

Town of Ogunquit Comprehensive Plan 2024



Front Cover Photo: Penny Polakoff

Back Cover Painting: Ric Della Bernarda (Owner: Kimberly and Stephen Wietrecki, Ogunquit)

Other photos courtesy of Ashlee Medina (Rising Tide Photography), Ogunquit and Wells residents, Town of Ogunquit Staff, Ogunquit Chamber of Commerce and Google images.

Land Acknowledgment

We residents of Ogunquit recognize that we live on unceded land, traditionally called N'dakinna, of the Abenaki Peoples of the Wabanaki Confederacy. We acknowledge that these lands were the ancestral fishing, hunting and agricultural grounds inhabited by sovereign Indigenous People, and that they travelled from ocean cliffs to inland fields and pastures along the coastline path which we treasure as the Marginal Way.

We also acknowledge the uncomfortable truths of settler colonialism, among them that the peoples indigenous to this place were often forcibly removed from this place. Harm from the physical and cultural genocide of Native people here and throughout the land we now call Maine continues and is felt by members of the Wabanaki Confederacy who live here today.

We are sustained and inspired by these living lands and waters. We commit ourselves to participate in the process of healing and reconciliation as we attempt to redress centuries-old wrongs and work for climate justice.

Take a moment to reflect on how we might free ourselves from the structural oppression and inequity inherent in the relationship between our predominantly white settler culture and those indigenous to this place, to the land and water itself, as well as to the natural and spiritual resources which define its character. We all have a responsibility to work to change the systems that allow injustice and inequity to exist.



To the Ogunquit Community

Welcome to the Ogunquit Comprehensive Plan. This document is the culmination of more than two years work by a group of Ogunquit volunteers, together with Town employees, boards, commissions, and committees (abbreviated as “Boards” throughout the Plan) and many individuals. Having first met on February 1, 2022, the Comprehensive Plan Committee (CPC) has held meetings twice monthly, created and released two surveys, held a Vision Day, a public input meeting entitled “What’s Next,” and two public hearings. Subcommittees worked tirelessly to draft, edit, and format each chapter in accordance with residents’ opinions and Maine statutes. The Committee has striven to create the best possible plan for Ogunquit. We hope you will approve of the final result.

A comprehensive plan is not a body of ordinances. It is, rather, an inventory of the Town as it exists today, with a vision for the future, and goals, policies, and strategies to reach that vision. A good comprehensive plan provides legal protection for Town ordinances, helps qualify Ogunquit for some State grants, and helps form a basis for sound municipal management. Each strategy provides guidelines for Ogunquit to examine opportunities to improve over the next five to ten years, naming specific individuals, departments, or boards as responsible parties for each strategy. Strategies are prioritized based on input from stakeholders, residents, and the Committee, as well as State priorities. Therefore, strategies are the most important output of this Plan.

The structure follows Maine guidelines for a municipal comprehensive plan, beginning with a Vision Statement. Next is a description of the methods used by the Committee to gather public input. Then comes the Plan Implementation, followed by the inventory, a chapter-by-chapter description of where Ogunquit stands today, with descriptions of how we got here. The Committee chose to include an Ogunquit specific inventory chapter entitled “Climate Change and Sea Level Rise,” to highlight risks to the beach, Marginal Way, Perkins Cove, and beach parking lots posed by rising sea levels. At the end of each chapter, you will find broad Goals, general Policies, and detailed Strategies. Embedded in chapters are links to pertinent background information. After the main body of the Plan are Appendices, which include selected documents used in the creation of or referenced in the Plan.

Please read this Plan. It calls for an aggressive approach to addressing the priorities and concerns that have emerged. Very little can be implemented without your involvement, support, and vote. We are asking for your vote to approve this plan. We are asking the Select Board to appoint an Implementation Committee to help Town government work through the details of this Plan and make this a living document.

Many people participated in this process. Thanks to Southern Maine Planning and Development Commission (SMPDC) for their guidance and professional support. We’d like to thank Town Boards for their cooperation and valuable contributions throughout this long and detailed process. Thanks also to the Town employees and departments, who shared their vast experience and expertise. Many thanks to Matt Buttrick and Mandy Cummings for their leadership and patience as we worked through each step. The technical contributions of Ben LaFlamme were crucial from beginning to end. And special thanks to Ilene Kanoff, who worked tirelessly to help create a Plan that would make Ogunquit proud. Thanks to the many individuals who supported the Committee from the beginning, attending meetings and public hearings, reading early drafts and providing valuable insights, and sharing photographs and stories that helped enrich the final product.

Sincerely,

The Ogunquit Comprehensive Plan Committee

Chair Mark MacLeod
George Cundiff
Weston Elliott
(Jeremy) David Millward
Leslie Olear

Vice Chair Robin Millward
Sheldon Drucker
Javier Marin
Christopher Nobile
Alice Pearce

Pamela Sawyer

Steve Wilkos

Thanks, also, to past members.



Table of Contents

How to Use	1	Plan Implementation	25
Vision Statement	3	Chapter 1: Historical and Archeological Resources	63
Public Participation	10	Chapter 2: Water Resources	79
Regional Coordination	22	Chapter 3: Natural Resources	94

Chapter 4: Agricultural and Forestry Resources	109	Chapter 11: Public Facilities and Services	201
Chapter 5: Marine Resources	118	Chapter 12: Fiscal Capacity and Capital Improvement Plan	221
Chapter 6: Population and Demographics	128	Chapter 13: Existing Land Use	230
Chapter 7: Economy	138	Chapter 14: Future Land Use Plan	251
Chapter 8: Housing	153	Chapter 15: Climate Change and Sea Level Rise	264
Chapter 9: Recreation and Arts	167	Appendices	280
Chapter 10: Transportation	180		

How to Use

The 2024 Ogunquit Comprehensive Plan is structured to follow State of Maine consistent plan guidelines. The chapters are arranged in the order of the State comprehensive plan consistency checklist. As you read the Plan, there are several avenues you can take. First, we suggest reading the Vision Statement, which lays out the intent of this Plan, based on feedback from surveys, public hearings, Town Board and department interviews, emails, and the Vision Day held on July 27, 2022. Next, you have several options:

- read the entire document;
- read the chapters that interest you; or
- jump to the Goals, Policies and Strategies (three connected components) to see the priorities for the Town moving forward.

The Public Participation chapter gives details on the actions the Committee has taken to maximize input from Ogunquit's stakeholders. We have taken every opportunity we could imagine to reach as many people as possible and solicit their ideas and input. Our aim has been to be as responsive as possible to gather our community's views.

The Inventory chapters provide a current analysis of the state of the Town of Ogunquit in 2024. We have updated the appropriate chapters to take into account events such as the January 2024 storms and floods. The Committee has received excellent feedback from a wide variety of stakeholders on our initial drafts, with corrections and updates, the majority of which were incorporated into the text. SMPDC provided key data, drafted several chapters where statistics were an essential part of the content, and formatted the finished document. These provide a starting point for envisioning Ogunquit's future.

At the end of each chapter, you will find Goals, Policies and Strategies, which detail the actions recommended by your collective input. Please read these carefully. The Committee has prioritized the Top Five strategies for each topic. Every strategy is important, but we felt that highlighting five per topic will focus attention on key items. Certainly, more than five may be in process at any one time. As a strategy is completed, another from the list will move up. This approach recognizes that priorities will change over time, allowing the Town to best utilize its resources.

The Appendices comprise several key documents which we agreed should be incorporated within the Plan. In contrast, much of the supporting information is embedded as links in each chapter, making the document more manageable in size and easier to navigate. You can access them online to enhance your understanding of the workings of the Ogunquit's government and the challenges which the Town faces in serving its voters.



Vision Statement

The future of Ogunquit depends on how ably the town, working with its neighbors, addresses and mitigates the threat of climate change and sea level rise – a threat brought home by the devastating storm of January 13, 2024.

The Town of Ogunquit last adopted an updated Comprehensive Plan in 2003. Then, as now, the Town faced the challenges of growth and change, including “the capacity of the community to be a gracious host and to maintain the quality of life for both the resident and the visitor.” The future of Ogunquit depends on how ably the town, working with its neighbors, addresses and

mitigates the threat of climate change and sea level rise – a threat brought home by the devastating storm of January 13, 2024. Praised and valued for the beauty of its beach, Ogunquit faces some hard choices as it balances leading-edge management of the environment, key to a resilient and sustainable town, with decisions on spending, development, traffic flow and the preservation of its history.



Flooding in Perkins Cove 1/2024



Flooding at Main Beach 1/2024

As the smallest of the regional towns, both in population and area, Ogunquit recognizes the critical importance of participating in local, state and – where appropriate - federal initiatives to secure the health of its beach, the purity of its water, the effectiveness of its transportation systems and solutions to the housing needs of seasonal workers, who underpin the area’s economy.

This Vision Statement highlights some of the key components of Ogunquit’s aspirations and future plans.

Climate change, sea level rise, natural and water resources

Ogunquit’s future and its approach to the existential threat of climate change and sea level rise are inextricably linked. The Town is best known for its beach, Perkins Cove and the Marginal Way - major attractions all endangered by a possible sea level rise of almost 2 feet by 2050. In the Town’s 2022 consultative survey, replies ranked “Maintaining a healthy beach and estuary” as a top priority. The beach is also a principal source of Town revenue through the related parking lots. The Ogunquit of tomorrow, working in well-established partnerships at State and local level, will have identified those areas most at risk and clearly communicated the resulting action plans to the community.

In the Town’s 2022 consultative survey, replies ranked “Maintaining a healthy beach and estuary” as a top priority.

