

Kennebunk Pond Beach Project Summary

As of 10/25/23

COMMITTEE FORMATION: December 2020

PURPOSE:

The Committee was formed by the Town of Lyman Select Board to review complaints and recommend potential solutions regarding activity at Kennebunk Pond Beach & Parking Lot.

COMMITTEE MEMBERS:

- Lynda Carscallen, Secretary
- Bridget Grenier
- Karen Kane, Chairperson
- Priscilla Ouellette
- Dave Alves – Current member & former Select Board Liaison
- Amber Swett – Select Board Liaison
- ~~Bill Single – Former Select Board Liaison~~
- ~~Dan Rogers – left the committee mid-late 2021~~

COMMITTEE MEETINGS:

Due to Covid-19, committee meetings were initially held via Zoom; subsequent meetings were held at the residence of Karen Kane or on-site at Kennebunk Pond. More recently, Committee meetings were opened to the public and a dedicated KPB Committee page was added to the town website where meeting agendas, meeting minutes and other relevant information is published.

COMMITTEE OBJECTIVES:

- Preserve Kennebunk Pond Beach as a safe, clean and enjoyable public recreational area
- Ensure the safety of all persons including beachgoers, fishermen, neighbors, pedestrians and vehicular travelers along Kennebunk Pond Road
- Improve access to the beach and parking lot

COMPLAINTS REVIEWED:

After a thorough review of complaints received at Town Hall, the committee categorized them into three areas – Access, Safety and Cleanliness:

- Access:
 - Overcrowding on beach & parking lot
 - Street parking
 - Cars block walkway
 - Jet skis parked on beach
 - Tents & canopies take up too much room
 - Many out-of-state/town visitors
 - Trespassing on private property
 - Food truck occupying parking space
 - No handicap access

- Safety:
 - Tree limbs falling in parking lot
 - Pedestrians crossing road in several areas (boat ramp, beach walk, adjacent private property)
 - Speeding vehicles down Kennebunk Pond Road
 - Existing road signs blocked by trees
 - Trespassing after dusk
 - Illegal drugs/alcohol use and debris
- Cleanliness:
 - Trucks launching deep into water causing gas & oil leaks
 - Boats not checked for invasive plants
 - Water quality testing
 - Leaves & debris gather on shore in Spring
 - Porta-potties not always used
 - Bathing & washing dishes in pond
 - Trash left behind
 - Human & pet waste

COMMITTEE ACTIONS & RECOMMENDATIONS:

- Hired contractors:
 - Landscape Architect, David Maynes - develop design and coordinate with town & contractors.
 - GT Scapes, landscape company for development.
 - CTR of Maine to provide automated gate.
 - Surveillance cameras & electrical work – In process
- Parking lot:
 - Place additional trash cans (completed) and place them strategically in design
 - Remove designated trees & limbs (completed)
 - Shed to house electrical components (completed)
 - Lights from dusk to dawn to decrease night-time activity (completed)
 - Install surveillance cameras that and network to town hall
 - New asphalt apron at entrance
 - Automated gate – a simple barrier gate that is locked at dusk and unlocked at dawn (similar to the way the manual gate was handled), with ability to upgrade should the town want to charge fee / distribute passes in the future
 - Porta-potty moved closer to road for convenience
 - One handicap parking space adjacent to new walkway
 - Universal Design walkway to the road
 - New crosswalk from walkway to new beach entrance
 - Flashing beacons to warn of pedestrian crossing on both sides of crosswalk (received from Maine DOT - free)
 - Pedestrian warning plate on both sides of the crosswalk
 - New signage with rules & regulations, hours of operation, etc.

