



## TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

Dear Neighbor:

As you are probably aware, the Town of Kennebunkport purchased an 85-acre parcel of land located between North Street and School Street. The Board of Selectmen appointed a Village Parcel Master Plan Committee to undertake a master planning process to determine future use of the property. The committee is engaging the public through a variety of opportunities including a public visioning session on July 13<sup>th</sup>, as well as interviewing stakeholders about uses for the property. The steering committee is inviting abutters to meet with them on **Tuesday, June 25<sup>th</sup> from 5 pm to 6 pm** at the Village Fire Station meeting room to better understand your thoughts on uses and development of the property. Since this will potentially involve a larger group of individuals, we are asking housing associations to appoint one or two members to represent the group and provide feedback. In order to allow all voices to be heard we have included a set of questions for your review in preparation for the meeting. These questions will be used as an agenda for our discussion. You will also find enclosed a parcel overview document and a map of the parcel.

If you are unable to make the meeting, we would still appreciate your input through a written response.

If you have any questions or comments, please let Werner or I know.

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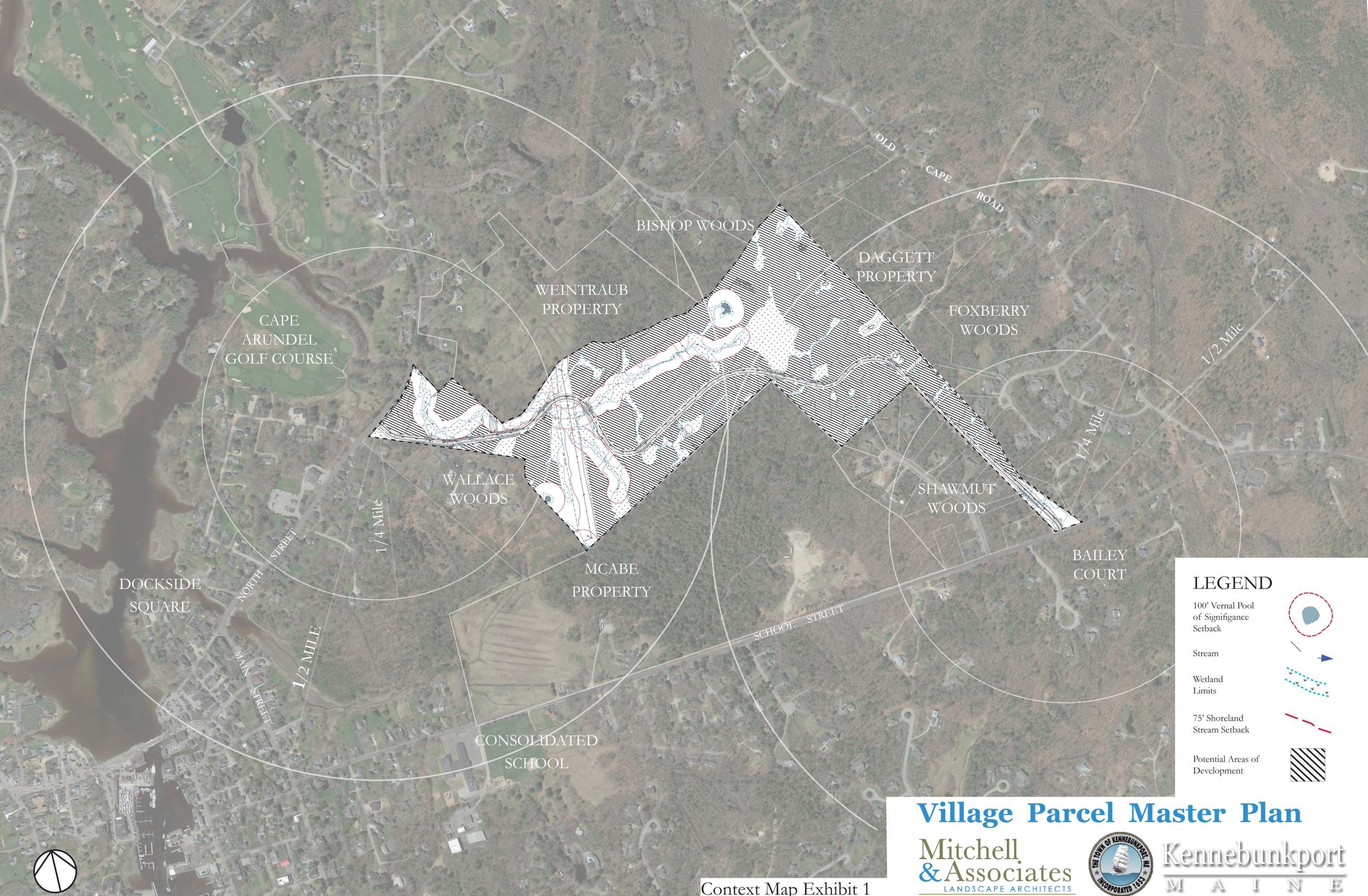
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## VILLAGE PARCEL MASTER PLAN