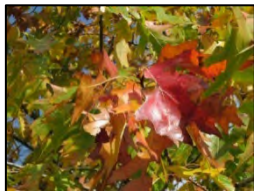
The Select Board and Town Manager, recognizing the expertise embodied in the membership of the Town’s specialist Boards, will draw on that knowledge as plans become actions. With 100-year weather events increasing in frequency, Ogunquit will combine investment in infrastructure and technology with nature-based solutions to manage and protect the Town’s most vulnerable areas. Storms and changes to coastal areas will be monitored regularly and strategies adapted accordingly.

Ogunquit will combine investment in infrastructure and technology with nature-based solutions to manage and protect the Town’s most vulnerable areas.

Ogunquit, together with its coastal neighbors, will continue to recognize the threat which warming in the Gulf of Maine poses to commercial and recreational fishing. The Town will engage with neighboring towns as well as State and federal government to support initiatives protecting the industry’s future within the context of a changing environment.

The Town will be reducing its own carbon footprint and promoting a “greener”, more sustainable Ogunquit through judicious use of incentives combined with tighter ordinances and effective enforcement. Alternative energy sources, such as solar panels and heat pumps, will be encouraged in new buildings and used in existing structures wherever possible.

Alternative energy sources, such as solar panels and heat pumps, will be encouraged in new buildings and used in existing structures wherever possible.



Wherever feasible, the Town will replace trees it cuts down with native species such as the northern red oak, facilitating carbon capture. Dark Sky lighting will become the norm for Town-managed lights and for commercial and residential development. Rural and waterfront areas, including coastal wetlands which act as blue carbon reservoirs, will be protected

from the impacts of development. Local and area businesses, partnering with the Town, will provide reliable, affordable public transport during the ever-lengthening tourist season.

Ogunquit will promote alternatives to the car for recreation, among them an improved trolley service, off-road bike paths and well-maintained sidewalks. Vehicle pollution will be reduced as will the town's overall contribution to global warming.

Protecting and improving water quality will continue to be essential in maintaining Ogunquit's rivers, estuary, watershed and beach within a wider program of coordinated resource management. From regulating

Northern Red Oak

Wetlands

construction stormwater runoff to participating in joint efforts to

identify and remediate sources of bacterial pollution in the waterways, from communicating beach water

quality in real time to educating residents, Ogunquit will continue to take the lead in environmental best practices, working with neighboring towns and appropriate agencies to tackle a problem that goes beyond the Town's borders.



Water testing river side 6/2023

The beach, the Marginal Way and Perkins Cove are, after all, at the heart of Ogunquit's identity and will remain so.

Tomorrow's Ogunquit will give its highest priority to addressing and, as far as possible, mitigating the effects of climate change on its natural, water and marine resources, as well as on local infrastructure, residents, and businesses. The beach, the Marginal Way and Perkins Cove are, after all, at the heart of Ogunquit's identity and will remain so.

Cherishing Ogunquit's Charm

The Town will demonstrate a reinvigorated approach to identifying and protecting its historic resources – sites, landmarks, and structures – and encourage their preservation through working with commercial and private owners. Overarching partnerships between the Town and organizations will make it easier for everyone to learn more about Ogunquit's past, including its rich artistic traditions which continue to the present day, and participate in the stewardship of Ogunquit's future.



Ogunquit Heritage Museum

The downtown village and Shore Road will retain their "small town" feel, with individual businesses and restaurants. New and updated local ordinances, approved by voters, will ensure that the scale, design, and density of

any new developments will be in keeping with Ogunquit’s well-established profile. The modern municipal campus, which references the beloved Ogunquit Village School in its design, will be an established feature of the Town’s landscape and provide a welcoming, park-like environment with much-needed space for children’s outdoor activities.



Perkins Cove Harbor

Perkins Cove will continue as a working lobster and fishing boat harbor, with a mix of new and longstanding family businesses, shops and restaurants. An ADA-compliant, re-imagined pedestrian footbridge will broaden the opportunities for residents and visitors to enjoy the Cove’s iconic views. The local business association, Perkins Cove 03907, will continue to organize seasonal events and promote the Cove and its artistic heritage as an attraction in its own right as well as being an entrance

to the Marginal Way.

Tourism will remain key to Ogunquit’s economy, continuing current trends to ignore the traditional “bookends” of Memorial Day and Labor Day. The Ogunquit of tomorrow will be working hard to achieve common ground in serving the needs of tourists and residents: many residents will once have been tourists or “summer folk”, and many tourists will become new neighbors. Landmark events throughout the year, from Ogunquit Pride, to BonAire! to Fourth of July fireworks to Plein Aire and Christmas by the Sea, will continue to bring people together to enjoy and celebrate this very special place.



Plein Aire on Marginal Way



Christmas by the Sea bonfire

Bringing people together will be essential in maintaining Ogunquit’s charm, continuing to merit one gentleman’s description - “The most beautiful place I’ve ever been.”

Making Ogunquit Work

In 2003, traffic was the top issue in the community survey. It remains a concern in the widest sense, both in managing vehicle traffic more efficiently and effectively and in offering practical, sustainable alternatives to the car. For the Ogunquit of tomorrow, a transportation plan, aligned with regional and State initiatives and with improved public transport options, will address several priorities.



Ogunquit Trolley in traffic

Residents benefiting from the Town’s “Aging in Place” strategy will have easier access to medical facilities and shopping centers. Seasonal workers, who may well be staying in neighboring towns, will get to and from their places of employment safely and on time. Visitors won’t have to wait in line to park at the beach but can leave their cars in a satellite lot and go into town by shuttle. There will be a year-round connection between the Wells Regional Transportation Center and designated pick-up / drop off points in Ogunquit and neighboring towns, supported at regional and State level. Road improvements will be made to enhance the safety of cyclists and pedestrians.

The Town will be considering new initiatives, including public/private sector partnerships, to support developments integrating workforce and affordable/senior housing and implementing the requirements of Maine’s new housing law, Maine Statute Title 30-A, Chapter 4364-B, also known as LD 2003.

“There’s no place like home,” as the saying goes, and in 2020, when Maine became the second most popular state to move to, Ogunquit was one of the two most popular towns for new arrivals. Given the rising cost of housing, tomorrow’s Ogunquit recognizes the importance of facilitating a more inclusive approach to housing development, particularly affordable housing, to meet the needs of residents and the workforce. Participation in local and/or regional housing coalitions will be a key part of this strategy, aimed at accommodating young families, seasonal workers who are essential to the Town’s tourism-based economy,

and seniors needing to downsize. The Town will be considering new initiatives, including public/private sector partnerships, to support developments integrating workforce and affordable/senior housing and implementing the requirements of Maine’s new housing law.

A further challenge for tomorrow’s Ogunquit is the future of short-term vacation rentals, which are perceived as having an adverse effect on established neighborhoods. The Town will consider restricting these rentals to specific zones. Concurrently, and in discussion with neighboring municipalities, Ogunquit will encourage longer-term rentals as options for seasonal workers or individuals/families working from home.

Good Governance

The Town Charter states, “We, the people of Ogunquit, affirm our desire to embrace the highest of ethical and moral models for our times, including but not limited to, honesty, integrity and respect for others and our natural resources.” In providing the most effective possible municipal government at the best possible cost, Ogunquit’s elected and appointed officials and Town Hall staff will embody this principle, which has been endorsed by the voters. The Town of Ogunquit will be recognized as being financially prudent. Its well-structured, efficient and effective system of Boards will be fully engaged with the community. Civility and mutual respect will prevail.

The greatest challenge will be to address the financial implications of sea level rise, with the potential for reduced parking fee income having an adverse impact on taxes. When even a “wet weekend” can reduce revenue by \$50-80,000, a more significant loss of income will require identification of alternative revenue streams. The Town will continue to be transparent and consultative as it develops these options and considers alternative mechanisms to support economic development.



Dune erosion from storm 1/2024

The Ogunquit of tomorrow has put in place an Implementation Committee, ensuring that the Comprehensive Plan, as adopted by the voters, remains a living document and a standard for the Town’s priorities and actions.

The Town is aware that noble ambitions, however well expressed, require direction, momentum and accountability. The Ogunquit of tomorrow has put in place an Implementation Committee, ensuring that the Comprehensive Plan, as adopted by the voters, remains a living document and a standard for the Town’s priorities and actions.

In Conclusion

This Plan gives an overview of Ogunquit’s current state together with the relevant goals, policies and strategies which reflect the community’s aims and aspirations. Prepared in accordance with the State of Maine self-assessment checklist, the Plan also addresses topics which are of concern to Ogunquit but fall outside the checklist. In short, this document describes our community’s ambitions for the future and our plans to make them a reality.

Public Participation

Overview and Acknowledgements

The Comprehensive Plan Committee began its work in 2022. The Select Board charged Committee members to create a State of Maine consistent Plan that took stock of what is in place now (an inventory) as well as develop a plan for moving forward to 2030 and beyond.

The focus areas include: natural, water, and marine resources, public facilities and services, housing, transportation, economic development, recreation, historical/archeological, agriculture and forestry resources, existing and future land use, population and demographics, fiscal capability and capital investment, and climate change.

Climate change is not a required area of focus within the State Checklist. However, the State of Maine has encouraged communities to include significant areas that are important to them. For the coastal community of Ogunquit, in common with its neighbors, climate change has been and will continue to be a major challenge.

The purpose of the Plan is to provide a roadmap to Town officials for the next decade based upon residents' priorities.

To ensure that residents had ample opportunity to weigh in, the Committee solicited input through community surveys, bi-weekly emails to Comprehensive Plan list subscribers, public forums including a Vision Day, and workshops, public hearings, and regularly scheduled meetings. Mindful of the State public hearing requirement, the Committee held two public hearings: one to focus on the strategies and the other to present the integrated draft Plan.

