

Air quality in the western US is deteriorating.

Wildfire Smoke Is Poisoning California's Kids. Some Pay a Higher Price.

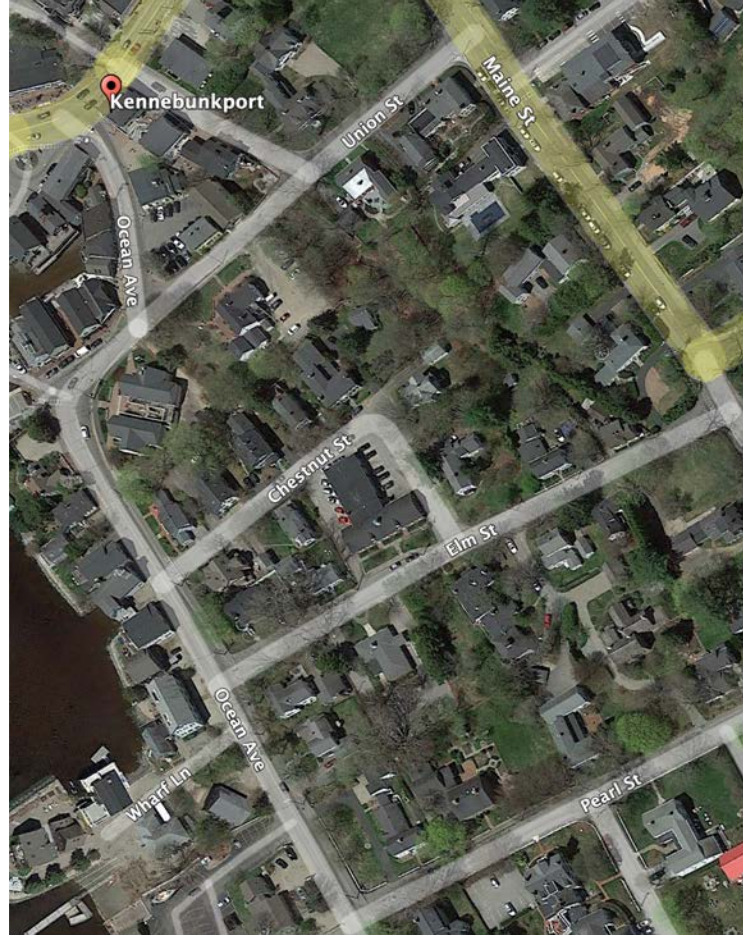


NY Times
November 26, 2020

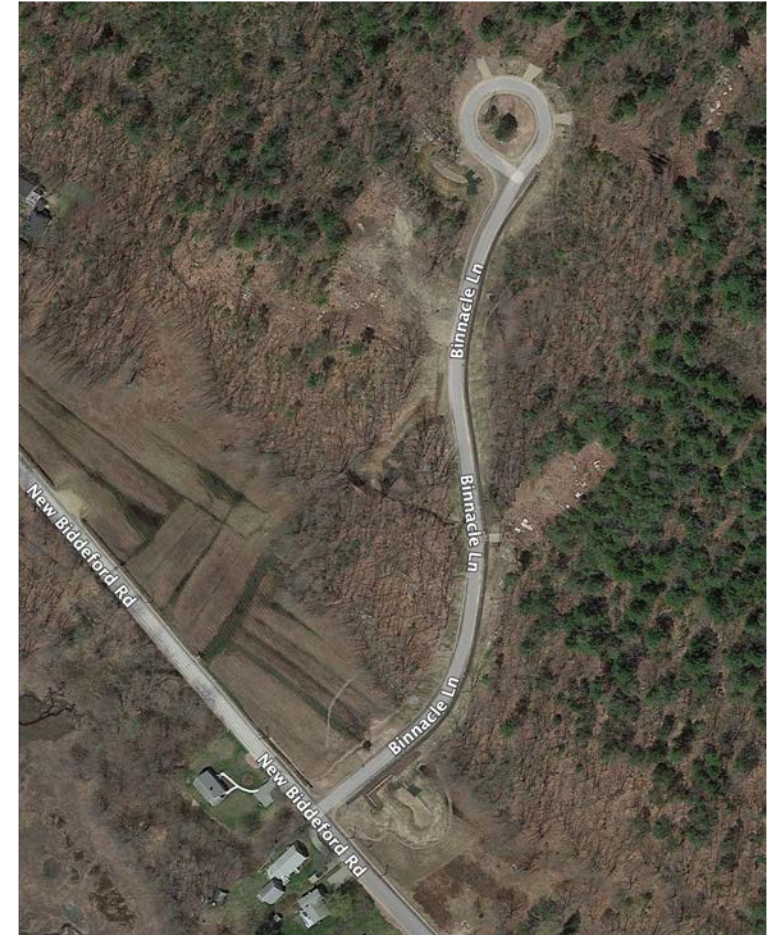
Connectivity vs. Cul-de-Sacs

Oxford definition of
cul-de-sac:

