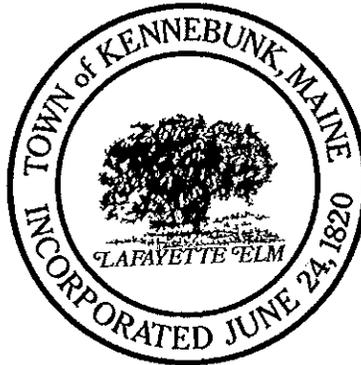


TOWN OF KENNEBUNK



COMPREHENSIVE PLAN UPDATE 2003

Adopted 11/04/2003

Amended 11/02/2004

(Open Space Plan Addendum in separate document)

Amended 01/18/05

(State Planning Office requested changes)

Amended 11/15/2005

(State Planning Office requested changes)

Amended 06/11/08

*(March 2008 Portland Road Traffic Management Update Study Addendum
in separate document)*

Amended 06/08/2010

(Updated Economic Development Strategies)

Amended 11/08/2011

(Updated Land Use Plan, Section 4 & Figure 4a)

Kennebunk Comprehensive Plan Update- 2003 Overview

The Kennebunk Planning Board is pleased to submit this 2003 Comprehensive Plan Update to our Town.

We have spent the last few years gathering and analyzing demographic trends and assessing the changes that have occurred in the community over the past decade.

This Plan is a policy document which outlines a vision for the future of the Town. This plan update focuses on the current and long term efforts which are meant to protect and enhance the growth and development of the community.

The purpose of a comprehensive plan is to provide guidance to public and private decision-makers regarding the development of the Town. In addition, the plan provides a framework for the development and updating of the Town's zoning and other land use ordinances.

This Comprehensive Plan Update should be considered an add on rather than a replacement of the 1991 Comprehensive Plan. It provides an inventory, analysis and mapping of the various natural resources, man-made systems and infrastructure and town facilities. It provides goals, policies and strategies for preserving and enhancing those resources and facilities. And finally, it provides an update of Kennebunk's future land use plan, which should be used to continue to guide growth and development in the community.

Public input in this plan process has taken place through community surveys, public meetings, a public planning forum and public hearings. Notes and surveys resulting from that public process are included in Section 1 of the plan.

Kennebunk Planning Board

Bob Metcalf, Chairman
Richard Smith, Vice Chairman
Jeffrey Martin-Zdunczyk
David C. Smith, Secretary
Walter Jallins
Theron Wentworth
Jonathan Whitehouse, Alternate

Comprehensive Plan Update

Table of Contents

Section #		Page
1.	<u>Public Input:</u>	
	A. Comp. questionnaire results (Jan. 2000)	1.A-1
	B. Public Forum Results (June 2002)	1.B-1
	C. Lower Village Committee Survey (Aug. 2002)	1.C-1
	D. Parks & Rec. Facilities Survey (April 2002)	1.D-1
2.	<u>Inventory/ Analysis/ Mapping:</u>	
	A. Population:	
	- Population/ Household Trends (1990-2000)	2.A-1
	- Public School Enrollment (1991-2001)	2.A-4
	- Demographic Characteristics (1990-2000)	2.A-5
	- Issues & Implications	2.A-8
	B. Housing:	
	- Housing Supply (1990-2000) Owner/ Renter Units	2.B-1
	- Housing Type (1990-2000) Single/ Multi-Family	2.B-1
	- Housing Affordability (MSHA Info)	2.B-2
	- Affordable Housing Analysis	2.B-4
	- Issues & Implications	2.B-6
	C. Local Economy:	
	- Labor Force (1990-2000)	2.C-1
	- Commuting Patterns	2.C-2
	- Economic Base	2.C-2
	- Employment by Industry	2.C-3
	- Kennebunks Downtown(s)	2.C-4
	- Issues & Implications	2.C-4
	D. Natural Resources:	
	- Watersheds	2.D-1
	- Topography	2.D-2
	- Soils-(See Figure 2.D.1)	2.D-2
	- Water bodies, Wetlands, Riparian areas-(See Figure 2.D.2)	2.D-2
	- Sand & Gravel Aquifers-(See Figure 2.D.3)	2.D-4
	- 100 Year Floodplains-(See Figure 2.D.3)	2.D-5
	- Habitat Maps-(See Figure 2.D.4 & 2.D.5)	2.D-5
	- Threats to Resources	2.D-6
	- Issues & Implications	2.D-7
	E. Public Utilities:	
	- Water Supply	2.E-1
	- Sewer Service	2.E-1
	- Water Service Map (5) – Figure 2.E.1 & 2.E.1.(a)	
	- Sewer Service Map – Figure 2.E.2	
	- K.L.& P.- Growth- Stats. From District	2.E-2
	- Issues & Implications	2.E-2