Ad hoc meetings were held with community groups and individuals. The Ogunquit Chamber of Commerce provided support via their weekly newsletter.

The CPC was aided by Town staff and SMPDC. The Select Board appointed volunteer members to the Committee, the majority of whom have served or are serving on other Town Boards, bringing a wealth of expertise and knowledge of the Town to their work on the Comprehensive Plan.

The Select Board appointed Heath Ouellette as its Committee Liaison until the end of his term. He was succeeded by Michael Collins. Non-voting advisory members were Ilene Kanoff (Secretary/Administrative Assistant) and Tyler McOsler (Code Enforcement Officer/Land Use Office Director).

Community Surveys

Initial Survey

The CPC decided to create a high-level survey to get feedback from individuals with ties to Ogunquit. The survey, which ran during Spring 2022, was available online via SurveyMonkey and in hard copy format at the Town Hall as well as the Wells-Ogunquit Senior Center. A total of 189 people responded.



Most respondents:

- Lived in Ogunquit year-round (residents).
- Had lived in Ogunquit for over 10 years.
- Were aged between 65 to over 85 years.
- Viewed Ogunquit primarily as a beach and tourist community.
- Liked the beaches/oceans.
- Believed traffic management should be improved.
- Placed a moderate to high priority on improving bicycle and pedestrian connections and safety, exploring municipal opportunities for renewable energy, protecting undeveloped open space and fields, limiting residential development and reducing traffic through the Route 1/Shore Road/Beach Street intersection.
- Preferred email for communication.

Detailed Survey

The full Comprehensive Plan survey was administered during the fall of 2022. Consisting of 27 questions (multiple choice, ranking, open-ended), the survey was available through Survey Monkey and via hardcopy by request. Publicity, including a mailer, flyers, and posters, each of which contained a QR code, was initiated to ensure that as many people as possible could be reached. The final count was 1,103 submissions.

Members of the CPC made a presentation to the Select Board of key findings, which included:

- Twenty-four percent of respondents identified as residents, 32 percent as seasonal or part-time residents and 44 percent as non-residents.
- Consistent across all demographics, protecting beaches was the highest priority (range from 76-84%).
- The top three preferred methods of communication were: Social media (68%), the Town website (49%) and email notifications (41%).
- The general consensus was that people want to “maintain the charm of Ogunquit.”
- Respondents indicated that their highest priority area of focus is Natural Resources (80 %).

- In transportation, people indicated they want to be notified when parking lots are full, see improvements in the trolley service, have the Town work with the State to improve year-round traffic flow, and want the Town to promote safer walking, hiking and bicycling.
- Participants want to see an increase in recycling.
- Those who are retired would like better Internet, safer streets and improved accessibility.
- Respondents supported other “quality of life” initiatives such as farmers markets, walking/hiking events, renovating the Ogunquit Village School, and merging Town Boards/Committees.

Here, in summary, were the major findings (top choices), with the most popular results in yellow:

Question	Finding	%
Importance of overarching areas (e.g., Historical/Archeological, Natural, Water, and Marine Resources, Agriculture/Forest, Economy, Housing, Recreation, Transportation, Public Facilities)	Very Important and Important combined: <ul style="list-style-type: none"> • Natural, Marine, and Water Resources • Agriculture and Forest Resources • Transportation 	95 82 78
Importance of addressing issues in the next 5-10 years (responses 50% and above)	<ul style="list-style-type: none"> • Protecting beaches, watersheds, and estuary • Preserving the Marginal Way • Preserving the architectural character and charm of Ogunquit 	79 62 50
Most important three of the overarching areas (see above) given limited funding	<ul style="list-style-type: none"> • Natural, Marine, and Water Resources • Public Facilities and Services • Economic crisis 	88 42 42
Importance of managing the Town’s growth	Very Important and Important combined: <ul style="list-style-type: none"> • Revise the Town Ordinance to increase scrutiny of the impacts of growth on Town resources, including natural resources • Incentivize more year-round businesses • Restrict the size of residential subdivisions (there is currently no limit) 	66 64 62

<p>How the Town can preserve its natural resources, reduce carbon emissions, and address sea level rise. Select up to five ways.</p>	<ul style="list-style-type: none"> • Protect Ogunquit beaches and dunes • Protect the Ogunquit River Watershed and Estuary • Protect existing trees and plant more trees • Find solutions for excess trash buildup at beaches • Improve efficiency of Town buildings 	<p>82 71 44 38 28</p>
<p>How Ogunquit can address transportation. Select top five priorities.</p>	<ul style="list-style-type: none"> • Provide notification on Route 1 when beach parking lots are full • Provide remote parking with trolley service • Work with the State of Maine to improve year-round traffic flow • Offer varying ways for customers to pay for trolley service (e.g., round trip, day pass) • Create a roundabout 	<p>48 42 32 32 26</p>
<p>How Ogunquit can improve parking. Select up to five areas.</p>	<ul style="list-style-type: none"> • Add satellite parking lots with shuttle service • Improve contracted trolley service • Purchase and operate a Town trolley service • Establish Town-owned parking lots along Main Street • Encourage expanded taxi and ride-share services 	<p>54 44 35 33 32</p>
<p>How Ogunquit can become more pedestrian and bike friendly. Select top three priorities</p>	<ul style="list-style-type: none"> • Add more sidewalks (e.g., on Shore Road, Beach Street, Berwick Road to the dog park) • Evaluate crosswalk safety especially along Route 1 • Allow rent-a-bike services 	<p>54 44 39</p>

Types of businesses you prefer to exclude in Ogunquit.	<ul style="list-style-type: none"> • Adult entertainment 76 • Tattoo and piercing businesses 62 • Establishments with drive-through windows 60 • Cannabis-related businesses 58
Ogunquit now restricts chain (formula) restaurants. Select what should be restricted further.	<ul style="list-style-type: none"> • Chain restaurants 87 • Chain hotels 80 • Chain retail stores 79
In regard to Maine State Law LD 2003, if you were to add an accessory dwelling on your property, how would you use it.	<ul style="list-style-type: none"> • No plans to add an accessory building at this time 55 • A home for a member of your immediate or extended family 24 • A short-term rental 12
How should Ogunquit treat the Ogunquit Village School (OVS).	<ul style="list-style-type: none"> • Renovate the existing building 45 • Demolish the existing building and rebuild on the same spot 20 • Do nothing 13
Attendance/participation in activities.	<ul style="list-style-type: none"> • 4th of July fireworks 81 • Christmas by the Sea 76 • Fall for Ogunquit/OgunquitFest 72
If activities were offered in Ogunquit, in which would you participate.	<ul style="list-style-type: none"> • Farmer's market/Seafood market 82 • Walking 50 • Hiking 40
How you find out what's happening in Ogunquit. Select your top three preferences.	<ul style="list-style-type: none"> • Social media 68 • Town website 49 • Email notifications 41
How Ogunquit can improve wireless communications.	<ul style="list-style-type: none"> • Allow additional cell boosters to improve cell service coverage 63 • Allow additional towers to improve cell services coverage 50 • Provide Town-wide free WIFI 43
Ogunquit has many Town committees and recruiting volunteers to serve can be challenging. Select an option to endorse.	<ul style="list-style-type: none"> • Combine committees that have shared interests/responsibilities 75 20

	<ul style="list-style-type: none"> • Leave the committee structure as it currently exists 	
Indicate whether you own a business in Ogunquit.	<ul style="list-style-type: none"> • No • Yes 	92 8

If you would like to view or print a full copy of this survey, including the open-ended responses, it is available on the Town’s website via this [link](#).

Vision Day

In general, the vision for moving forward expressed in the survey was summarized by one survey participant: that Ogunquit “be a community where all are welcome and where our differences are outshined by our mutual admiration of the beauty of Ogunquit.”



Vision Day 7/27/22

During this time, individuals visited each table and participated in a discussion facilitated by a CPC member. The ideas were recorded on post-it notes attached to flip-chart sheets which were then mounted on the wall. Towards the end of the session, participants used dots to indicate their top eight priorities.

After the meeting, the ideas were recorded in a spreadsheet. The top five ideas by area are shown as follows:

On July 27, 2022, the CPC hosted a Vision Day at the Dunaway Center, attended by about 100 participants. The event was designed to encourage community ownership of the Plan and to make it easy for people to provide feedback in eight (8) key area: Natural Resources, Housing, Economic Development, Land Use, Recreation, Agriculture/Forestry, Transportation and Public Facilities. One table was reserved for participants to share how they would improve Ogunquit “if anything were possible.”



Vision Day 7/27/22

Area	Ideas
Public Facilities	<p>Improve police facilities. Need new police / Town Hall. Why do we need a very expensive new police station? Pass the Campus Plan.</p>
Transportation	<p>Town operated trolley Crosswalk lights at all crossroads / timed crossings Lower cost of trolleys, subsidize if necessary. Free trolley service Rent a bike service</p>
Housing	<p>Provide housing for the elderly. Keep people from having to move when they lose their partner and their income reduces. Limit housing because of over-development. Enforce rules around AirBNBs, Vacasa, etc. Create year-round workforce housing.</p>
Recreation	<p>Community center, summer camp, kids' activities More pickleball courts - advertise the availability. Ice hockey rink Update ordinances. Hire a Director of Recreation</p>
Land Use	<p>Fewer AirBNB and condos in neighborhoods Buy more open space. No commercial development due to size of town Restrict the size of new residential development and enforce the limits on lot coverage Make all zoning decisions through lens of natural resources</p>
Historical/Archeological	<p>Better OHPC committee Preserve historical buildings Invest resources to preserve our charm and character Save/repair Ogunquit Village School. Insure the OHPC has teeth/more authority.</p>
Economic Development	<p>Need new community center/ police building. More year round businesses and activities, like ice skating in baseball park, pickleball, food trucks in the park Public wi-fi better technologies. Regulate seasonal rentals and enforce ordinances. Enforce the ordinances we have written around a business usage-sound ordinances, outdoor dining and lighting; parking; traffic flow.</p>

Natural Resources	<p>Limit development along streams/rivers.</p> <p>Stormwater management study and do something about it - don't just talk about it / make sure there is a robust, clear stormwater management plan that is enforced.</p> <p>Every decision made by the Town needs to be done with a lens to protecting our NR.</p> <p>Septic cleaning rules being enforced/ track septic pumping/ mandatory septic testing and cleaning and fines.</p> <p>More enforcement of rules. Enforce dog rules and plover rules.</p>
-------------------	--

Ogunquit 2030 – What’s Next?