“A route or course
leading nowhere”

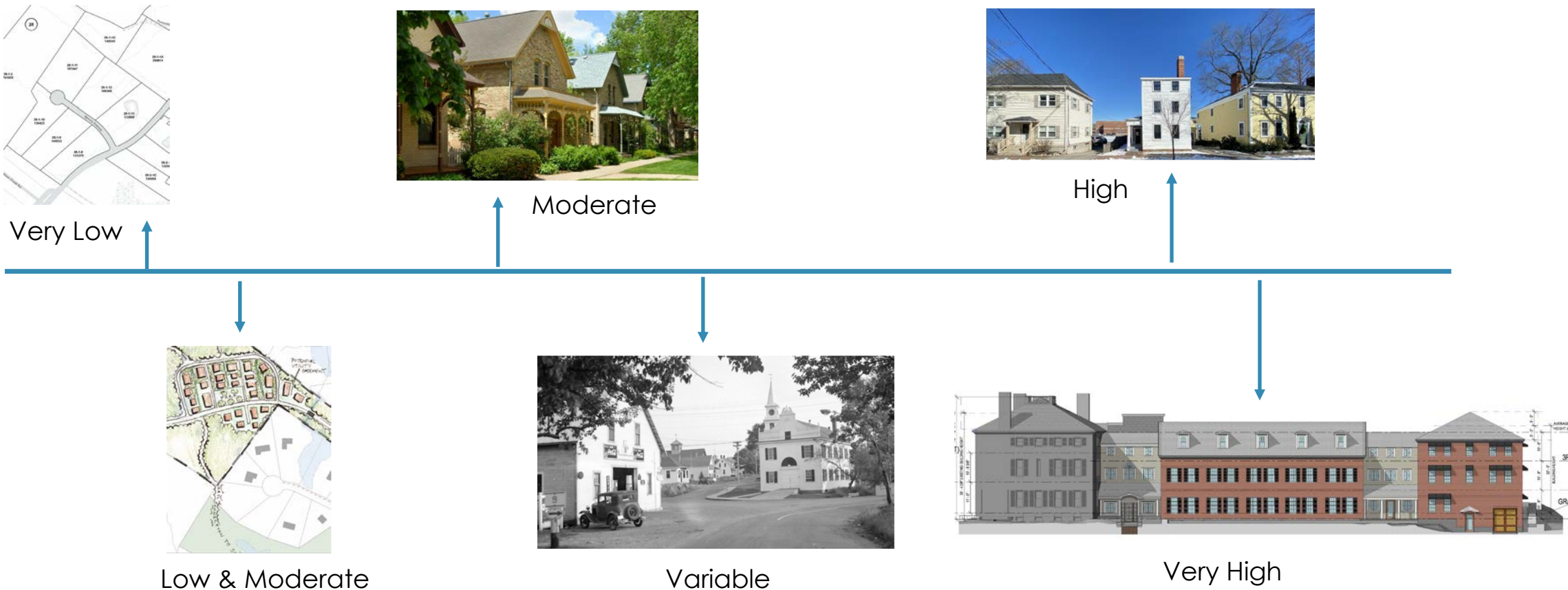


Traditional New England Village
17th Century to mid-20th Century



Suburban Cul-de-Sac
Mid-20th Century to present

The Density Spectrum



The Density Spectrum

Very Low Density



Spruce Avenue, Kennebunkport

Zoning District:	Farm & Forrest
Min. Lot Area:	3 acres
Front Setback:	20' to 40'
Side & Rear:	15' to 20'
Lot Width	100' to 200'
Living Area:	2,000 to 3,000

The Density Spectrum

Low & Moderate
Density



The Village Parcel and Squier Lane

Zoning District: Free Enterprise

Lot Area 1 acre

Lot Area (proposed) $\frac{1}{4}$ acre

Proposed density: 2 to 4 times that permitted by the current Zoning

Proposed setbacks and lot width would be less than that permitted by current Zoning

The Density Spectrum

Moderate Density



Minneapolis

The Density Spectrum

Variable Density



What are your favorite neighborhoods and streets in Kennebunkport? Describe what it is about them that you love?