F.	Traffic & Transportation:	
	- Inventory/ Trends	2.F-1
	- Road system	2.F-1
	- Accident history/ trends	2.F-1
	- Traffic Counts	2.F-2
	- Parking	2.F-2
	- Access management	2.F-3
	- Bridge safety	2.F-3
	- Sidewalks & Bikeways	2.F-3
	- Figure F.1- Road Classification	
	- Figure F.2- Crash Locations	
	- Figure F.3- Crash Locations	
	- Figure F.4- Traffic Volume Trends	
	- Figure F.5- Traffic Counts	
	- Figure F.6- Access Management Standards	
	- Figure F.7- Bridges	
	- Figure F.8 & 9- Sidewalk/ Bikeway Plan	
	- Figure F.10- Potential Casino Impacts	
	- Figure F.11- Traffic Choke Points	
	- Issues & Implications	2.F-4
G.	Municipal Facilities:	
	1. Police	2.G-1
	2. Fire/Rescue	2.G-7
	3. MSAD 71	2.G-10
	4. Parks & Recreation	2.G-13
	• Map of Town & MSAD 71 Recreational Areas, Figure 2.G	
	5. Public Works	2.G-16
H.	Historic, Archaeological and Cultural Resources:	
	1. Known Resources and Historic Sites, (See Figure 2.H.1 – 2.H.4)	2.H-1
	2. Studies and Surveys	2.H-1
	3. Cultural Resources	2.H-2
	4. Historic Preservation Commission	2.H-3
	5. Issues & Implications	2.H-3
I.	Marine Resources:	
	1. Kennebunk River	2.I-1
	2. Coastal Public Access	2.I-2
	3. Shellfish Harvesting	2.I-3
	4. Issues & Implications	2.I-3
J.	Open Space Resources:	
	- Definition of Open Space	2.J-1
	- Existing Open Space Lands-(See Figure 2.J)	2.J-1
	- Recreational Resources –(See Figure 2.G)	2.J-1
	- Historic/ Cultural/ Town Character areas	2.J-3
	- Environmental Priority areas	2.J-3

K.	Land Use Patterns:	
	- Existing Land Use (Figure 2.K.1)	
	- Residential Development Trends (Figure 2.K.2)	2.K-1
	- Commercial/ Industrial Development Trends	2.K-1
	- Open Space Trends	2.K-2
	- Issues & Implications	2.K-3
L.	Fiscal Resources:	
	Assessor's spreadsheet showing trends (1991-2000)	2.L-1
	- Tax rate analysis	
	- Issue and Implications	2.L-4
3.	<u>Goals/Policies/Strategies</u>	
A.	Population	3.A-1
B.	Housing	3.B-1
C.	Local Economy	3.C-1
D.	Natural Resources	3.D-1
E.	Public Utilities	3.E-1
F.	Traffic & Transportation	3.F-1
G.	Municipal Facilities	3.G-1
H.	Historic, Archaeological, Cultural Resources	3.H-1
I.	Marine Resources	3.I-1
J.	Open Space	3.J-1
K.	Land Use Patterns	3.K-1
4.	<u>Land Use Plan Update</u>	4-1
5.	<u>Implementation Plan</u>	
A.	Immediate Actions	5-1
B.	Short Term Actions	5-3
C.	Long Term Actions	5-4
D.	Added Econ. Dev. Actions	5-5
6.	<u>Capital Investment Strategy</u>	
•	Needs based upon implementation actions	6-1