On August 17, 2023, the CPC held a public information session centering around the proposed Goals for each of the prescribed inventory areas and Climate Change/Sea Level Rise.



The meeting opened with a video presentation, highlighting each inventory chapter and included a PowerPoint presentation of the working draft Goals. Attendees then asked questions and offered suggestions.

Twenty-five people attended in person at the Dunaway Center auditorium and five participated via Zoom.



Meetings and Outreach

From its inception, the CPC has been keen to ensure that everyone who has a connection to Ogunquit has an opportunity to contribute to the development of the Plan, while recognizing that endorsement of the Plan ultimately rests with the registered voters of Ogunquit.

Meetings, Correspondence, and Webpage

One key ongoing area of participation was via the CPC’s bi-monthly meetings during which attendees could appear in person or participate via Zoom. During each meeting, time was set aside for public input. All meetings were recorded and made available for review.

After each bi-monthly meeting an email, highlighting key areas of the meeting and asking for public input, was sent to everyone who signed up for alerts (129 people) on the [Comprehensive Plan webpage](#) on the [Town’s website](#). Recipients were encouraged to share information with friends and to help the Committee reach people who rarely use the internet.

Working draft documents were regularly posted to the Committee’s page on the Town’s website, enabling the public to review and provide feedback via the CPC’s email box or in person. Several

individuals participated in this process which provided detailed suggestions for the Plan, both in content and presentation.

Outreach

The CPC provided input to the Town's newsletter, Sea You In Ogunquit. This publication was posted on the Town's website as well as available in hard copy format located at the Town Hall, the Ogunquit Memorial Library, the Ogunquit Chamber of Commerce, and several businesses around Town. In addition, because the Town used a public provider, the newsletter had a broad reach beyond Ogunquit. In addition to the newsletter, a fiscal year-end review of the CPC's activities was provided in the Town of Ogunquit Annual Report.

In order to ensure that many voices were heard, members of the CPC met with representatives of:

- The Ogunquit Historical Group (sponsored by the Ogunquit Memorial Library)
- The Ogunquit Rotary
- The Ogunquit Chamber of Commerce
- Wells High School students (self-selected group)

Following the completion of working drafts of Inventories, Goals, Policies, and Strategies, Committee members received feedback from the following Town Boards: Conservation Commission, Marginal Way Committee, Sustainability Committee, Heritage Museum Committee, Ogunquit Performing Arts Committee, and the Harbor Committee.

Videos

To encourage people to read and comment on draft Inventory chapters, the CPC developed and produced a series of videos, posted to the Town of Ogunquit Facebook page and the Comprehensive Plan webpage, beginning with "What is a Comprehensive Plan?" which garnered over 2,000 views.



Each video was introduced by a different CPC member, gave background information, provided a few highlights of the issues discussed in the chapter, and reinforced the importance and value of public input throughout the process of developing the Plan. The number of views for each section was several hundred, with the Housing inventory section topping out with over 800.

The CPC also created a [YouTube channel](#) where all videos are available for viewing.

Public Hearing(s)

December 7, 2023, 6:00 pm, hybrid meeting



Some of the points raised by participants:

- Create a Perkins Cove historic district.
- Improve existing historic cemeteries.
- Happy to see that conservation in all its form is a major part of the document. Environmental issues are even more critical now: focus on beaches, water, effects of increased building, removing trees, and what that means for Ogunquit.
- OHPC must play a role in preserving our buildings and preventing downtown from becoming overly modernized and losing its character.
- Make reference to the Public Works Department's plan to add sidewalks: is there a concrete plan with dates?
- What are the endangered species besides Piping Plovers?
- Even if the Town has a database of homes that have septic systems with dates when they should be pumped and dates they are pumped, inspection / enforcement should be stronger.
- All new applications to the Planning Board should include "green" features such as heat pumps and solar panels.
- Open land remaining in the Town should be preserved.
- Apply ADA standards not only to buildings but to Town websites, signs, and other facilities. Don't overlook digital accessibility.

March 21, 2024, 4:30 pm, hybrid meeting

Most of the comments focused on the inventory (current state) of a chapter rather than on the goals, polices, and strategies (looking forward).

Here are the key points raised by participants:

- Perkins Cove and the beach are in jeopardy from sea level rise. If nothing is done, we will lose the beach and the beach parking lots, a key revenue source for the Town. State funds are available to help; a previous restoration project (10 years ago) was not voted in. Don't make the same mistake.
- The impact of sea level rise on Perkins Cove and the beach is addressed to some extent in Chapter 15 (Climate Change and Sea Level Rise). Are there more steps that can be taken?
- How were comments previously given to CPC members fed through to the document?
- What has been the role of SMPDC?

June 20, 2024, 4:30 pm, hybrid meeting

This final hearing focused on questions concerning maps, land use, housing, planning and zoning, water quality, and boat launch easement.

Here are the key points raised by participants:

- How will the strategies be implemented?
- How will growth areas be managed?
- How will workforce housing be addressed?
- How will recreation be managed to help preserve natural resources?

Regional Coordination Program

Overview

Ogunquit, with four-and one-half square miles and fewer than 2,000 residents, is a small town surrounded by much larger communities. It has always made fiscal sense to coordinate with other towns, especially to improve purchasing power and to efficiently utilize resources. In addition, Ogunquit and its neighbors share many of the same risks and opportunities, such as the dangers of sea level rise and the advantages and disadvantages of the seasonal tourism cycle.

Regional Partnerships

- The Ogunquit River Watershed Project. Because the Ogunquit River Watershed drains from South Berwick, York, Wells and Ogunquit, it has been critical to engage these neighbors to work together to improve the water quality of the Ogunquit River, which flows into the Estuary in Wells and Ogunquit. Ogunquit also works with the Healthy Rivers Ogunquit (HeRO) organization to help improve the water quality of the river.
- Ogunquit is an active participant in the Piping Plover and Least Terns Recovery Project, taking great pride in the growing number of nesting plovers over the past few years.
- The Town partners with Maine Healthy Beaches to regularly collect water quality samples at various points along the estuary and beaches.
- Ogunquit also partners with its neighbors in the Southern Maine Navigator pilot for home weatherization and stormwater runoff action plans.
- Great Works Regional Land Trust works with the Town to identify and purchase land parcels available for purchase and preservation. Recently, residents voted to contribute \$300,000 for the purchase of the Old Boston land on North Village Road in Ogunquit and Boston Road in York.
- Ogunquit works closely with Southern Maine Planning and Development Commission and KACTS on many issues, such as the Climate Ready Coast Economic Resilience report.
- Ogunquit is a member of the Maine Municipal Association.
- The Ogunquit Trolley system overlaps with the Shoreline Explorer system.
- Ogunquit is a member of the [Community Resiliency Partnership](#) which gives the Town access to grants to reduce carbon emissions, transition to clean energy, and become more resilient to climate change effects such as extreme storms, flooding, rising sea levels, public health impacts.
- Ogunquit has been a member of the Wells Ogunquit School District since its incorporation in 1980.
- The Ogunquit Police Department has an officer assigned to the elementary school in Wells who is the School Resource Officer for our school district.



Courtesy WMTW

- Ogunquit purchases much of its water from the Kennebunk, Kennebunkport, and Wells Water District, and elects board members.
- The Ogunquit Regional Fire Training Facility provides a site for training firefighters from southern Maine.
- Both the Police and Firefighters are members of the local area Mutual Aid System of six communities. The Fire Department is also a member of the Seacoast Chief Fire Officers Mutual Aid District, which is a municipal corporation registered with the State of New Hampshire, comprised of fire and rescue departments of fifty-one (52) cities and towns across the Seacoast region of New Hampshire, Maine, and Massachusetts. The membership includes full-time, on-call, combination, and volunteer fire departments as well as four (4) associate member agencies for a total of fifty-five (55) member agencies. The District provides mutual aid to any member requesting it in times of major emergencies. The District maintains and supports numerous valuable assets such as three SCBA support trailers capable of filling air cylinders, as well as a mobile command post that is often utilized by fire, EMS, and law enforcement agencies at large-scale events. The District also maintains a regional hazardous materials response team and a type two incident management team.
- Also, Ogunquit utilizes the Town of York as our Public Safety answering Point (PSAP) for 9-1-1 emergency call management.
- Dispatch services are handled through the Town of Wells and includes Fire, Police, DPW, Visitor Services, and Lifeguards.
- The Public Works Department has joined neighbors in a regional bulk purchasing program for items such as road sand and salt.
- The Town also uses regional and state purchasing agreements for office supplies.
- Ogunquit is a member of York County Emergency Management, which provides access to personnel, equipment, planning, and expertise in responses to emergencies, storms, or major events.

The Ogunquit Police and Fire Departments are members of the local area Mutual Aid System of six communities.

Ogunquit is a member of York County Emergency Management.