Dock Square	IIIIIIIIIIII
Cape Porpoise	IIIIIIIIIIII
Maine Street	IIII
Ocean Ave	IIII
Arundel Rd	IIII
Goose Rock Beach	III
Langsford Road	II
Main Street	II
Oak	II
Locke Street	II

The Density Spectrum

High Density



Portsmouth 1805-1813



Lot Area:	1/20 th acre
Front Setback:	4'
Lot Width	26'
Bedrooms	4
Living Area:	1,815 sf

The Density Spectrum

Very High Density



Early 19th Century Portsmouth, with proposed 2021 addition



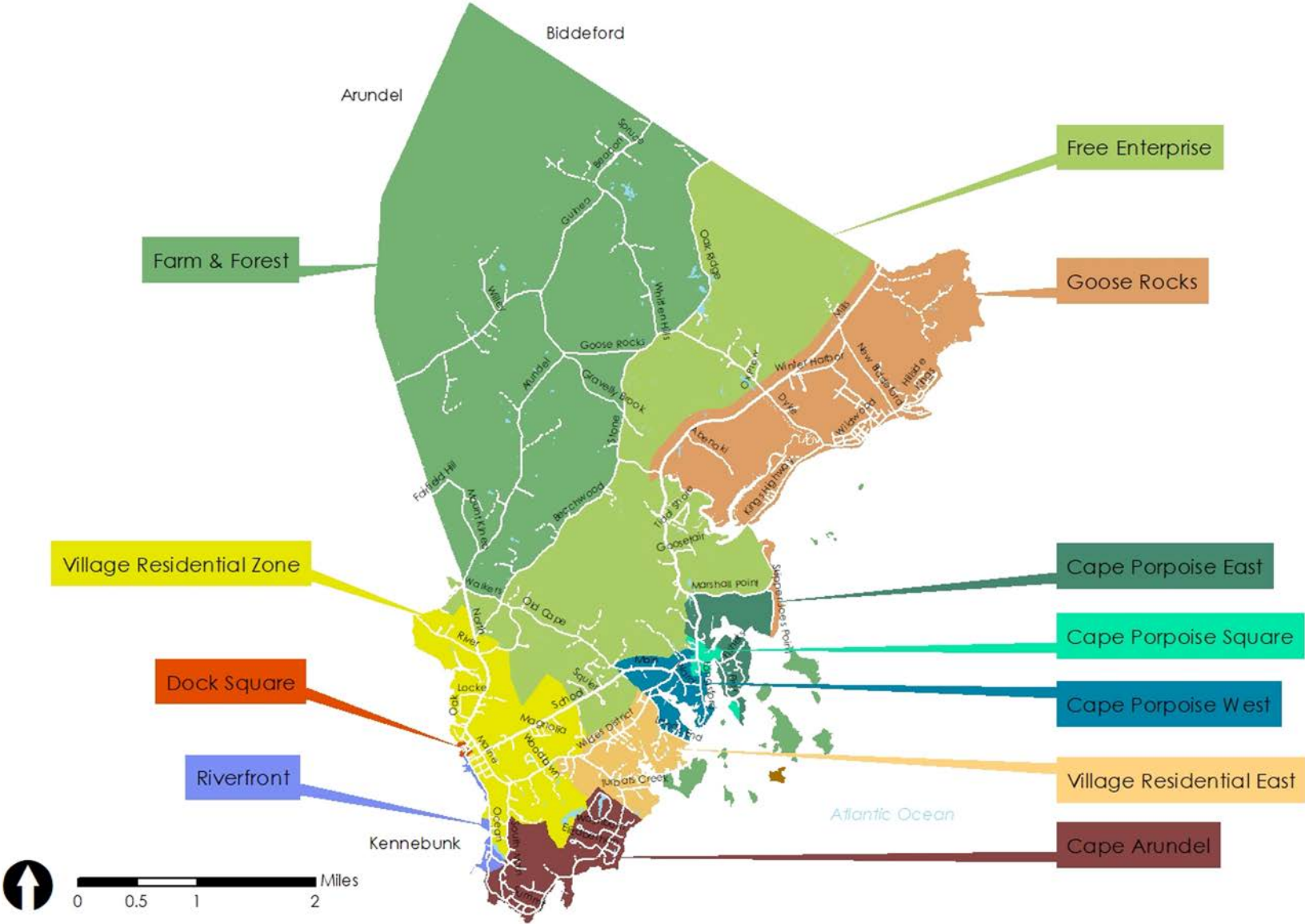
Lot Area: 1/4 acre
Micro Units: 44
1-Bedroom Units: 5
Includes: All utilities

Strategies to Consider

Reduce lot size, lot width & setbacks

Allow residential mixed use in more zoning districts

Tiny Houses



Poll #2 (Instructions)

- When the poll appears on the screen, chose and click on your responses.
- You can change your response while the poll is still live until you hit submit
- You can choose more than one option
- You may need to scroll down to see all the response options
- After the poll session ends, the results should appear on your screen
- Scroll through the poll to see all the results
- Close the box with the poll when you are done viewing responses
- You can open the poll box again if you want to see the results
- Having the poll box open prevents you from using functions like 'chat'

Discussion

- The intergenerational balance is skewing toward elderly, at the expense of young families. Is this a problem? If so, what can be done to restore balance?
- One impact of the pandemic was a sharp increase in demand for housing in KPT. Climate change will make KPT desirable compared to some other regions in the US. How should we respond to this demand for housing? If KPT wished to modify its housing policies, what would that look like?
- Should the Town make a greater effort to ensure that new streets are connected to other streets?
- Should LUO provisions that regulate density be modified? If so, in what parts of town? What would that look like?

