

**Growth Planning Committee**  
**Minutes**  
**1/18/2022**

Attendees: Dan Saunders, Chair, Jim Fitzgerald, Vice-Chair, Paul Hogan, Werner Gilliam, Director of Planning and Development, Jim McMann, Liz Johnson, Janet Powell, Secretary, Eli Rubin, Community Planner

Guests: Liz Durfee, Tom Morgan, Planning Consultants

Dan called the meeting to order at 6:00 p.m.

Tom and Liz presented the CP Policies, Goals and Strategies of Draft #4 for discussion; the following link is provided for reference.

<https://docs.google.com/document/d/1ErI869y-kAxTdIGX1L3hEMK1ZmO-n8s6uf4lfL4Shc0/edit>

The following comments and changes include:

- #1. Consider including the term(s) year-round, long-term rentals to the Policy
- #2. Add affordable/moderate to the description
- #3. Delete “acquisition” remove Planning Board
- #4. Add “within Growth Area”
- #5. Strike “relaxation of dimensional standards”, add duplex/multiplex housing units
- #6. Add “the developer may provide financial compensation to the town in lieu of setting aside requisite affordable unit(s)”
- #7. Replace “incentivize” with “encourage” where applicable
- #8. Carry over performance standards, “home occupation” may need update of its definition given the substantial increase in the number of home offices added during the pandemic.
- #9. Keep
- #10. Keep
- #11. Strike
- #12. Strike
- #13. Strike “moderate” from #2 / add definition of “affordable”.
- #14. Keep
- #15. Keep
- #16. Revisit language
- #17. Keep
- #18, 19, 20, Keep

## **Water Resources**

- #1. through #7. Keep
- #8. Change specific square footage limit of impervious surfaces to a percentage
- #9. Review Stormwater regulations/residential and commercial
- #10 Review cost of maintaining such after ten years
- #11. Adopt a reasonable and safe policy re: salt application PW/PD
- #12. Ok
- #13. Ok
- #14. Strike
- #15. Ok
- #16. Ok Add Public Health
- #17. Add "Continue to monitor" Add Public Works (Sewer Dept)
- #18. Strike

The minutes of 1/4/21 were approved.

The public is encouraged to view the Comp Plan at

**<https://kennebunkportcp.info/>**

Additionally, there are hard copies of the Comprehensive Plan for public viewing at the following locations:

- 1. Town Hall
- 2. Graves Library
- 3. Cape Porpoise Library

Due to the hiatus of all Town Committee meetings from March through September 2020, the GPC requires additional time to complete essential material in the Comp Plan. Werner Gilliam will present a proposal to the BOS for its extension and report back to the committee at our next meeting on Feb. 1, 2022

The meeting was adjourned at 8:05 p.m.