This Comprehensive Plan also sets strategies for reaching out for more engagement:

- A Transportation Strategy looks to examine further opportunities for the delivery of services, such as ways to link the trolley system with the Wells Transportation Center, to connect with Amtrak and the Greyhound bus network.
- An Economic Development Strategy encourages the Town to participate in any regional economic development planning and purchasing efforts.
- A Housing Strategy seeks to coordinate with regional housing authorities and initiatives to address affordable and workplace housing issues.
- A new Public Facilities Strategy aims to investigate further participation in purchasing and shared services agreements.

Plan Implementation

Below, you'll find the Goals, Policies, and Strategies from each of the chapters included within the Comprehensive Plan. These represent the action items that will allow the plan's recommendations to be carried out over time. For further information on the context that informs each recommendation, please refer to the related chapter within this plan.

Historical and Archaeological Resources

Goals, Policies and Strategies

Goal:

- To protect, preserve, and inventory the historic structures, sites, significant archeological resources and character in Ogunquit and ensure changes are carried out to minimize adverse impacts to such resources.

Policies:

- To continue to protect the significant historic and archaeological resources in the community.
- To communicate Ogunquit’s rich history with residents and visitors.
- To improve documentation of Ogunquit’s historical resources and risks to those resources.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Complete a historic resources inventory survey to add to the Town Ordinance (Designated Historic Sites, Landmarks, and Structures) for future protection, including those outside the district requiring design review.	1	OHPC
Ensure that new and modernized municipal structures maintain the charm of Ogunquit's history.	2	Planning Board
Analyze and make recommendations on tightening Historic building restrictions.	3	Planning Board
Preserve and protect the Marginal Way coastline, with its unique geological features and its historic role in Native American life.	4	Marginal Way Committee
Analyze and make recommendations enhancing OHPC authority including the creation of historic preservation districts.	5	Select Board
Amend the Ogunquit Zoning Ordinance to require that all new construction incorporate maps and information provided by the Maine Historic Preservation Commission into the application process.		Planning Board
Develop accessible resources for maintaining and communicating Ogunquit’s history including a historical and architectural digital archive.		OHPC

Conduct a public ceremony to unveil the National Register of Historic Places plaque for the Marginal Way.		Marginal Way Committee
Celebrate the 100th anniversary of the Marginal Way in 2025.		Select Board
Analyze and make recommendations for incentivizing the preservation of historic homes.		OHPC
Analyze and make recommendations on whether the 1930 date for design review should be updated to older than 50 years in the OZO.		CEO
Amend OZO to require protection of known prehistoric and historic archeological sites during any construction activities.		Planning Board
Work with the Heritage Museum, Wells-Ogunquit Historical Society and the Maine Historic Preservation Commission to assess the need for and, if necessary, develop a plan for a comprehensive community survey of the Town’s archaeological resources.		OHPC
Update Municipal Ordinance §97-11 A to reflect additions approved by voters on 04/07/2007		Town Manager
Add a Demolition Delay provision to the OZO, per Maine Historic Preservation Commission recommendation		Planning Board

Water Resources

Goals, Policies and Strategies

Goals:

- Protect significant surface water resources from pollution and improve water quality where needed, especially the watershed and coastal areas.
- Minimize pollution from septic systems and sewer lines.
- Coordinate with neighboring communities and local advocacy groups to protect water resources.
- Monitor current drinking water resources.

Policies:

- To protect significant surface water resources from pollution and improve water quality.
- Monitor pollution discharges in coordination with Ogunquit Sewer District.
- Monitor effectiveness of private septic systems in coordination with the Town.
- Continue to monitor drinking water sources.
- Collaborate with neighboring communities and advocacy groups to protect water resources.
- Actively seek long term solutions to estuary and beaches pollution.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Continue to support and participate in joint efforts to identify and remediate the sources of bacterial pollution in the rivers, streams, estuary, watershed and beaches.	1	Conservation Commission
Make water testing results at beaches, river(s), streams and estuaries readily available to users in real time. Collaborate with DEP Maine Healthy Beaches to improve communication of beach water quality.	2	Town Manager
Continue to assess that current catch basins are helping to decrease pollution, and periodically reexamine their functionality. Develop and follow a designated filter cleaning and replacement schedule in all catch basins to ensure maximum filter efficiency. Determine if additional catch basins need to be installed based on water quality findings along the beach and estuary. Encourage program of signage at storm drains to educate residents about protection of water quality. Work with Wells-Ogunquit School District to continue this program. Continue to upgrade the current GIS stormwater mapping program to identify if the infrastructure needs upgrade.	3	Town Manager
Update the current database of septic systems throughout the Town. Review Ordinance that requires evidence of septic system pump out at prescribed intervals.	4	CEO

<p>Determine if a septic system inspection is needed at prescribed intervals and if this should be added to the Ordinance.</p> <p>Determine if enforcement mechanism of septic Ordinances should be put in place.</p> <p>Require landowners to replace any failing septic systems discovered in the watershed.</p>		
<p>Establish a longer-term stormwater program for the Town, based on the 2020 census designating parts of the Town as “urban areas” and potentially requiring the Town to comply with a MS4 stormwater program.</p>	5	Town Manager
<p>Educate boat owners about cleaning hulls and propellers to avoid the spread of invasive species.</p>		Harbormaster
<p>Adopt or amend local land use Ordinances as applicable to incorporate stormwater runoff performance standards consistent with: Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. 420-D and 06-096 CMR 500 and 502).</p> <p>Maine Department of Environmental Protection’s allocations for allowable levels of phosphorus in ponds and watersheds.</p> <p>Maine Pollution Discharge Elimination System Stormwater Program.</p>		Planning Board
<p>Support both public and private efforts to acquire and maintain conservation land to protect rivers, streams, estuary, watershed and wildlife habitats.</p>		Town Manager
<p>Continue to require and monitor water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners and community employees and officials.</p>		CEO
<p>Continually inform the community about the Town’s Pesticide and Herbicide Ordinance.</p> <p>Amend the Town’s Pesticide/Herbicide Ordinance to adopt a safe fertilizer Ordinance.</p>		Conservation Commission
<p>Increase public education on disposal of pet waste in all areas of Town. Work with Healthy Rivers Ogunquit (HeRO) on this outreach project.</p>		Conservation Commission

Set uniform dates for allowing dogs on the beach and Marginal Way. Ensure that signage reflects the same dates and fines and that these are enforced.		
Continue to work with Ogunquit Sewer District to identify faulty sewer lines, test water quality in the estuary, and rectify any pollution discharges.		Conservation Commission
Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District. Maine Forest Service, and/or Small Woodlot Association of Maine.		Conservation Commission
Enhance the Town's existing land use regulations and policies by encouraging and/or requiring the use of low impact development (LID) and green infrastructure approaches for stormwater management for all development and redevelopment projects requiring site review.		Planning Board
Require the Ogunquit Sewer District to conduct periodic sewer lateral testing.		Town Manager

Natural Resources

Goals, Policies and Strategies

Goal:

To protect and maintain the Town’s natural environment, habitat and resources including:

- Wetlands;
- Shorelands, including the beaches and estuary;
- Sand dunes;
- Wildlife and fisheries and marine life habitat;
- Unique natural areas including the Marginal Way; and conservation lands.

Policies:

- To protect natural resources in the community including wetlands, beaches, sand dunes and wildlife and riparian wildlife areas.
- To coordinate with neighboring communities, and state and regional agencies to protect shared critical natural resources.
- To ensure that the Town follows local shoreland zoning standards and regulatory measures to protect natural resources.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Monitor, protect, and improve the water quality in natural resources areas such as beaches, wetlands, estuary, and wildlife habitats. Develop an action plan to address significant findings.	1	Town Manager
Analyze the health of the beach system (shoreland, dunes, and estuary) which is vital to the town. Report the results of the analysis to the public and develop a plan to ensure the health of the beach system.	2	Conservation Commission (ConCom)
Continue to protect endangered species such as the piping plover. Develop and distribute public information materials.	3	ConCom
Establish a plan to limit/eliminate the spread of invasive plants on Town land and public access ways, then replant those areas with native plants in conjunction with the Marginal Way Committee. Educate and work with landowners to prevent the spread of invasive plants.	4	Con Com
Create a Natural Resources Manager position.	5	Town Manager

Encourage public/private partnerships to protect natural resources with our partner organizations. The Marginal Way Committee and the Marginal Way Preservation Fund are an example of a public/private partnership.		Town Manager
Increase annual contributions to the Town's Conservation Land Acquisition Fund to purchase undeveloped parcels that will remain as green space. Add to the Town budget to be voted on by residents.		Select Board
Make information available to those living in or near critical natural resources such as the Shoreland Zones about current tax programs and applicable local, state, or federal regulations.		Town Treasurer
Ensure that all Town land use Ordinances are consistent with Town, State, and federal laws regarding critical natural resources.		CEO
Designate critical natural resources as Critical Resource Areas as provided in the Future Land Use Plan.		ConCom
Continue to monitor subdivisions and developments to identify critical natural resources that may be on site and take appropriate measures to protect those resources, through Town land use ordinances. This may include erosion and sedimentation control, use of native plants, and tree replacement where warranted.		CEO
Continue to require the Planning Board to include, as part of the review process, consideration of pertinent Beginning with Habitat (BwH) maps and information regarding critical natural resources through Town ordinances.		Planning Board
Participate in regional planning with organizations such as Ogunquit River Watershed Steering Committee, Maine Department of Environmental Protection (DEP), Maine DEP Healthy Beaches, SMPDC, Ogunquit Sewer District, and Army Corps of Engineers around shared critical and important natural resources and water quality issues.		Town Manager
Develop, distribute, and make available on the Town website a guide/pamphlet describing all of Ogunquit's natural resources.		ConCom
Seek new grants to strengthen and provide resilience to coastline, including the beach, estuary, Marginal Way and Perkins Cove.		Town Manager

Agriculture and Forestry Resources

Goals, Policies and Strategies

Goals:

- To protect and preserve town farms and open space that could become farmland.
- To protect remaining forested areas from development that could threaten that resource.
- To plant more trees on Town owned properties and encourage residents to do the same.