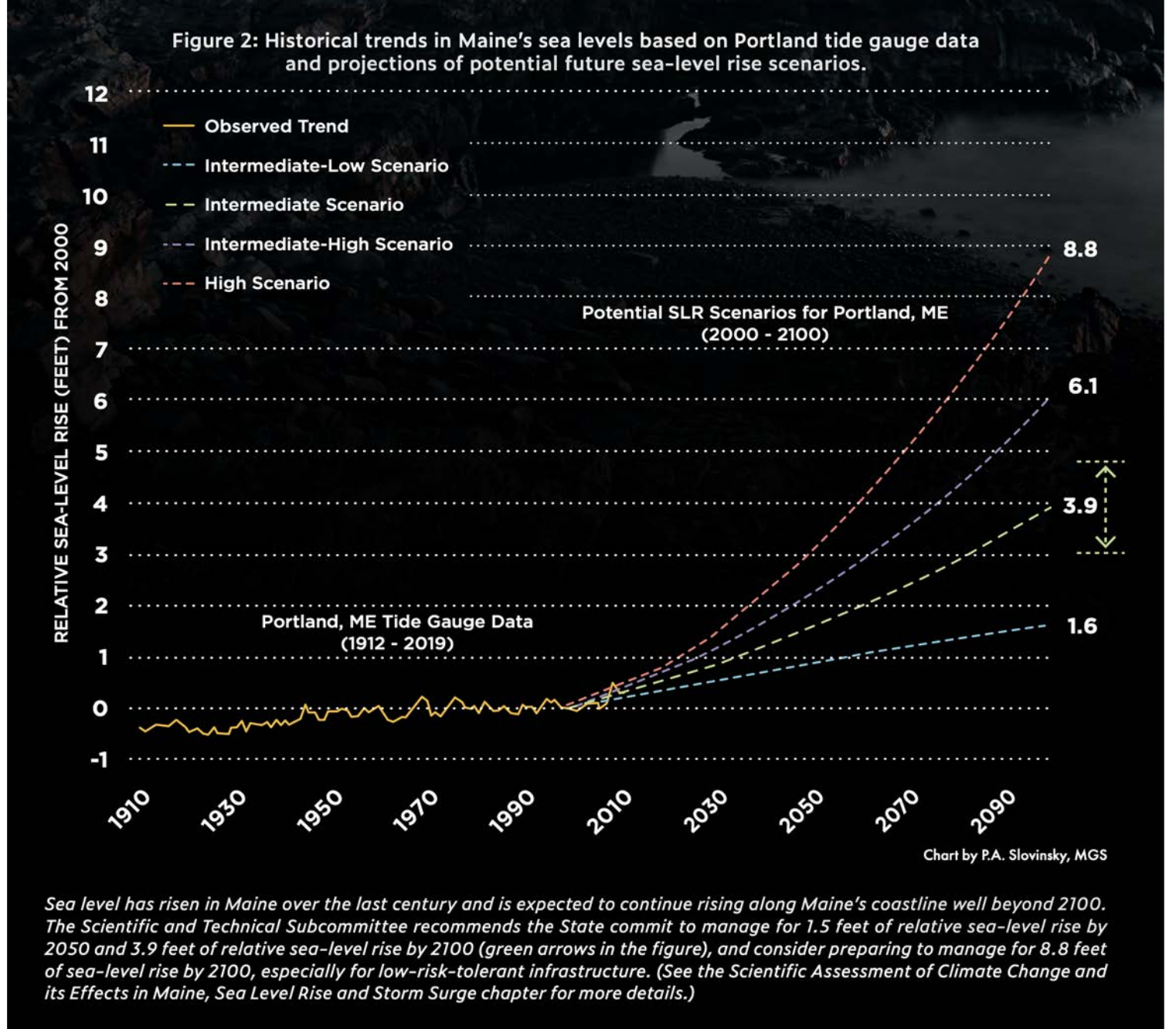
Sea Level Rise & Hazards

Projections

These projections were published by the Maine Climate Council in December 2020.

