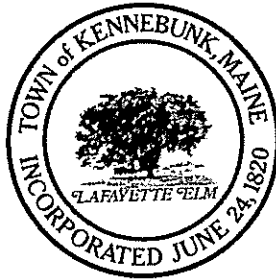


Town of Kennebunk, Maine



Comprehensive Plan Committee MEETING MINUTES December 1, 2021 Zoom Teleconference Meeting, Kennebunk

Present: Robert Metcalf [Chair], Janice Vance, Edward Trainer, Robert Georgitis, Blake Baldwin [Select Board Rep], Chris Osterrieder [Director of Community Development], Karen Winton [Deputy Director of Community Development], and Brittany Howard [Town Planner],

- 1. Call to Order:** Chair R. Metcalf called the meeting to order at 6:35 pm on December 1, 2021 via Zoom teleconferencing in keeping with the Committee's "Remote Meeting Policy" for COVID safety
- 2. Public Hearing on the Draft Comprehensive Plan:**

R. Metcalf welcomed all those attending the meeting and introduced the committee and staff. He also thank all those who have worked on the plan since 2016.

R Metcalf described the comprehensive plan as a detailed inventory of the town as it exists today, natural resources, capital improvements, climate change, sea level rise, etc. The plan is comprised of 14 different chapters that give the town guidance for the next 10 years. It is a binding document that the towns land use zoning ordinance is based upon.

R. Metcalf shared a slide showing how the plan is updated. The committee was formed from different committees in town and they used data provided from the state and public input (surveys, workshops, meetings, etc.) to develop the plan. The final steps are public input, state review, and local adoption. R. Metcalf gave a brief history of Comprehensive Planning in Kennebunk. The plans have sought to guide growth, respect and protect the natural environment, target capital investments, and promote affordable, decent housing opportunities. The proposed plan does the following:

- Directs growth into the three village centers and keeping the Town's rural areas lightly settled
- Designates the town into projected areas of growth, rural preservation, and transitional areas
- Balances factors such as existing roadways, housing density, and municipal ability to affordably serve the community
- Advocated for the protection of natural resources such as out salt marshes, rivers, beaches, and recreational open space
- Develops strategies to address issues that may arise and influence the future of the community

C. Osterrieder went through the timeline of the Comprehensive Plan and next steps for the plan and committee. After the conclusion of the tonight's meeting, the public will be able to submit comments until 4pm on Friday 12/3/2021. The committee will meet next week to address the comments heard this evening. The plan then needs to be submitted to the state for review prior to be putting before the town for vote.

R. Metcalf open the public hearing portion of the meeting. He went through how to participate using the raise your hand function and discussion will be limited to five minutes.

Lena Perron read a letter addressing concerns about synthetic pesticides and fertilizers being used on private properties. The pollution of natural resources and wild life comes from synthetic pesticides and fertilizers being sprayed on private lawns. The plan should include a ban of these products to protect waters, wetlands, and wildlife. R. Metcalf requested a copy of the letter that was read.

Andrew Freda thanked the members of the committee and had two comments. One, the plan does not address declining school enrollment. It is important to address declining enrollment since 80% of the budget goes toward the school. The second item, real estate taxes, the Town should look at its funding mechanism given that the resident median age is 55, the town is asking people on fixed incomes to pay an enormous burden of their total income toward real estate taxes.

Patricia Sass Perry stated the term "crown jewel" is specific to the Lake Brook area being the last undeveloped salt marsh in the Kennebunks. The plan should address the minimal setback for the Lake Brook area in town. C. Osterrieder stated the plan is to direct policy, it does not always give direct recommendations. He then showed a map on google earth with future land use map overlaid to show the Lake Brook area.

Miriam Whitehouse stated there should be some attention in the plan to clean up the rivers. The Select Board was present with a study about the pollution in the rivers.

Rob Holmes spoke about conservation and a plan for protecting the natural resources. The plan references a 2004 open space plan. C. Osterrieder stated one of the goals is to create a committee to work on updating the open space plan. There was discussion about how this committee would be created and how to stay apprised of the creation.

Dan Sayre stated that the plan shows population projections for the next 10 years but seems to be missing a school enrollment projection. The plan needs to take in account people being able to live wherever they want without being tied to an urban center (due to remote work/COVID). This may make attracting families to Kennebunk easier. R. Metcalf would like to review what the school submitted for data vs what the state provided for data. C. Osterrieder agreed. There was then some discussion about the budget and how to attract people to town and how it impacts the conversion of land to residences.

David Doubleday asked about how public participation was captured. R. Metcalf addressed the question, stating the information was retained from the two public sessions at town hall, and documented as an appendix in the plan.

Susan Bloomfield voiced concerns about short term rentals. The Select Board held a workshop on the matter on 11/30/2021. There used to winter rentals available but those seem to have been taken

up by short term rentals. C. Osterrieder stated there is a strategy in the plan to create a housing committee to address many of the towns housing concerns.

Chris Babbage remembered how the older plans addressed children safety and sidewalks. He inquired does this plan address sidewalks, signage for bicycle protections, or other strategies to address safety? Does the plan address affordable housing and the ability to be able to downsize and stay in Kennebunk? Kennebunk was fortunate to have two schools that were converted to affordable housing but going forward how will this be incorporated into the town?

Rachael asked about outreach and public participation. The dissemination of information has been challenging in town. Does the plan have a goal to address an outreach policy? C. Osterrieder stated that looking at all avenues to keep people engaged is a high priority for the town.

Beth Sandmire informed the group that the Kennebunk Land Trust is in the process of hiring a new executive director and looks forward to continuing a relationship with the town. It was also encouraging to hear all the comments about the environment that have come out of this meeting. She voiced concerns about creating a committee to update the open space plan as it might be redundancy with the conservation committee. C. Osterrieder stated the committee would be comprised of members from multiple committee and town residents for a comprehensive look at the towns open space.

C. Osterrieder was asked a question through the chat feature about the availability of hard copies of the plan. Hard copies will be available per request. Staff will make sure there is an available copy at the library.

Dan Sayre has question about shellfish found on Kennebunk's beaches and if there was a goal or policy addressing making them edible again. There was discussion about the Kennebunk sewer plants location on the Mousam River and nitrogen outputs. The discussion turned to the Kennebunk River and ordinances revolving around septic system pump out requirements and point and non-point pollution. Kenny DeCoster asked about the town's stance on the dams in Kennebunk. C. Osterrieder stated in 2016 there was public support for both dam removal and dam retention, the plan tries to raise the awareness of the issue and leave it in the hands of those who can actually implement a plan to deal with that issue.

R. Metcalf closed the public hearing and reiterated the public will be able to submit comments until 4pm on Friday 12/3/2021. The committee will meet next week to address the comments heard this evening.

3. Adjournment: There being no further business, the meeting adjourned at 7:52 pm.

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

Moved: R. Georgitis

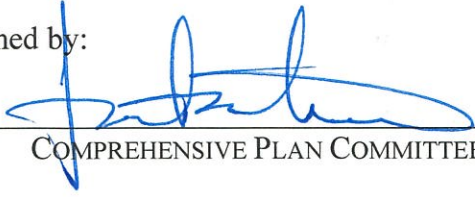
Second: J. Vance

Vote: Roll Call vote, 4 votes in favor, none opposed; the motion passed.

Respectfully submitted,
B. Howard

Adopted by the Comprehensive Plan Committee in its Meeting
of December 6, 2021

Signed by:



A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

COMPREHENSIVE PLAN COMMITTEE