

## THREE UNDERLYING THEMES

The following themes were identified as underlying much of the community conversation.

### *Preserve the town's character*

- Preserve open space and other natural features, working waterfront, and historic buildings -- while guiding additional development to desirable locations.
- Ensure that the diversity of people in terms of socio-economics can continue to do live in Kittery (affordable housing and jobs)
- Support the diversity of land uses that make up the Town ("wild" landscapes, Foreside, outlets, working waterfront, quiet residential neighborhoods, etc.)

*"There is still plenty of room to grow while maintaining Kittery's character"*  
 – comment from Comment Board in Town Hall.

### *Increase and improve connections*

- Safer and more pleasant walking and biking physical connections
- Communication and access to information
- Provide more opportunities for social connections by providing opportunities for community gathering (through an enhanced Foreside, a 21st century library, expanded programming at the KCC, increased public space on the water, and improved walking and biking infrastructure)

### *Promote a multi-generational Kittery*

- Wholesome activities for youth (including improved and increased recreational opportunities, safe ways of getting around town and more youth involvement in planning for the future)
- Support healthy aging in place (with affordable housing appropriately sized and located for seniors, as well as activities and transportation geared to this population)
- Provide opportunities for multi-generational activities

*"Kittery is old and must preserve old trees and old buildings and wildlife"* – comment from Comment Board in Town Hall.

*"Keep our identity distinct from that of Portsmouth."* –public forum participant (March 12, 2016)

*"Build a business environment and infrastructure that should support continued growth in a structured way."* – on-line community conversation participant

## THREE KEY PLANNING PRINCIPLES

New policy initiatives included in the Comprehensive Plan or in Kittery's Town Code should strive to be grounded in principles of sustainability. Broadly, sustainability is a concept that recognizes the **interrelatedness** of the energy, environmental, economic development, and civic health of the Town, and the importance of ensuring that future generations can enjoy the resources that exist in Kittery today.



The following Comprehensive planning principles will be used to evaluate recommendations throughout the Plan, whenever relevant.

### Environmental Stewardship

Kittery needs to prepare for climate change, sea level rise, and preserve wildlife habitat.

- Do the recommendations support a long-term sustainable future and stewardship of natural resources, including land preservation?
- Do recommendations promote the use of renewable energy sources throughout Town?
- Do they promote sustainable land use patterns?
- Are there recommendations regarding how the Town can lead by example including ways in which municipal facilities and services can be more environmentally-sensitive?
- Are there recommendations regarding how the Town can encourage private property owners to adopt more sustainable measures?

### Health and Wellness

The Plan should promote the health and wellness of Kittery's residents and of the community as a whole.

- Do recommendations promote the health and wellness of the people who live, work and play in Kittery?
- Do they support the health of the community as a whole?
- Do they provide opportunities for fitness as a part of everyday life, healthy lifestyle choices, support the recreational needs of all ages, opportunities for life long learning and the building of social capital?

- Do they support the creation of safe and accessible public spaces for various ages and abilities?
- Are there recommendations that address the specific needs of different age groups (especially those of youth and of the elderly)?

### **Economic and Social Vitality**

The Plan should support the long-term economic and social vitality of Kittery.

- Do the recommendations promote the Kittery's ability to support a diverse community?
- Do they protect and promote Kittery's unique historic resources?
- Do they foster a strong local economy, local agriculture and food production, and also protect water dependent businesses?
- Do they protect Kittery's unique culture?
- Do recommendations support municipal investment in critical infrastructure to support and encourage desired development in desirable locations?
- Are there provisions to encourage and include the continued engagement of Kittery's residents in determining the character of their community and in determining its future direction by being involved in decision-making regarding the Town's future development?