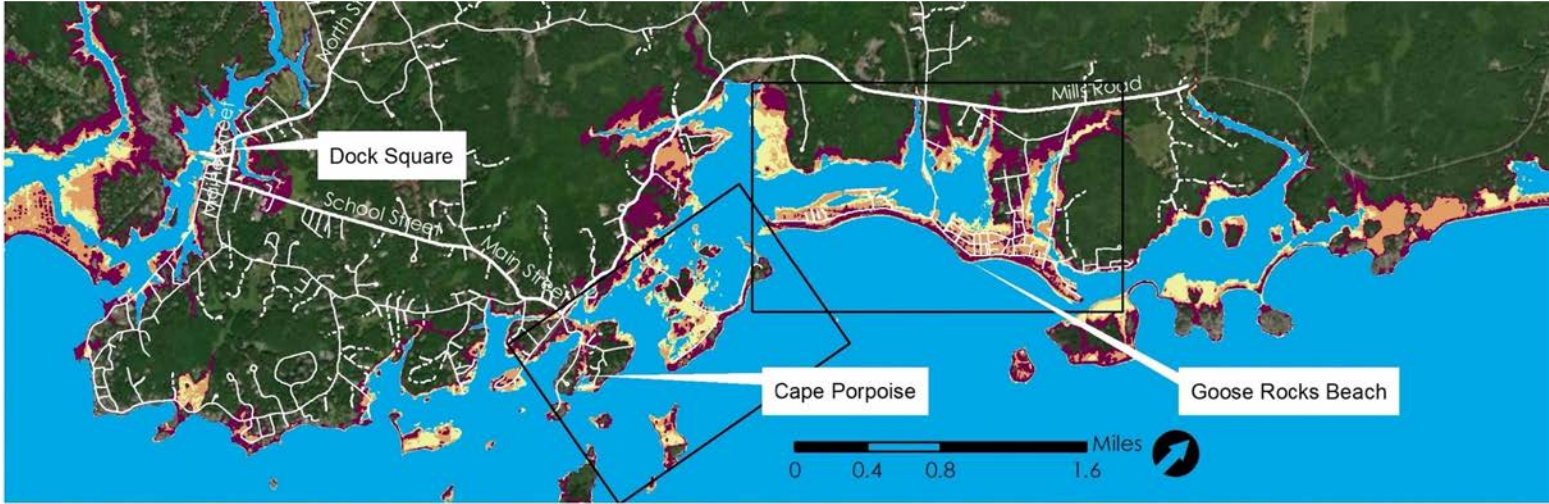
Intermediate Scenario: **1.5 feet** of sea level rise by 2050, and **3.9 feet** by 2100.

For critical infrastructure, consider preparing for **8.8 feet** by 2100.

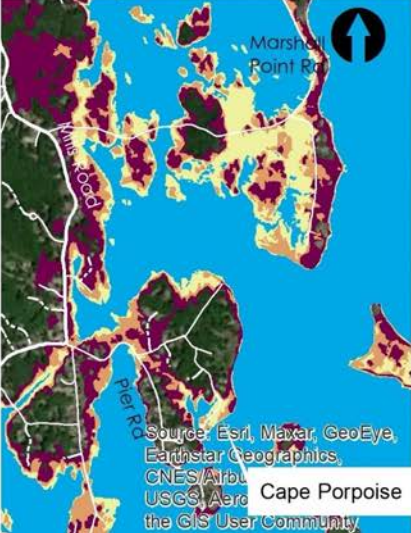


Sea Level Rise and Storm Surge Scenarios

The Highest Astronomical Tide (HAT) is the highest predicted tide during a 19-year long Tidal Epoch.



- Sea Level Rise + Storm Surge Scenarios**
- Scenario**
- HAT
 - HAT Plus 1.6 Feet
 - HAT + 3.9 Feet
 - HAT Plus 8.8 Feet
 - ~ Road



Managing Sea Level Rise

Commit to managing for 1.6' SRL by 2050

-  HAT + 1.6' SLR
-  Highest Astronomical Tide (HAT)