Policies:

- To support, safeguard and preserve Town farms and open space that could become farmland.
- To safeguard remaining forested areas from development that could threaten those resources.
- To encourage the planting of more trees where feasible.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Limit development along streams/rivers.	1	Planning Board
Analyze and make recommendations for protecting more land in Shoreland zones.	2	Conservation Commission
Limit non-residential development in critical rural areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations. (Revise OZO contract zoning).	3	Planning Board
Amend land use Ordinances to require commercial or subdivision developments in critical rural areas, if applicable, to maintain areas with prime farmland soils as open space to the greatest extent practicable.	4	Planning Board
Analyze and make recommendations regarding cutting trees, including enforcement measures.	5	CEO
Analyze and make recommendations to retain and/or attract more farms.		Sustainability Committee
Add language to OZO 225-9.2 requiring the Planning Board to consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by State statute.		Planning Board
Add language to OZO 225-9.19 to permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.		Planning Board
Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.		Town Manager
Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.		CEO

Encourage owners of farm and forest land to enroll in the current use taxation programs.		Town Assessor
--	--	---------------

Marine Resources (Under State Goals and State Coastal Policies)

Goals, Policies and Strategies

Goal:

- Preserve, protect and promote the Town’s marine resources including shellfish and fisheries habitat, estuaries, shorelands, dunes, coastal waters and water-dependent uses such as Perkins Cove.

Policies:

- Continue to work with the Ogunquit River Watershed Restoration Project to protect the coastal water quality and marine habitat.
- Continue to ensure that Perkins Cove retains its function as a commercial harbor.
- To continue to revitalize the infrastructure of the Perkins Cove Harbor (e.g., dredging of the harbor, replace the Perkins Cove Bridge and make it ADA compliant), repair sea wall structures when necessary.
- Ensure an equitable balance between commercial and recreational use of the harbor (moorings included).

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Continue to work with the Army Corps of Engineers, Harbormaster, and Harbor Committee to establish the timeline and cost for surveying and dredging of the Josias River at Perkins Cove.	1	Town Manager
Participate and continue to work with the Ogunquit River Watershed Restoration Project to develop plans and interventions to protect coastal water quality. Report recommendations to Select Board.	2	Conservation Commission
Monitor the health of the clam flats and bacteria levels in collaboration with the Department of Marine Resources and Town Shellfish Commission. Make Town and public aware of high bacterial levels and need to close clam flats if necessary.	3	Shellfish Commission
Implement local harbor management plan including replacing the Perkins Cove Bridge (making it ADA compliant) and repairs to the Harbormaster house.	4	Town Manager
Continue to work with the Department of Marine Resources (DMR) and Shellfish Commission, to identify any pollutants in	5	Shellfish Commission

clam flats and invasive species such as green crabs. Develop strategy to eradicate invasive species.		
Identify needs for additional recreation and commercial marine access (parking, boat launches, docking space etc.). If there are needs identified, conduct a cost analysis to see if the recommendations are viable.		Public Works
Develop a communications strategy to encourage owners of marina businesses to participate in clean marina programs.		Harbor Committee
Prohibit building future piers along the estuary. Revise and adopt municipal codes accordingly.		Planning Board
Evaluate if there is a need to strengthen lobster/fishing/shellfish industries in Ogunquit and make recommendations to accomplish this if necessary.		Shellfish Commission
Work with local property owners to protect major points of physical and visual access to coastal waters, especially along public ways. Ensure abutting property owners comply. Develop enforcement mechanisms.		Town Manager
Prohibit power boats from landing/mooring on the beach or dunes.		Harbormaster

Economy

Goals, Policies and Strategies

Goal:

- To support a thriving and expanding town economy and preserve the natural resources and architectural and historical resources that attract people to Ogunquit.

Policies:

- To designate Ogunquit’s growth areas.
- To make any necessary financial commitments to support desired economic development, including needed public improvements.

- To coordinate with regional development entities and surrounding towns as necessary to support desired economic development.
- To ensure that the Ogunquit Zoning Ordinance (OZO) safeguards all local resources.
- To improve local ordinance enforcement.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Tighten enforcement of existing ordinances; set fine structure and analyze and report on feasibility of adding enforcement capacity.	1	Select Board
Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	2	Planning Board
Assign responsibility and provide financial support for economic development activities to the proper entities.	3	Select Board
Review Trolley system and consider future options to improve and supplement services.	4	Town Manager
Analyze and make recommendations to encourage more year-round businesses, including services such as CPAs, plumbers, electricians, etc. Work with other municipalities to review need and supply.	5	Select Board
Analyze and make recommendations on the feasibility of building a municipal parking garage.		Town Manager
Consider initiating a market analysis of the Town's tourist industry.		Town Manager
Analyze and make recommendations on positive and negative effects of allowing expanded outdoor sales.		Planning Board
Analyze and make recommendations on viability of workforce housing in town, including public/private development.		Town Manager
Analyze and make recommendations on feasibility of incentivizing additional ride sharing services.		Planning Board
Revise OZO to define chain restaurants more strictly.		Planning Board
Revise OZO to better define prohibition of chain retail stores.		Planning Board

Revise OZO to prohibit chain transient accommodations.		Planning Board
Analyze and make recommendations on expanding Type 2 (with outdoor seating) restaurants.		Planning Board
Analyze and make recommendations on allowing "Open" flags, especially in the off-season.		Planning Board
Analyze and make recommendations on the viability of a local option tax.		Town Manager
Participate in any regional economic development planning and purchasing efforts.		Select Board
If public investments are to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.).		Town Treasurer
Work with the Ogunquit Chamber of Commerce to connect local businesses with small business economic development funding from State DECD and other funders.		Town Manager

Housing

Goals, Policies and Strategies

Goal:

- To facilitate the creation of a range of quality affordable housing to meet the needs of residents.

Policies:

- Maintain, enact, or amend growth area land use regulations to increase density, decrease lot size, setbacks, and road widths, or provide incentives such as density bonuses, to encourage the development of quality affordable/workforce housing.
- Maintain, enact, or amend Ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.
- Create or continue to support a community affordable/workforce housing committee and/or regional housing coalition.
- Develop policies and strategies to address Aging in Place.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
-------------	----------	----------------

Create an Affordable/Workforce/Senior Housing Committee.	1	Select Board
Modify zoning Ordinance to require 15% of units in new multi-unit residential development over the next 10 years to be affordable.	2	Planning Board
Work with/establish local and/or regional housing coalitions in addressing affordable and workplace housing needs.	3	Housing Committee
Analyze and make recommendations on the feasibility of incentivizing the development of affordable housing, particularly in growth areas.	4	Select Board
Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.	5	Planning Board
Re-invigorate the Age Friendly Community Committee.		Select Board
Analyze and make recommendations on the feasibility of public/private development of affordable, workforce and senior housing.		Housing Committee
Analyze and make recommendations on restricting short term rentals to specific zones.		Planning Board
Work with the State to install sound barriers along I-95 near residential neighborhoods.		Town Manager
Review cable/Wi-Fi providers and evaluate opportunities for future fiber optics.		Town Manager
Seek to achieve a level of at least 15% of new residential development built or placed during the next decade be affordable.		Planning Board
Designate a location in growth areas where mobile home parks are allowed and where manufactured housing is allowed pursuant to applicable State law.		Planning Board
Strongly encourage the use of heat pumps and other green initiatives.		Sustainability Committee
Analyze and make recommendations as to the feasibility and desirability of revising Town Ordinances to restrict the size of residential subdivisions.		Planning Board
Analyze and make recommendations on the feasibility of assessing impact fees on short term rentals.		Select Board

Work with local affordable housing coalitions to attract affordable development in the Town.		Town Manager
--	--	--------------

Recreation and Arts

Goals, Policies and Strategies

Goals:

- To encourage and support recreational activities that are safe, accessible and draw wide participation from all age groups and abilities, and that reflect the people and charm of Ogunquit.
- To encourage and support artistic activities and performances year-round that reflect the people, history and charm of Ogunquit.

Policies:

- Create a list of recreation needs or develop a recreation plan to meet current and future needs. The Parks & Recreation Committee shall continue to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.
- Work with public and private partners to extend and maintain a network of trails and connect with regional trail systems, where possible.
- Continue to work with existing land use trusts or other conservation organizations to pursue opportunities to protect important open space or recreational land.
- Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property.
- Continue to work with public and private partners to support and extend the scope and diversity of the arts.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Analyze and make recommendations on costs/ benefits of adding a Recreation Director to coordinate, enhance and expand activities for residents and visitors to work with local land trust and conservation organizations to further protect open space and recreational land.	1	Town Manager

Analyze and make recommendations for improving accessibility to the beaches and water for people with disabilities.	2	Public Works
Analyze and make recommendations for repair of fencing along river and for improving Footbridge parking lot, boat ramp and walkway.	3	Public Works
Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.	4	Parks and Rec
Research and make recommendations on the feasibility of creating an Ogunquit Historical/Marginal Way Walking tour, including self-guided support.	5	Marginal Way Committee
Create a page on the Town website to publicize town recreation activities, with hours, reservations, applications, etc. as well as information on Maine's landowner liability law regarding recreational and harvesting use.		Information Services
Analyze and make recommendations for encouraging more artistic activities.		Parks and Rec
Analyze and make recommendations for improving use of Agamenticus Park.		Parks and Rec
Create more offseason activities for residents.		Parks and Rec
Create local trail maps for publicly accessible walking paths.		Parks and Rec
Evaluate improved parking options for kayak/canoe/paddleboard access to Ogunquit River.		Public Works
Review the OZO food truck policy as appropriate for specific events with SB approval.		Planning Board
Create a list of recreation needs and develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.		Parks and Rec
Evaluate how the Town publicizes events to expand audiences.		OPA

Improve methods of collection and tracking of revenues for OPA events. This would include accepting credit cards and determining the makeup of the audience.		OPA
Recognize the role played by cultural organizations in Ogunquit and publicize their contributions to the Ogunquit experience.		Parks and Rec

Transportation

Goals, Policies and Strategies

Goal:

- To make it safer and easier to move to, from and around Ogunquit for everyone, irrespective of their mode of travel.