## **GOALS AND OBJECTIVES**

**1.0 Protect the town's character by preserving and protecting historic features and promoting an awareness of the Town's unique history.**

**Objective 1.1. Protect historic buildings**

**Objective 1.2. Promote Kittery's history**

**2.0 Protect Kittery's natural resources including water, agricultural and forest resources, open space and recreation.**

**Objective 2.1. Protect and preserve critical open spaces for passive recreation, visual impact and preservation of wildlife habitats.**

**Objective 2.2. Increase opportunities for recreation**

**Objective 2.3. Implement sustainability measures to protect the environment**

**3.0 Support desirable economic development, reduce dependence on Portsmouth Navy Shipyard, and increase the Town's tax base while also providing local jobs.**

**Objective 3.1. Attract and retain businesses to sustain the vibrant center at Foreside that provides residents with places to go and spaces to gather.**

**Objective 3.2. Attract new businesses to the Business Industrial Park**

**Objective 3.3. Identify and promote desirable locations for additional development.**

**Objective 3.4. Develop guidelines for the future redevelopment of the Outlet Malls into a mixed-use more pedestrian-oriented area.**

**Objective 3.5. Create jobs for a variety of skill sets and range of salaries.**

**4.0 Provide a range of housing types to meet the needs of individuals throughout the lifecycle and to support residents with a diversity of incomes.**

**Objective 4.1. Attract young families and retain residents with a variety of incomes**

**Objective 4.2. Support elderly residents ability to age in place**

**5.0 Improve safety and ease of getting around Town and better connect the “pieces” of Kittery. Also provide safe and pleasant alternatives to automobile travel with safe and pleasant bike and walking paths.**

**Objective 5.1. Address traffic safety and congestion**

**Objective 5.2. Make walking and biking safe and pleasant**

**Objective 5.3. Explore ways of providing alternative modes of transportation**

**Objective 5.4. Explore ways of increasing parking options**

**6.0 Protect the Town’s coastline, the working waterfront, and increase access and enjoyment of the water while protecting it from environmental impacts.**

**Objective 6.1. Increase access to the waterfront**

**Objective 6.2. Protect working waterfront**

**Objective 6.3. Protect marine resources**

**7.0 Improve town governance and provide adequate municipal facilities and services**

**Objective 7.1. Improve town governance and ability to plan**

**Objective 7.2. Maintain and improve municipal facilities**

**Objective 7.3. Provide adequate municipal service**



The following are “burning issues” identified as needing further discussion with the public. Please let us know which of these you think are most important for us to focus on and/or if we are missing anything important.

1. To protect the town’s character by preserving and protecting **HISTORIC FEATURES** and promoting an awareness of the Town’s unique history.

**BURNING ISSUE: HISTORIC PROPERTIES.**

Several historic properties in Kittery have been demolished or significantly altered in the recent past.

*How can we prevent the loss of historic buildings and landscapes while, at the same time, protecting individual property owners’ rights?*

**BURNING ISSUE: RICE PUBLIC LIBRARY BUILDING**

The Rice Public Library is housed in one of the most architecturally-significant library buildings in the State of Maine. It may or may not continue to be used as a library in the future.

*What is the best way for the town protect this building from demolition or incompatible alteration, regardless of how it is used in the future?*

2. To protect Kittery’s **NATURAL RESOURCES** including water, agricultural and forest resources, open space and recreation.

**BURNING ISSUE: HUNTING**

Did you know that you can hunt some type of animal every day of the year in Kittery, except Sunday? Reportedly several Kittery residents have heard bullets “whizzing by” them as they walked through the Town Forest. (MAP)

*How do we respect the desires of hunters to engage in their sport and simultaneously ensure the safety of all residents?*

**BURNING ISSUE: DOGS ON THE BEACH**

Reportedly many Kittery dog owners bring their dogs to the beach and some, do not clean up after their pets. During summer months this is exacerbated because some people are also made uncomfortable when dogs are on the beach while they are swimming, sunbathing, and/or picnicking .

*How do we strike a balance between dog owners desire to bring their dog to the beaches and the desire of others for clean and peaceful beaches?*

3. To support desirable **ECONOMIC DEVELOPMENT**, reduce dependence on Portsmouth Navy Shipyard, and increase the Town's tax base while also providing local jobs.