947 acres inundated



Commit to managing for 3.9' SLR by 2100


Prepare to manage for 3' SLR by 2050

-  HAT + 3.9' SLR

1,288 acres inundated



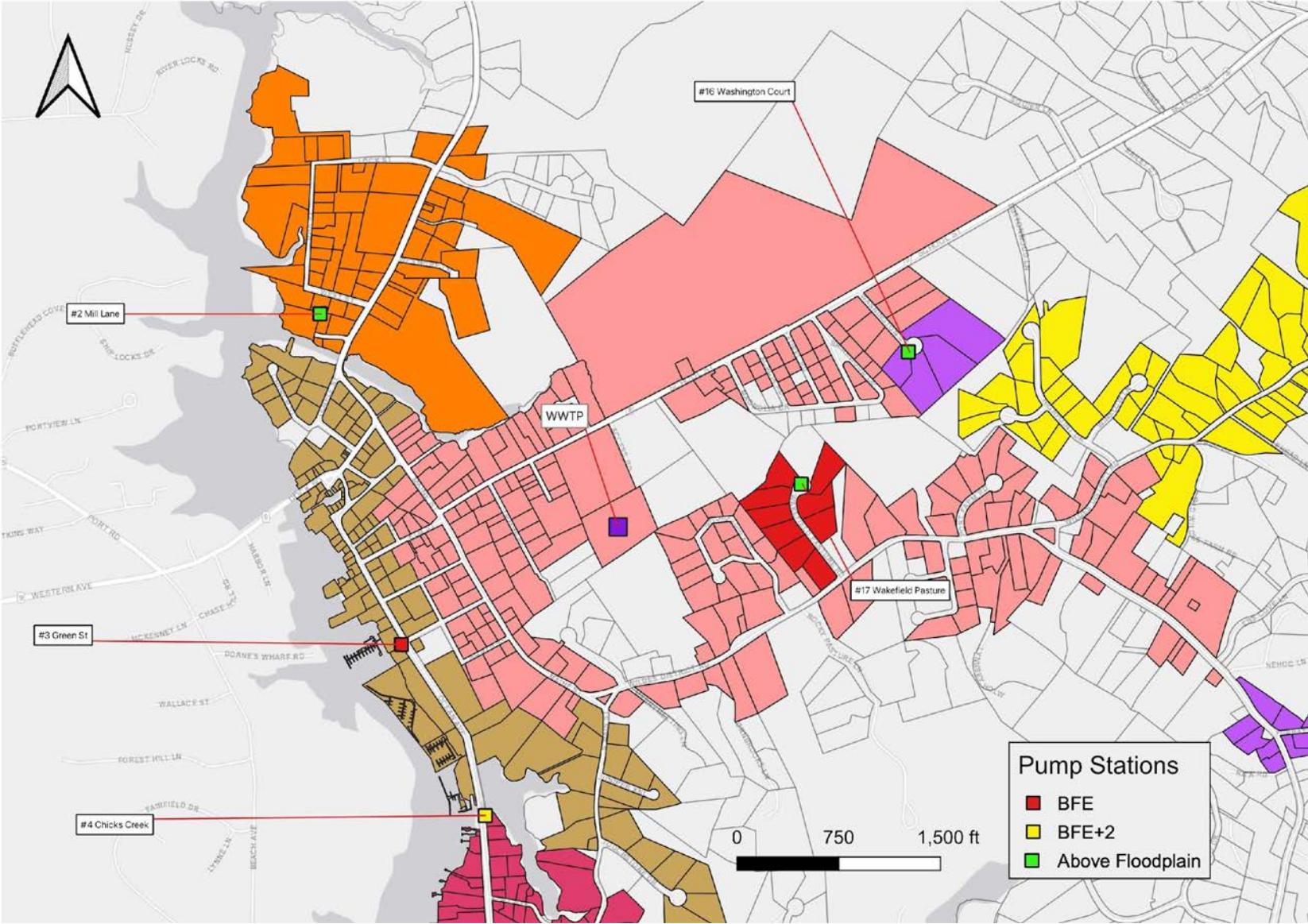
Prepare to manage for 8.8' SLR by 2100