Policies:

- To prioritize community and regional needs by the safe, efficient, and optimal use of transportation systems.
- To meet the diverse transportation needs of residents and visitors.

- To promote public health and enhance livability by maximizing the efficiency of the transportation system and minimizing increases in vehicle miles traveled.
- To maximize the efficiency of the State and State-Aid Highway network.
- To creatively increase parking capacity to relieve congestion.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Identify traffic conflict points, such as the location of crosswalks which are causing delays on Route 1, and recommend remedial action.	1	Town Manager
Execute feasibility study for satellite parking lots including a shuttle/trolley to take people to and from town.	2	Visitor Services
Increase public transportation including options to bring key workers to and from Ogunquit, shopping areas and link to the Wells transport hub.	3	Town Manager
Identify and remedy potential accident locations including improving visibility where sightlines are poor.	4	Public Works
Add signs on Route 1 to provide information about the availability of parking spaces in beach lots.	5	Visitor Services
Consider a non-motorized transportation plan for Ogunquit, such as the creation of additional sidewalks.		Bicycle-Pedestrian Committee
Establish a comprehensive rolling program of road maintenance, including identifying more durable road surface materials.		Public Works
Initiate or actively participate in regional and state transportation efforts.		Town Manager
Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with Maine State law.		CEO
Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.		Planning Board

Explore options for regional delivery of local services.		Town Treasurer
Maintain, enact, or amend local ordinances as appropriate to address or avoid conflicts with: Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); State access management regulations pursuant to 23 M.R.S.A. §704; and State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.		Town Manager
Evaluate options for the use of electric bikes in Ogunquit.		Bicycle-Pedestrian Committee
Analyze and make recommendations for remodeling intersections that are not at 90° (e.g. School Street and Rte. 1, Bayview Ave. and Ocean St.) to improve safety for alternate road users.		Public Works
Analyze and make recommendations for adding curbs to protect pedestrians without impacting bicyclists.		Public Works
Explore options for local transportation services.		Visitor Services

Public Facilities and Services

Goals, Policies and Strategies

Goals:

- To preserve and maintain public buildings, facilities, equipment, practices, and programs to maintain the charm of Ogunquit and to support municipal employees.
- To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
- To encourage municipalities to create age-friendly communities where policies, services, settings and structures support and enable residents to actively age in place, and that recognizes the capabilities, resources and needs of older adults, planning to meet these needs in flexible ways that promote the inclusion and contributions of older adults and protects those who are most vulnerable.

Policies:

- Support and oversee the development and construction of the municipal campus as adopted by the voters in June 2023.
- Establish a Town Beautification process.
- Support the upgrading, development, and maintenance of all Town property and facilities, including roadways, parks, parking lots and sidewalks.
- Support and oversee the repair and/or replacement of the Perkins Cove Bridge, docks and boat moorings, Harbormaster buildings, and the dredging of the waters of the Cove to support maritime activities.
- Growth areas: plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
- Encourage age friendly communities to enable residents to actively age in place. Efficiently meet identified public facility and service needs.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Implement the municipal campus project and complete funding.	1	Town Manager
Implement the Plan for replacement and/or repair of the Perkins Cove Bridge, docks, bait wharf and shack, Harbormaster office, and ramp., including sea level rise mitigation.	2	Harbormaster
Review adequacy of facilities (e.g., Fire, Public Works) and possible expansion plan.	3	Fire Chief
Evaluate public safety levels (Police, Fire, Public Works) and equipment needs to maintain service quality and fund necessary improvements.	4	Select Board
Explore grant and other funding opportunities to assist capital investments.	5	Town Manager
Include memorabilia from the Ogunquit Village School and any historic documents in the campus plan.		OHPC
Inventory any vacant or unused Town properties and devise and submit a plan for re-use or disposition.		Town Manager
Review procedures for replacement or addition of police equipment and reserves for funding.		Police Chief
Maintain and improve the maintenance of Town parks, squares, bathrooms, and parking lots.		Public Works Director
Investigate the feasibility of creating remote parking lots and implementing a shuttle service.		Town Manager
Install additional bicycle racks at town-owned locations.		Public Works Director
Evaluate partnering with neighboring communities to share services, reduce costs and improve services.		Town Manager

Develop a street tree program.		Public Works Director
Improve Wi-Fi in Town facilities.		Information Services
Install electric vehicle chargers in Town parking lots.		Visitor Services
Transition Public Works use of two-stroke engines to electric equipment (e.g., leaf blowers, mowers) when equipment needs to be replaced.		Public Works
Analyze and make recommendations on costs and feasibility of adding solar panels to town structures and parking lots.		Town Manager
Develop a 20-year capital improvement plan.		Town Manager
Evaluate the Town waste stream and develop ways to reduce it, especially during tourist season. Consider expanding composting.		Transfer Station
Analyze and make recommendations on feasibility of adding showers at Town beaches.		Town Manager
Analyze and make recommendations on improving internet connections for Town residents.		Information Services
Analyze and make recommendations on improving Dunaway Center audio/visual systems for Ogunquit Performing Arts Committee.		Information Services
Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.		Town Manager
Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.		Select Board
Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan, especially in Shoreland zones.		Town Manager
Explore options for regional delivery of local services.		Town Manager
Ensure that all public buildings and services are ADA compliant, including digital services.		Town Manager

Analyze and make recommendations to use pervious pavement on new paving projects. Require maintenance reporting with enforcement mechanisms to ensure long-term compliance.		CEO
Analyze and make recommendations on providing designated parking spots for residents.		Visitor Services
Analyze and make recommendations to develop Town beautification standards.		Select Board
Identify and make recommendations to use technology to enhance resident and visitor experiences.		Information Services
Revisit the use of Big Belly trash compactors at high-trash locations: downtown, Perkins Cove, and beach outlets.		Town Manager
Develop Town-wide beautification strategy and assign to appropriate Board.		Town Manager

Fiscal Capacity and Capital Improvement Plan

Goals, Policies, and Strategies

Goal:

- To provide the most effective possible municipal government at the best possible cost.

Policies:

- To finance existing and future facilities and services in the most cost-effective manner.
- To continue to explore grants and gifts available to help fund capital investments within the community.
- To continue to control Ogunquit’s tax burden.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Develop long-term capital improvement plan, identifying all known projects, with costs and timetables.	1	Town Manager
Assess the financial impact of sea level rise and corresponding reduced income from parking lots on taxes.	2	Town Treasurer
Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital improvements to increase cost savings and efficiencies.	3	Town Treasurer
Continue to identify public/private funding opportunities.	4	Town Treasurer
Identify opportunities for municipal employees to develop revenue streams, especially for services to tourists.	5	Town Manager

Future Land Use

Goals, Policies, and Strategies

Goal:

- To encourage thoughtful growth and development while protecting and preserving the charm and natural resources Ogunquit cherishes.

Policies:

- To coordinate the community’s land use strategies with other local and regional land use planning efforts.
- To protect critical rural and waterfront areas from the impacts of development.
- To incorporate policies and strategies from all Comprehensive Plan chapters into the Ogunquit Zoning Ordinance.
- To support the level of financial commitment necessary to provide needed infrastructure in growth areas.
- To ensure that permitting procedures are in keeping with the Comprehensive Plan, especially in growth areas.
- To ensure that Ogunquit Zoning Ordinance allows appropriate development through designated growth areas.
- To encourage affordable workforce housing within the Town.
- To protect natural resources from overuse and overdevelopment.
- To encourage visitors and part-time residents to enjoy the Town, while preserving Ogunquit’s sense of community.

