

Comments & Questions submitted by Participants via Chat in the GPC Work Session on 9/27/21

Housing				
Topic	Comments			
Entry Level	I agree with the need for more moderate and entry level houses.	How will this type of housing be funded?	Important not to put all "entry level housing" in one location. If financially feasible, should be scattered throughout community  <i>I agree.</i>	
Affordability	Regarding affordable housing, I encourage everyone to check out the website for the Kennebunkport Heritage Housing Trust - it may answer a lot of questions regarding funding, goals, location etc.	In other, I would include affordable housing for low and middle income households.	I agree. This would help ensure a diverse look to affordable housing instead of project looking homes as we see is being pursued now.	Yes. If we want to include affordable housing AND protect habitat for wildlife - and recreation - we have to think a bit differently.
Building Reuse	How about instead of demolishing perfectly good homes, the town buys them and turns them into affordable housing?  <i>I second that.</i>  <i>I third (that). There must be more options.</i>  <i>I agree. Let's be a little more creative about affordable housing.</i>	I understand what you're saying but the longer time goes on the less original homes will be left to convert to affordable housing.	If you're going to put buildings in there (or anywhere) why not use existing buildings that are to be torn down?	Is the town tearing houses down? If so, where is this occurring?
Year-round Residential Housing vs. Seasonal	Please discuss how moderate income housing could be encouraged and limited to full time residents, not seasonal housing.	Agree to save open space/woods, and limit the development of mega-mansions and focus on middle/lower income full time families.	In 2018, we were 47% seasonal. I'm guessing that might be higher now. Werner might be able to tell us.	I'm curious how much of Binnacle is residents vs. seasonal owners.  <i>Don't the homeowners at Binnacle Hill pay taxes like everyone else? How do you "control" what a homeowner does with their house?</i>

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Growth & Density	<p>i thought there were 36 permits last year. I would appreciate a comment from Werner.</p> <p><i>At the last planning session, the most circle stickers were on not overdevelopment. why has this not been discussed.</i></p>	<p>I'm all for smaller lot sizes.</p> <p><i>Suburban style zoning is what has created sprawl.</i></p>	<p>In the big picture...With the space in Kport decreasing (climate change) and the population increasing (covid migration), there must be finite development unless we want to become a crowded suburb or even a true city.</p>	<p>We need to balance high end coastal development with higher density development near existing services.</p>	
Dwelling Size	<p>The designation of "larger" homes should be greater than 3 bedrooms. A 3 BR house is the right size for many families.</p> <p><i>Agree - larger than 3 or 3 and smaller is a better split.</i></p>	<p>It's part of our work to balance out the growth while allowing folks to live the American dream and be self-reliant. That may include folks building a large house of their dreams. We should not be in the business controlling the market as part of government.</p>	<p>It came up during Tom's slides about small population size home and not many workers living in town. If there were more starter/tiny homes, then we could have workers, young families living in town.</p>	<p>Love the possibility of tiny homes! Maine Congress passed tiny home provision earlier this year.</p> <p><i>Yes, we did!</i></p>	

Office Uses	
Comments	close to highway systems and in designated business parks. Office space, at least currently, is less important

Natural Resources					
Topic	Comments				
Protecting Open Space & Wildlife Corridors	<p>Your poll is biased toward humans. Why don't you have options such as parks, wildlife corridors, etc.</p> <p><i>I agree. Save space for wildlife.</i></p>	<p>Agree re wildlife and trails. If it's not kept wild and natural, it will sooner or later be developed.</p>	<p>I like the idea of preserving open space and recreational facilities.</p>	<p>With KCT owning 20% of acreage, does the town need more space for wildlife and trails?</p> <p><i>IMO yes!!</i></p>	
Carrying Capacity	<p>There is a concept called "Sustainable Carrying Capacity" that I have recently read some information about. It is a tool for Environmental Management and defined as "the growth limits an area can accommodate without violating environmental capacity loads." This includes tourist carrying capacity. Are you familiar with such studies and would this kind of study be valuable for planning future use and potential densities that could impact the various natural resources that we value in Kport?</p>				

