

TOWN OF KENNEBUNKPORT, MAINE

– INCORPORATED 1653 –

Growth Planning Committee Comprehensive Plan Planning Session

Aug 2nd, 2022 | 6:00PM – 8:00PM

Hybrid Meeting

Agenda

Join Zoom Meeting

<https://us06web.zoom.us/j/85453638361?pwd=NXVLb1d2R05hdVlMV08wN2t1ME9XQT09>

Meeting ID: 854 5363 8361

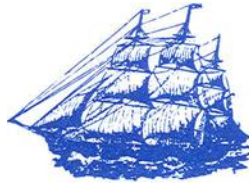
Passcode: 861116

By Telephone: +1 669 444 9171 US

Meeting ID: 854 5363 8361

Find your local number: <https://us06web.zoom.us/j/kyNHSpPZC>

1. Introduction of members and guests. Announcement of number of Zoom participants.
2. Review remaining timeline for Comprehensive Plan
 - Aug 11: Public discussion at Selectboard meeting
 - Sept 13: 30-day noticing for Comprehensive Plan Public Hearing
 - Sept 22: Selectboard signs warrant
 - Oct 13: Public Hearing (with Growth Planning Committee)
 - Nov 8: Election Day
3. Establish outreach and education plan to prepare the community for Election Day. See staff memo on the following page.
4. Review of minutes of **May 3rd, 2022 and May 17th, 2022**



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MAINE'S FINEST RESORT

Memorandum

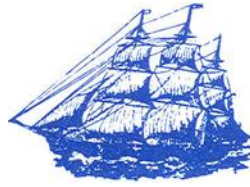
To: Growth Planning Committee
Fr: Eli Rubin, Werner Gilliam
Re: Comprehensive Plan Community Outreach Plan
Dt: July 26, 2022

To ensure that the comprehensive plan is widely accepted and familiar to voters on election day, staff is recommending that the GPC adopt and implement a simple community outreach plan. Although many types of outreach can be successful, engaging with existing local groups can often be an effective and efficient way reach many people, especially when those groups already have scheduled meeting times and/or member newsletters. Members of the GPC could present, individually or in groups of two, to local groups to introduce the concept, content, and importance of comprehensive planning to ensure that voters are aware of what they'll be asked to vote on regarding the comp plan. In addition, this could be a great opportunity to cultivate interest and recruit additional members to the GPC.

A list of potential target groups:

- a. Town Committees that have not yet been involved
- b. Schools: Consolidated school events, Parent Teacher Association, RSU 21 families
- c. KCT has already indicated that they will message their membership their support of the comp plan ahead of election day.
- d. Kennebunkport Business Association
- e. Kennebunkport Historical Society
- f. Both Library boards,
- g. Rotary, fraternal organizations, and other non-profit social groups
- h. other

Once the GPC decides which groups and who might present where, staff can help outreach to the organizations to schedule and coordinate potential times and ways to address their membership.



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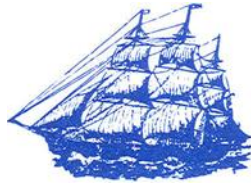
Remaining timeline for Comprehensive Plan

- Aug 2: GPC meeting
- Aug 11: Public discussion at Selectboard meeting
- Sept 13: 30-day noticing for Comprehensive Plan Public Hearing
- Sept 22: Selectboard signs warrant
- Oct 13: Public Hearing (with Growth Planning Committee)
- Nov 8: Election Day

Talking Points for Committee members

The following notes are provided to assist committee members as they present the Comprehensive Plan to various groups. In addition, copies of Volume one will be available to hand out and circulate around the community.

- Background
 - What is a Comprehensive Plan?
 - A Comprehensive Plan is the basis for the development of zoning and other municipal land use controls that guide the physical and fiscal development of the town.
 - A Comprehensive Plan is used to guide the Town in its effort to develop and implement its local growth management program. The Land Use Ordinance, by law, must be pursuant to and consistent with a comprehensive plan adopted by the voters.
 - Comprehensive Plans in Maine are generally updated every 10 years. Though, they are primarily focused on the upcoming decade of planning, Comprehensive Plans simultaneously contemplate longer-range planning.
 - The public process:
 - Kennebunkport's Comprehensive Plan was developed over a three-year span (2020 to 2022) under the guidance of the Growth Planning Committee and Planning Department.
 - 6 public events and community planning engagements