**BURNING ISSUE: OUTLETS.**

The rise of on-line shopping and the development of other regional outlets have resulted in a decrease in demand for the Kittery shops; thirteen stores closed just last year. The buildings are also reaching the end of their lifecycle.

*What would you like to see in this area of Town in the future as it evolves?*

*How would you like it to look?*

4. To provide a range of **HOUSING** types to meet the needs of individuals throughout the lifecycle and to support residents with a diversity of incomes.

**BURNING ISSUE: HOUSING DIVERSITY.**

Housing prices, both ownership and rental, have been steadily increasing over time. The rise in cost is squeezing the lower- and middle-income households in Kittery and creating challenges with housing affordability.

*What should the Town to support housing that is affordable to lower and middle-income households?*

*Where are appropriate locations to encourage new housing development to support this goal?*

5. To improve safety and ease of **GETTING AROUND TOWN** and better connect the "pieces" of Kittery. Also provide safe and pleasant alternatives to automobile travel with safe and pleasant bike and walking paths.

**BURNING ISSUE: BIKE FACILITIES.**

We have heard from many residents that they would like improved and increased opportunities or bicycling.

*Where would you most like to see the Town provide accommodations for bicyclists including wide shoulders, shared lanes, bike lanes and separated bike paths? (INCLUDE MAP)*

**BURNING ISSUE: PARKING IN FORESIDE:**

As the Foreside area has become increasingly active and popular, some have noted a need for more parking.

*Do you think there is a need for additional off-street parking in the Foreside area?*

**BURNING ISSUE: TRANSIT:**

The Kittery Community Center has vans used for field trips for seniors and also owns a small bus for adult trips (18 years and older). There used to be a shuttle bus service that operated on Route 103 that hasn't operated for a few years now. Some residents have asked for more public transportation opportunities for teens, seniors and others wanting an alternative to automobile travel.

*Would you like to see a public shuttle bus service in Kittery?*

**BURNING ISSUE: SAFETY AT INTERSECTION**

The unsignalized intersection at Shapleigh Road/Whipple Road/Woodlawn Avenue is often congested and drivers report experiencing long delays during peak hours.

*Would you like operations and safety improvements made at the intersection of Shapleigh Road/Whipple Road/Woodlawn Avenue (e.g. signalization or a roundabout)?*

6. To protect the Town's COASTLINE, the working waterfront, and increase access and enjoyment of the water while protecting it from environmental impacts.

**BURNING ISSUE: WATER QUALITY**

Water quality in places such as Spruce Creek is affected by point and non-point pollution (surface runoff), which has led to restrictions on shellfishing. Increases in development in the Spruce Creek watershed may lead to further reductions in water quality.

*What actions can be taken to improve water quality in Kittery?*

**BURNING ISSUE: PARKING AT PEPPERRELL COVE**

The former Frisbee Market property is for sale. The current owner allows parking for a fee in the lot across Pepperrell Road, and these spaces are often used by boaters going to out to moored vessels in Pepperrell Cove. However, the availability of this parking is not guaranteed in future.

*Do you think there is sufficient parking in the area? Would the loss of this parking lot negatively affect your ability to visit this area of Kittery?*

**BURNING ISSUE: COMMERCIAL FISHING FLEET**

Although reduced in size from previous levels, there is a significant commercial fishing fleet operating in Kittery. In many coastal communities, working ports are under redevelopment pressure.

*Do you think the working waterfront in Kittery is facing redevelopment pressure, and if so, what measures would you support for its preservation?*

**BURNING ISSUE: PUBLIC ACCESS TO LAUNCH KAYAKS AND SMALL CRAFT**

While there are numerous locations for public access to launch kayaks and small craft, there are shortages of parking in many of these locations.

*Where would you like to see additional access and associated parking for waterfront access?*

**To ensure that the regulations support desired LAND USES.**

**BURNING ISSUE: THE AREA NORTH OF SPRUCE CREEK** is currently zoned at 40,000 sq.ft. per dwelling unit and is listed as rural. It is also currently the non-sewered part of Town.

