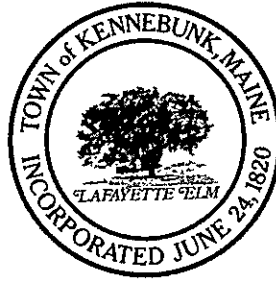


# Town of Kennebunk, Maine



## Comprehensive Plan Committee MEETING MINUTES

September 28, 2021

Auditorium, Town Hall, 1 Summer Street, Kennebunk

Present: Robert Metcalf [Chair], Janice Vance, Edward Trainer, Nick Branchina, Barbara Fleshman, and Robert Georgitis.

Also Attending: Blake Baldwin [Select Board Rep.], Chris Osterrieder [Director of Community Development], Karen Winton [Deputy Director of Community Development], Brittany Howard [Town Planner], Mike Pardue [Town Manager]

1. **Call to Order:** Chair R. Metcalf called the meeting to order at 2:07pm on September 28, 2021.

2. **Develop & Discuss Future Land Use Plan:**

R. Metcalf briefly gave a description of the new future land use map showing three zones (growth, transitional, and rural) and the three colors reflecting those zones. The growth areas in the green also includes the area that was Area A in 2011 update. Growth Area B in the 2011 has already been incorporated into the WKVR zone.

The Committee then discussed the River Locks area in town. The area is 100% built out and limited to development due its location, environmental restrictions, and other zoning restrictions. R. Georgitis stated we are not changing the zoning in these areas, all the underlying zoning rules, floodplain rules, and septic rules would apply, it is just being identified as a growth area. J. Vance will updated the descriptions for the growth area in the plan.

The Committee then reviewed the Transportation District. It was determined this should be a corridor along the railroad in the growth area only as opposed to a district. It was discussed about transportation along 95 and how the railroad corridor was not included in the plan. J. Vance will update the text in the transportation chapter to reflect this change.

The Committee discussed updating the chapters to reflect the released census data. The only outstanding information is the Maine Healthy Beaches, C. Osterrieder stated he would get the information to J. Vance.

The Committee then discussed how to put the plan on the website and updating the information. If it would be chapter by chapter, recreating the page, etc – B. Metcalf said he would discuss it with J. Vance and make the necessary changes and updates.

**3. Minutes for review from 9/20/2021**

**Motion:** Moved that the Comprehensive Plan Committee of the Town of Kennebunk approve the minutes.

**Moved:** E. Trainer

**Second:** J. Vance

**Vote:** roll call vote, 6 votes in favor, none opposed; the motion passed.

**4. Other Business:**

N. Branchina wants to discuss getting plan on the web page, the next Committee meeting date, and the Town meeting. The Committee discussed how they would review email comments, scheduling the public hearing with the Select Board. There was a discussion about using community voice and using the comp plan email. The committee wants to review all comments at once instead of individually. There should be time between posting it on the website and the public hearing date so the Board can address any comments as part of the presentation at the public hearing. The Committee then discussed including the survey that went around this summer. It was the consensus of the Committee and those in attendance not to include the survey. The intent is to try and get the plan up on 10/4/2021 and to hold the public hearing the week before Thanksgiving.

There was discussion about how to hold the public hearing, in person or via zoom. This would be determined as the meeting gets closer. C. Osterrieder is going to work on a work plan and get it out to the Committee.

**5. Adjournment:** There being no further business, the meeting adjourned at 2:59 pm.

**Motion:** Moved that the Comprehensive Plan Committee of the Town of Kennebunk adjourn the meeting.

**Moved:** R. Georgitis

**Second:** J. Vance

**Vote:** Show-of-hands vote, 6 votes in favor, none opposed; the motion passed.

Respectfully submitted,  
B. Howard

Adopted by the Comprehensive Plan Committee in its Meeting  
of October 14, 2021

Signed by:

  
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COMPREHENSIVE PLAN COMMITTEE