### Parcel Overview

The Kennebunkport Village property is a unique parcel that connects both North Street and School Street. This parcel over the years has been heavily reviewed by multiple authorities, including the Kennebunkport Planning Board, Maine DEP, and US Army Corp of Engineers. In the early 2000's it was considered as a future school site, but eventually was purchased by a private developer who had received approvals to construct 80 condo units throughout the property. The developer had begun the process of roughing in the road, constructing the wetland crossings, and clearing the building sites when the town offered to purchase the property, believing that it offered unique opportunities to the community as a whole that would be forever missed should it have been developed as a private subdivision. The property is 86.67 acres in size and has the following properties/constraints.

- There are approximately 52 acres of upland area as shown on Context Map sheet 1.
- CMP has a 135 foot transmission line easement that crosses the property approximately 1,300 feet in from the North Street end.
- There are two stream segments flowing from on-site wetlands that flow under North Street to the Kennebunk River.
- The property contains about 16+/- acres of forested wetlands.
- There are three (3) significant vernal pools, two located within the CMP transmission line easement on the southerly edge. The third significant vernal pool is located in the northeast quadrant of the parcel. Significant vernal pools have a 100 foot, no disturbance, setback. There are also several non-significant vernal pools that have no setback requirements.
- Current site conditions include 6,100 +/- LF of roughed in road connecting North Street to School Street.
- Clearing on site for road and lot areas was completed for the development of a previously approved project.
- Public sewer and water have been extended to the North Street frontage.
- The parcel is approximately 1/10<sup>th</sup> of a mile from the Village Fire Station and 7/10<sup>th</sup> of a mile to Cape Porpoise from the School Street side.



Context Map Exhibit 1

# Village Parcel Master Plan

**Mitchell & Associates**  
LANDSCAPE ARCHITECTS



**Kennebunkport**  
MAINE

## **Questions for Stakeholder Groups**

**Meeting with VPC on June 25<sup>th</sup> between 4:00 PM and 6:00 PM**

**at Village Fire Station**

**4:00 pm - Groups in attendance will be Libraries, KRA, Portside Rotary, Historical Society, and PTA**

**5:00 pm – Groups in attendance will be abutters**

1. What are the important issues that should be considered? Specifically, land use needs, and other important objectives that should be considered in the development of a master plan.
2. What concerns does your group have regarding growing demands and needs for the town. i.e. public services, housing needs, commercial use, open space etc. How should the property be used?
3. What design characteristics should we consider in our implementation strategy?
4. Does the parcel location provide an opportunity for connectivity to the Village area and to Cape Porpoise? If so, what should those connections include?
5. What expectations does the group have for the village parcel?
6. Should the Town identify a portion of the site to be retained for future yet to be determined needs of the Town?