*Do you think this area (show on **MAP**) should be further developed? In the previous Comprehensive Plan this was designated as a "Limited to No Growth area. Does this still hold true? Should we consider increasing the lot size or other methods of density control?*

7. To improve **TOWN GOVERNANCE** and provide adequate **MUNICIPAL FACILITIES** and **SERVICES**

**BURNING ISSUE: FUTURE OF THE LIBRARY:** The library is in the process of undertaking a significant improvement to its facility with the goal of becoming a 21st century library. The Library Board, the Library Building Committee, and the Kittery Community Center will need to review the options and make the final decision.

*Which of the following two options do you prefer and why?*

<b>Which option do you prefer for the future of our library?</b>	PREFER	WHY
<p><b>OPTION 1:</b> Sell Taylor Annex and renovate and expand the Rice Library building at its existing location, consolidating all library functions into one building.</p>		
<p><b>OPTION 2</b> Sell both the Taylor Annex and the Rice Library building and relocate as a new facility to the Community Center parcel.</p>		
<p><b>What is important to you in terms of a new library in the future (e.g. size, location, character, etc.)</b></p>	WHAT	WHY
<p><b>ALSO, if the library were to leave the Foreside, what should happen in the buildings it vacates?</b></p>	WHAT	WHY
<p><b>Rice Library Building</b></p>		
<p><b>Taylor Annex Building</b></p>		

**ADD YOUR THOUGHTS TO THE ADVANTAGES AND DISADVANTAGES OF EACH OPTION BELOW.**

**OPTION 1:** Sell Taylor Annex and renovate and expand the Rice Library building at its existing location. The site is quite large and a preliminary conceptual design developed a few years ago showed an expansion to the back of the building and a parking garage built into the slope increasing the number of parking spaces over those currently on-site.

*Some Advantages*

- Will continue to provide street life and more reasons to go to the Foreside District (libraries are often in downtown locations and provide more reasons to go there)
- Is walking distance from the high school
- Will save a beautiful historically significant building functioning as originally intended
- May be able to provide more parking than is currently available
- Could result in a stunning building of contrasting historical and modern architectural features like some famous libraries

OTHER \_\_\_\_\_

*Some Disadvantages*

- Will have to alter some of the original building (especially the back wall which will be the where the addition will necessarily be connected to the old building)
- May be expensive to make the whole building handicap accessible (i.e. installation of elevator)
- The two parts of the building, new and old, will probably not flow perfectly
- The current zoning does not allow for an expansion of the Rice or the Taylor buildings. This also poses constraints on what a potential buyer could do with the building(s), thus reducing their value.

OTHER \_\_\_\_\_

**OPTION 2:** Sell both the Taylor Annex and the Rice Library building and relocate as a new facility to the Community Center parcel, adding 30 additional parking spaces to the existing Community Center parking area.

*Some Advantages*

- May be close to potential patrons as they frequent the Community Center
- May make collaboration on events with the Community Center/Recreation Department easier/more frequent
- Can design a modern building to meet specific needs
- Will have access to outdoor space
- Will be easy to make entire building handicap accessible
- Leaves the Rice building available for reuse.
- Would be a net zero building (run on solar power)
- Developer(s) has expressed interest in demolishing Taylor Annex building and building a Bed and Breakfast on the site

OTHER \_\_\_\_\_

*Some Disadvantages*

- Leaves the Rice Building vulnerable to destruction of its historic architecture
- Leaving the Foreside area may impact the district negatively as it makes it less of a destination at a time when it is striving to become more of one
- May not have enough parking
- May take over parts of the Community Center's parcel currently allocated to needed athletic fields
- Building a new building directly in front of the Community Center may have a negative visual impact on the KCC

## KITTERY COMPREHENSIVE PLAN: BURNING ISSUES FOR JUNE 11 PUBLIC FORUM

- Demolition of the Taylor Building
- Currently the library contributes to the street life of the Foreside District in a number of ways, including by being in two buildings in the town center
- May add to traffic congestion on Rogers Road
- Would have to be more deliberate about not duplicating programming with the Community Center

OTHER \_\_\_\_\_