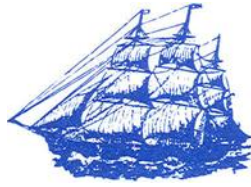


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- 6 surveys
- Collaboration with town committees and boards and non-governmental community organizations
- The committee process:
 - The GPC met twice a month from September 2019 through March 2020 and October 2020 through February 2022. All meetings were open and advertised to invite public comment and incorporate ideas that represent the entire community.
 - The committee reviewed the 2012 plan and developed the chapters for the new plan based on public feedback and background research and data collection.
- The format of the plan:
 - The Comprehensive Plan format, as required by state law, includes 13 chapters of inventory and analysis of existing conditions to establish data that will inform goals, policies and strategies developed later in the plan. Data is collected from local, regional, and national sources.
 - It then outlines future land use goals and policies and finally strategies to implement them.
- A few highlights from the plan
 - Over the last decade, the town's population has increased by approximately 7.5% to 3,629 year-round residents, but has not yet returned to where it was 20 years ago. One notable characteristic of the population is the high median age of residents, which at 53.4 years of age, is significantly higher than the national median age of 38.1, and higher than Maine's statewide median of 44.7. Many residents have expressed an interest in diverse housing options that accommodate individuals and families of all sizes, ages, and incomes. Such options are important in attracting new families and first time homeowners, as well ensuring that long-time residents can find suitable homes to age in place in Kennebunkport.
 - The high cost of housing in Kennebunkport will continue to be a challenge that shapes the composition of the community. In recent years, affordability has trended downward. The median assessed

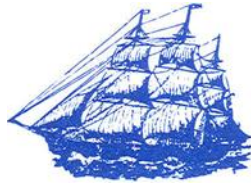


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- value of owner-occupied dwellings in town is 65% higher than that of York County.
- The standard benchmark for affordability is to spend less than 30% of household income on housing. Currently, nearly one-quarter of households spend over that.
 - Sea level rise threatens to inundate between 1.3 and 18.8 miles of roadway in Kennebunkport by 2100 depending on the scenario. Several of Kennebunkport's 16 sewer pump stations are vulnerable to sea level rise and will have to be reconfigured or fortified. Beaches, Dock Square, and even locations like the Consolidated School may be impacted by sea level rise in the future. Flooding and storm surge already cause occasional road closures in Town. Due to its low elevation, Dock Square is vulnerable to inundation, and is considered one of the most vulnerable in Maine in the near term. Some buildings are already experiencing flooding two to three times annually. Efforts like the US Army Corps of Engineers Silver Jacket vulnerability assessment in Dock Square and the Southern Maine Planning and Development Commission's Regional Sustainability & Resilience Program will increase the community's resilience to climate change.
 - In 2019, the Maine Legislature expanded its emissions goals to reduce gross emissions to no more than 45% of 1990 levels by 2030 and to no more than 80% of 1990 levels by 2050.
 - A rising sea will have impacts on groundwater, pushing it to the surface at locations as far inland as three miles. Rising groundwater could carry the contents of septic systems and underground toxics into nearby drinking wells, or toward the surface. The rising groundwater can also undermine Town roads at considerable expense to tax payers.
 - The Town's land use regulations will determine the character of new development. Regulations that encourage an interconnected street network increase walkability and other forms of non-motorized transport. An interconnected network is usually maintained more efficiently, and at less cost to local taxpayers. Additionally, such networks are well suited for emergency evacuation. Roadway corridor



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design plays an important role in ensuring safety for pedestrians and bicyclists

- Undeveloped habitat blocks (large tracts of land that have not been fragmented by roads and buildings) extend into Biddeford and Arundel. The Town recognizes that preserving wildlife corridors in these areas will be especially important in helping wildlife respond to changes in climate. This comprehensive plan recommends formalizing an inter-municipal strategy for protecting these valuable resources. Kennebunkport works jointly with the US Fish & Wildlife Service to protect tidal salt marsh and coastal meadows. The marsh is a critical habitat for migratory birds, and serves as a spawning ground for marine life that is necessary to sustain coastal fisheries.
- Outline some of the popular or specific strategies
 - *Choose a handful of examples from volume one that speak to that particular group*
- Ask for any questions
- Next step is to talk with your friends about it, share volume one, and support the adoption of the update on the Nov ballot.