- Plantings & boulders to softly guide pedestrians and identify boundaries
- Beach side:
 - Update guardrail per DOT specifications (scheduled for Spring 2024)
 - New entry with platform to accommodate wheelchairs, carriages, walkers, etc.
 - Ramp to the beach to accommodate wheelchairs, carriages, walkers, etc.
 - New steps
 - New plantings – native plantings that are low maintenance to provide buffer from roadway (scheduled for Spring 2024)
 - New signage with rules & regulations
 - Strategically spaced boulders to softly guide pedestrians & identify boundaries
- **Excluded** from the initial plans:
 - Full redesign of parking lot with topography changes & designated parking – cost prohibitive
 - Fencing along adjacent private property – after land was surveyed to mark boundary lines, property owners indicated they didn't want a fence and would take care of it themselves. Committee also preferred to avoid setting a bad precedent.
 - Management of the beach/parking lot with an attendant from either the town or the Sanford Y – not cost-effective unless entry fees are charged.
 - Due to Maine Inland Fisheries & Wildlife regulations, charging a fee became complex, managing it became too expensive and committee felt it was outside scope of project, but selected a gate that may accommodate charging a fee in the future.
 - Examine incoming watercraft for vegetation. This was investigated but dedicated person(s) and ability to hose down watercraft was considered cost-prohibitive.
 - Prohibit tents & canopies and jet ski parking on beach – could include in signage but nobody to enforce.
 - There were never any plans to include the boat ramp within the scope of this project.

FUNDING:

- The town voted to fund the project with \$10,000 in 2021-22 and again in 2022-23 budgets. This money was spent on the completed elements to date with a balance of \$167.65 as of 9/25/23, but \$150 of this will be used to pay Bean Data for 1 hour of consultation on 10/4/23, leaving a balance of \$17.65.
- The Select Board appropriated ARPA funds to cover the following:
 - \$65,497.12 – landscaping beach & parking lot – RFP awarded to GT Scapes, Alfred, ME
 - \$20,000.00* – automated barrier gate awarded to CTR of Maine.
 - \$ 2,000.00 – David Maynes, Architect for coordination with town and contractor

*Actual cost of gate is less than \$20,000. Select Board was asked to keep these funds committed to KPBB project due to higher-than-expected costs for cameras and electrical requirements. The committee was originally told these costs would come from another budget line item, which never happened.
- Cost of surveillance camera(s) and network installation – quoted by Bean Data at >\$6,000 plus ongoing support & maintenance – still a work in process.
- Cost of electrical components and installation – price TBD, pending specifications from CTR for gate and decision on camera/surveillance configuration.

- Dave Alves has generously offered to provide some boulders from his quarry at no cost to offset some of the project costs that were unanticipated.
- State Refund: There is the potential to receive \$5,000 in Maine DOT refund for implementation of ADA access; however, it's unclear if this project will qualify. DOT will assess upon completion of project.

ON-SITE DEVELOPMENT:

- GT Scapes expects to begin work on the beach side the week of 10/23/23 and estimates it will take approximately 25 working days (not necessarily consecutive days, being dependent on weather and materials availability)
- Plantings will not take place until the Spring of 2024 due to availability & viability of the plants.
- The new guardrail will be installed in Spring of 2024
- Automated gate may/may not be installed in 2023 depending on weather; surveillance cameras must be installed prior to gate installation

COMMUNICATION PLAN:

- Town Manager will communicate:
 - Beach and/or parking lot closures due to construction
 - Update public with plans and timelines
 - Provide ongoing communication regarding hours of operation, rules & regulations, etc.
 - KPB page on Town of Lyman website will be updated

PROPOSED SIGNAGE:

- Reserved Handicap Parking (1 in parking lot)
- Notice - This area is under 24-hour video surveillance (1 in parking lot – on shed)
- Warning – No Lifeguard on Duty; Swim at your own risk (1 in parking lot)
- Hours of Operation: Dawn-to-Dusk* (2 in parking lot on both sides of shed & 1 in Kiosk)
 - Jan – Mar 5:00 am – 7:00 pm
 - Apr – Jun 6:00 am – 8:00 pm
 - Jun – Sept 6:00 am – 8:30 pm
 - Oct – Dec 6:00 am – 7:00 pm

*Times based on input from D. Riley & review of sunset/sunrise table)

- Rules & Regulations (2 each – Shed & Beach Kiosk)
 - No trespassing from dusk til dawn
 - No street parking
 - Remove all plants from watercraft before launch
 - No smoking or alcohol
 - Dispose of all trash
 - Please enjoy and keep your beach clean!

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