

Kennebunk Comprehensive Plan and Zoning Ordinance Committee

February 23, 2017
Minutes

Attendance:

Philip Parker, Charlie Galloway, Jeff Bonney, Betsy Smith, Ted Trainer, Nick B., Dan Lyons, Joe Bergeron, Bob Metcalf,

Staff: Mathew Eddy, Judy Bernstein

1. Meeting opened.
2. Minutes. Minutes were distributed and will be reviewed at the next meeting.
3. Review, modify and approve draft summary of Previous Issues and implications (Sea Level Rise and marine Resources; reviewed at previous meeting and put into final form) 6:05-6:15
4. Historical, Architectural, Cultural Resources and Open Space 6:15-8:00. Want to get update of historical properties to see if there are any changes.
5. Noted the importance of the 2004 Open space plan. It will be reviewed prior to next meeting. In review of the issues below, we will also invite representatives from the Brick Store Museum, the Kennebunk Land Trust, and Hope Cemetery. It was also noted that while maps have not been updated, the recreation and open space parks and acreage calculations were updated in the present draft.

Issues and Implications include:

- There exist several properties in need of attention:
 - Wallingford Farm
 - Bernard Tavern
 - Wedding Cake House
 - Old School House
 - Cemeteries generally (financial)
- There are several cultural groups/areas that have made great strides, but are facing financial or space issues:
 - Shakespeare in the Park
 - Music on Main Street
 - Brick Store Expansion
 - River Tree Arts

- Festival coordination
 - Aging in Place Improvements
- The skateboard park location/design is under review, a site must still be found
- Beach access and the associated parking issues in the neighborhood are also under review
- The Historic Preservation Commission is primarily regulatory and is not necessarily a champion or speaker for the attractiveness of the history and culture available in our community. Issue may be the difficulty of preserving and promoting historic at the same time.
- History and the built environment, combined with flowers and unique natural resources make this a special place to work, live, and visit. Brand could be built around this (strategy); “blossoms to buildings to the beach” or “buried treasure”.
- The Brick Store Museum would appear to be emerging in that role, rather than being more of an historical collection and behaving more as a museum. Because of this new energy, it could take on a larger role as a champion, particularly given the growing popularity of the historic “app.”(strategy).
- Role of the Historic Preservation Commission is somewhat confusing to owners within the district and the review process, while respected, is considered painful and not necessarily consistent. Focus group sessions to see how that process could be improved and how eras and real history could be better respected, are recommended (strategy).
- Issues are arising related to parking and historic review.
- Cost of maintenance, purchase price, and constant turnover continue to be issues. One approach would be to create more land use flexibility (e.g. B&Bs, condos at higher density, apartments) (strategy).
- The library remains an important cultural center that should be enhanced whenever possible.
- The review process does not necessarily take in consideration modern, more efficient technologies. An examination of shifts in standards that take technology is recommended (strategy).
- Most challenged and “dangerous” buildings in the district lack a champion that could potentially access different resources (e.g. non-profit.
- Are there other areas to which we would like to extend the historic district to?
- Can TIF’s, tax credits, and other financing be better used to assist stressed buildings (strategy) given financing is always an issue.

- Cultural activity is not very well organized and is hampered by poor coordination. A cultural coordination plan needs to be developed (strategy)
- The theater in the museum offers new possibilities.

6. Adjourn