Natural Resources		
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Trees	<p>Why is there no mention of trees, no plan for shade tree and municipal forest management? Trees are part of essential infrastructure, reducing soil erosion, reducing pollutants in stream and rivers and municipal sewer system, cooling homes and the municipal environment in general, and in light of climate change the need to focus on CO2 sequestration and absorption of pollutants and retention of soils. Also, trees contribute directly to value of homes and indirectly general attractiveness of KPT for business, shoppers and residents.</p> <p>Yes</p>	<p>Is that a housing stock issue?</p>

Town Facilities				
Topic	Comments			
Sewer	I'm curious about which areas the town owns that have the necessary improvements?	All of the pumping stations are currently in the process of being upgraded.		
Parks & Recreation	uses that bring the community together- recreation facilities, outdoor meeting space.	I was assuming a question about development was not intended to include parks and recreational land, which might come under a different question? I don't consider those "development" but perhaps I misunderstood.		
Taxes	<p>i would like to see more focus on how to make sure long term locals are not taxed out.</p> <p><i>Aren't you trying grow the tax base?</i></p>	If the town loses Dock Square and Goose Rocks due to sea-level rise what will that do to the Tax Base?	It might be useful for the GPC to look at how changes inland use impacts property taxes.	How are we planning to cover the costs of the enhancements needed to roads, dock square etc? We should be building up the tax base for this.
Village Parcel	<p>Will a plan for the Village Parcel be part of the Comprehensive Plan?</p> <p><i>Great question. I was wondering about the Village Parcel as there is no current news in this area.</i></p>	<p>How can we improve access to the town hall and post office in summertime?</p> <p>Would it work to move town hall and post office to Village Parcel?</p>	<p>I do not think the Village Parcel planning should be automatically included in our comprehensive plan.</p> <p><i>I agree.</i></p>	village parcel has no road, sewer, etc. The city owns other land with all these improvements.
	I'd like the town to develop Village Parcel first that was a \$10MM cost before it even considers buying big homes to convert. I'm putting on my KPT Budget Board hat for this comment	The infrastructure costs for the village parcel will be huge - perhaps that was not a great \$10mil investment. Taxes will need to be raised to pay for this infrastructure. Also, are you forgetting about own town's huge debt?		

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Sea Level Rise				
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Data	Where do the sea level rise projections come from?			
Marsh Migration	We do follow the shoreland zoning which does have a setup of 75 to 250 feet and marshes are including in that so there is an accommodation for marsh to migrate if the sea levels rise.			
Elevating Buildings	A local lobsterman owns this home. Very cool.	he is no lobsterman.	my mistake, thanks.	was waiting for that __ 😊
	someone with a lot of money built it and said it was a fish house.	His kids are working lobsterman.	spot on.	
Dock Square	Dock square bridge was built high... raise the road and building to match - or move to the land across from Consolidated school (or elsewhere?).  <i>Good points!!</i>	I think the land across from Consolidated is going to be in the flood zone.  <i>Raise it or move it!</i>	<i>and it's privately owned.</i>  <i>Nothing \$\$ can't solve.</i>  <i>money can't solve everything</i>	The impacts indicate that we need to think about how the town thinks of Emergency management.  <i>Good point about emergency management</i>
Education	We can also educate folks that own the private property on how to develop and build in an area that may have sea level rising.			
Regional Collaboration	Is part of this SLR planning also regional with other coastal towns nearby?  Yes			

<b>Closing Comments</b>	While this shows us there are no easy answers, thank you all on the committee for working to ask and address all these issues.	Thanks, Growth Planning folks!  <i>we can't stop change, but we can hope to control it</i>	As a new resident to Kennebunkport the vision and work on this is impressive. Important questions and solutioning!	Thank you all! I need to log off. Good night