-  HAT + 8.8' SLR

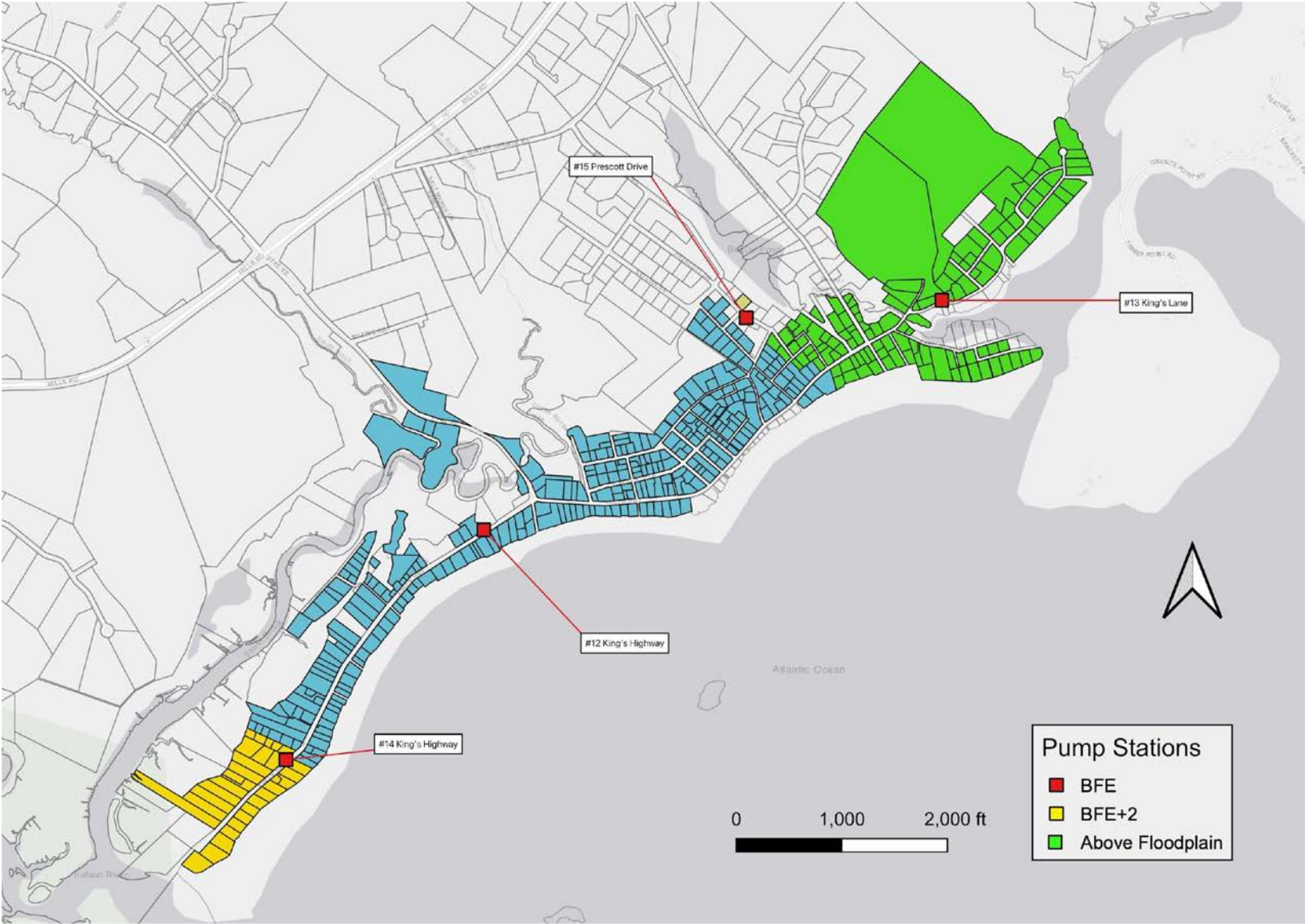
1,853 acres inundated



Sewer System



Sewer System



Town Roads



Pier Road after the
Blizzard of 1978.



New seawall along
Ocean Avenue 2021.

Roadways Vulnerable to Inundation by Sea Level Rise

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



Groundwater Rise



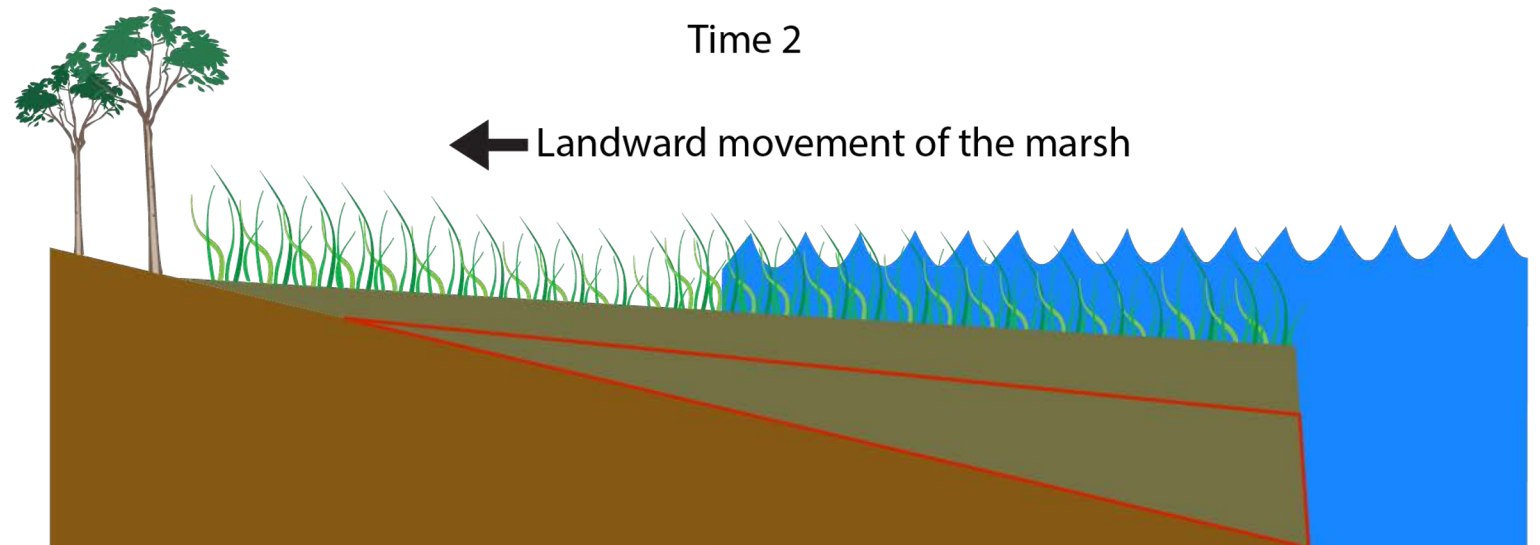
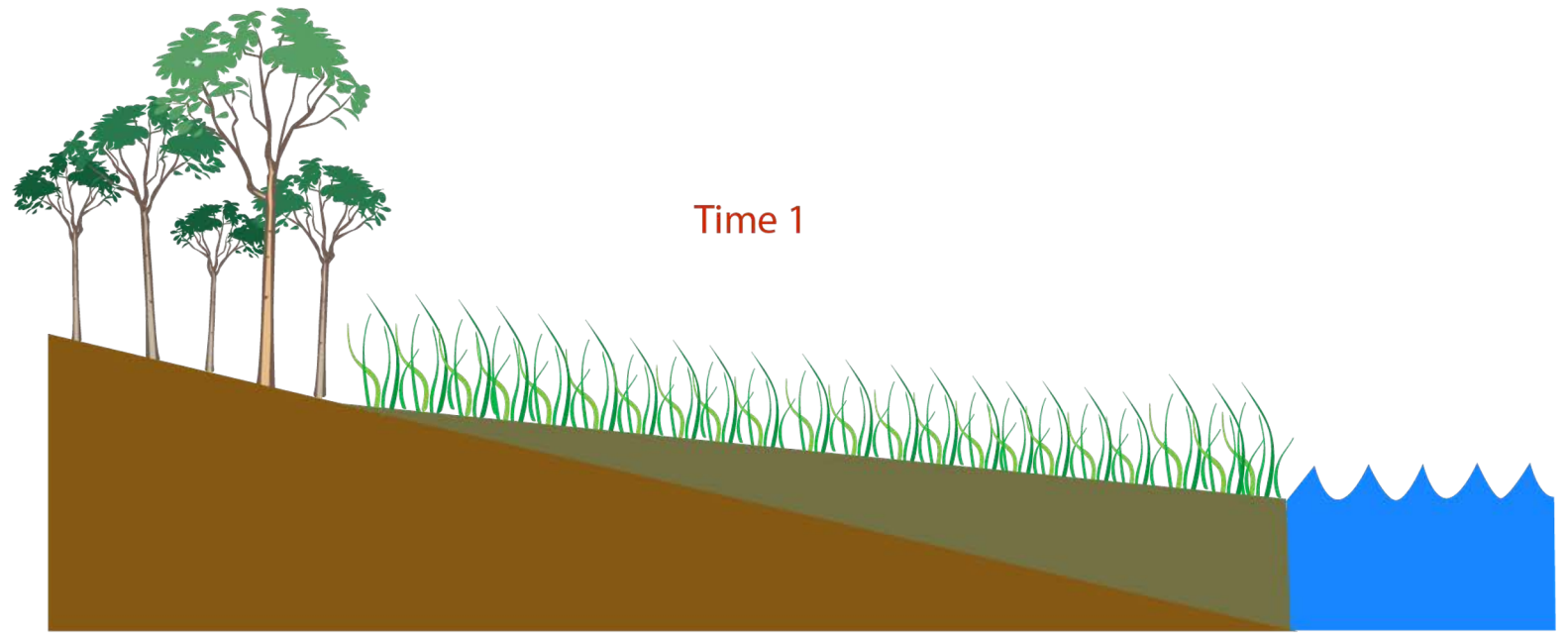
Saltmarsh Migration

Salt marshes are among the most biologically productive habitats on the planet, rivalling tropical rainforests.

They are also among the most efficient carbon sinks in the natural world.

570 acres of salt marsh in KPT.

Important for ocean fisheries.



Dunes

The best defense
against storm surge

Healthy dune grass
keeps the dunes intact.



The Three Strategies

Keep Water Out

Live With Water

Retreat



Live With Water



Retreat



Goose Rocks Beach 1951

Dock Square



Dock Square buildings on January 20, 2021.

Poll #3 (Instructions)

- When the poll appears on the screen, chose and click on your responses.
- You can change your response while the poll is still live until you hit submit
- You can choose more than one option
- You may need to scroll down to see all the response options
- After the poll session ends, the results should appear on your screen
- Scroll through the poll to see all the results
- Close the box with the poll when you are done viewing responses
- You can open the poll box again if you want to see the results
- Having the poll box open prevents you from using functions like 'chat'

Discussion

- The three options for responding to SLR are 1) Keep water out, 2) Live with water, and 3) Retreat. Which strategies are most appropriate at various locations in town? Where are particular strategies appropriate, and why?
- Marsh migration.. Is it worthwhile to try to facilitate this migration, or at least to prevent further obstacles being placed in the potential paths of migration?
- The Challenge posed by Dock Square. Raise the buildings? Move them? Abandon them? Explain.

Next Steps

- Compile input from workshop
- Review with GPC
- Incorporate input into development of strategies and the Future Land Use Chapter

Contact Information

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Planning & Development Dept: 207-967-1604

Slide 16 Image Sources:

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