- Encourage a more climate friendly Town.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Change OZO to provide stricter regulations regarding construction storm water runoff, especially prohibit silt fence use.	1	Planning Board
Add enforcement mechanisms to OZO 225-8.14 C. (4) (Wastewater Pollution) for failure to report and remedy.	2	CEO
Reduce allowable impervious surface coverage percentage in all Shoreland zones.	3	Planning Board
Expand Shoreland Zones to include more wetlands.	4	Planning Board
Revise OZO 240-10.5 A. (1) (Storm Drainage Design Standards) to accommodate a 50-to-100-year storm.	5	Planning Board
Update OZO to reflect changes to Single Family Zones, reflecting Tiny Home and ADU provisions.		Planning Board
Revise road construction requirements to be more environmentally friendly.		Planning Board
Research and propose incentives for conserving open space or wooded coverage on applicable projects.		Planning Board
Create Municipal Zone and regulations for town owned properties.		Planning Board
Review tightening requirements in OZO 225-3.3.H (Additional Requirements in Shoreland Zones).		Planning Board
Define Erosion Control Plan in definitions in OZO and Subdivision ordinance.		Planning Board
Add definition of stormwater management to OZO and reference to Subdivision ordinance.		Planning Board
Add a stormwater management reporting requirement for construction sites to OZO and Subdivision Ordinance.		CEO

Add requirements for pre- and post-construction stormwater runoff inspection to subdivision Ordinance.		CEO
Require regular reviews of the impact of growth on Town infrastructure and natural resources. Track new development in the community by type and location. Consider developing impact fee ordinance.		Town Manager
Tighten the OZO language regarding formula restaurants to increase enforceability for these uses.		Planning Board
Consult Town Attorney to review the Town’s ability to prohibit formula hotel chains and retail stores in OZO.		Planning Board
Merge DB and GBD1 zones based on parking requirements.		Planning Board
Develop and add Form Based Zoning in areas requiring Design Review.		Planning Board
Map Contract Zones for affordable and senior housing in DB, GBD1 and GBD2.		Planning Board
Revisit outdoor sales, adding specific allowances and prohibitions to OZO.		Planning Board
Require alternative energy and/or minimal energy use on new projects.		Planning Board
Expand Dark Sky lighting requirements for all subdivisions, new construction, and structural alterations, both commercial and residential.		Planning Board
Potentially establish a single zone for properties, except properties in Shoreland Zones, currently situated in multiple zones.		Planning Board
Analyze and report on feasibility and desirability of allowing food trucks at Footbridge and North Beach.		Planning Board
Encourage the extension of and connection of sewer lines into all Shoreland Zones.		Town Manager
Audit and monitor subdivision restricted land areas for compliance.		CEO
Add definition of “impervious surfaces” to OZO.		Planning Board

Update Site Plan application checklist in OZO to require State stormwater permits and federal permits where required, and review waiver of stormwater plan.		Planning Board
Analyze and report on costs and viability of adding Soils layer to Town GIS map.		CEO
Ensure that the capital improvement plan includes costs associated with implementation of strategies.		Town Manager
Coordinate with neighboring communities regarding land use designations and regulatory and non-regulatory strategies.		Town Manager
Provide that the Code Enforcement Officer is supported and trained and meets State certification requirements.		Town Manager
Direct that a minimum of 75% of new municipal capital investment goes into growth areas.		Town Manager
Periodically (at least every 5 years) evaluate progress on implementation of the Plan. Set a date in 2029.		Select Board/ Implementation Committee
Analyze and make recommendations regarding the OZO's noise Ordinance, with suggestions for improvements, including equipment noise and early morning/late night disturbances.		Town Manager
Ensure that all Town-managed lights meet Dark Sky lighting standards.		Public Works
Simplify the process of adding cell boosters in Town.		CEO
Assign responsibility for implementing the Future Land Use Plan to the appropriate Board or municipal official.		Select Board
Track development that will impact Town resources in the community by type and location.		CEO
Evaluate whether Ogunquit can manage a strategic retreat from the coastline if or when sea level rise becomes untenable.		Town Manager
Streamline permitting requirements for development in the designated Growth Areas.		Planning Board

Climate Change and Sea Level Rise

Goals, Policies and Strategies

Goal:

- To acknowledge and respond to the full potential of climate change impacts on residents, properties and natural resources.

Policies:

- To continue to monitor the effects of sea level and climate change and their impact on the Town of Ogunquit.

- Review and update polices and ordinances accordingly.
- Use cost benefit analysis to make decisions regarding any new retrofitting and fortification as needed due to sea level rise or climate change.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Continue to work with Maine’s southernmost coastal communities and SMPDC to assess impacts of coastal hazards, including sea level rise and erosion. Develop strategies and nature-based solutions for making the region(s) more resilient to coastal hazards and research grants to fund these solutions.	1	Town Manager
Identify and prioritize Ogunquit’s most vulnerable areas for sea level rise such as: <ul style="list-style-type: none"> • Ogunquit Beach, Footbridge Beach and North Beach and parking lot, roads leading to the beach, residential and commercial businesses in beach area. • Perkins Cove and waterfront, Perkins Cove Road, Parking lot, commercial and residential buildings. • Rocky coastline, especially in the area along the Marginal Way path which features basaltic dikes, glacial features and sedimentary rocks. • Ogunquit Sewer Treatment Plant. Ogunquit Sewer District has already purchased land outside of the floodplain, relocated electrical equipment and is planning on staging emergency equipment off site. Develop plans/solutions to protect the people, infrastructure and natural resources in vulnerable areas.	2	Town Manager
Analyze the economic impact of sea level rise and climate change on identified vulnerable areas and develop long-range plan(s) to combat negative economic changes to the Town and residents. Identify and secure the type of capital investment needed to safeguard at-risk infrastructure.	3	Town Manager
Develop an evacuation plan for residents and visitors in areas vulnerable to sea level rise.	4	Town Manager

Continue to increase the use of renewable energy resources (such as solar panels on Town structures and in parking lots), make carbon-free decisions and use cost effective materials created from recycled material. Educate and encourage homeowners to do the same.	5	Town Manager
Develop an education plan, in collaboration with residents and businesses, to educate residents and businesses as to what steps the Town is taking to address and plan for climate change and sea level rise.		Sustainability Committee
Annually review floodplain management and land use ordinances to protect vulnerable areas, especially set-back areas in shoreland areas.		CEO
Continue to research and recommend suggestions to reduce carbon emissions, beach erosion, soil erosion and maintain Best Management Practices (BMP) for stormwater run-off to Select Board.		Sustainability Committee
Educate and enforce the Maine Statute that prohibits idling vehicles.		Police Department
Encourage the planting of additional trees on Town property and residential property to provide shade and conserve energy.		Conservation Commission
Increase fines and tighten enforcement for trespassing on the dunes.		Town Manager

Chapter 1: Historical and Archeological Resources

Purpose

Historic and archaeological resources contribute significantly to community character and make our Town distinctive and welcoming. These resources are important not only for their role in telling the story of Ogunquit's history, but also for their present-day value, as historic buildings and sites add to the Town's quality of life and their presence helps to maintain property values. Archaeological resources can reveal hidden human history thought lost, often yielding insights that inform those living today about how places were inhabited long ago.

Specifically, this section presents a brief history of the Town, describes Ogunquit's historic and archaeological resources, assesses threats to these resources, and considers the effectiveness of existing measures to protect and preserve these resources.

Historic Overview

Introduction

The Town of Ogunquit is relatively young, having only been incorporated in 1980, but its settlement history as part of Wells stretches back to the early 1600s, when fisherman and traders began to frequent the shores. In 1641, a permanent settlement was established when Edmund Littlefield built his home along with saw and grist mills on the Webhannet River. Farmers and shipbuilders followed. In 1913, Ogunquit residents wanted local control of their village and formed the Ogunquit Village Corporation within the Town of Wells with the approval of the State Legislature. By this time, Ogunquit already had a strong sense of its own identity, separate from that of Wells. At that time there were fewer than 200 tax paying residents and only half as many non-resident taxpayers. That changed over time, until by the 1960s, there were more non-resident taxpayers than resident, and while it has remained this way ever since, the last two decades have seen an increase in the number of individuals who live in the community year-round, yielding an increase in the number of resident taxpayers.

The Town of Ogunquit is relatively young, having only been incorporated in 1980.

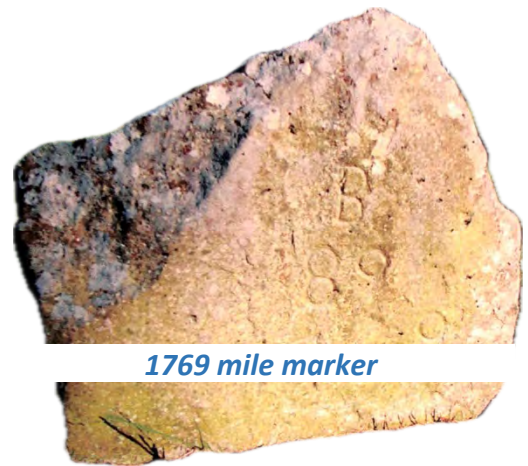
History of Ogunquit

Precontact

The name “Ogunquit” was mentioned in early documents primarily in reference to the river. The application by the Reverend John Wheelwright for the first sawmill sited its location on the “Agunquat” River. The meaning has long been thought to derive from the Natick tribe, meaning “Beautiful Place by the Sea,” (which the Town still uses) but more recent scholarship casts doubt on that origin. It may come from the Micmac “pog-um-ik,” meaning lagoons formed at the mouth of rivers. While the exact origin of the term is not known, “Beautiful Place by the Sea” is considered by many to sound most descriptive of Ogunquit.

Colonial Era to Mid 19th Century

In the early years of European settlement, travel was difficult due to the lack of usable roads. An order from Massachusetts was issued in 1653 to build a road by the sea. This road was improved through Ogunquit Village in 1664, and the King’s Highway was extended from Portsmouth to Saco in 1719. A mile marker from 1769 still exists in Town, marked “B 89 1769,” meaning Boston 89 miles.



In 1716, Wells was indicted by the General Court for not having a school. So, in 1717, a school was opened in the home of Colonel John Wheelwright in Wells for the first quarter of the school year, moving in the next quarter to Daniel Littlefield’s house in Ogunquit. The town later hired Richard Dean as the teacher and built its first school in 1730.

Ongoing conflict with Native Americans and other economic hardships kept growth and industry to a minimum until 1760 when the last of the treaties were signed. Then subsequent national wars (French and Indian Wars, Revolutionary War, and the War of 1812) and their associated economic downturns conspired to repeatedly slow growth all along the New England coast. By 1825, farming, shipbuilding, and trade had resumed, and taverns sprung up to accommodate an increasing number of stagecoach riders. By the end of the 19th Century, Ogunquit had become a busy port at wharfs near the end of the Ogunquit River. During this era, William Henry Perkins began building the iconic Ogunquit Dory in his boat house on what is still called Wharf Lane; a modern re-creation today lies at the Winn House. Cargo ships plied their way from Ogunquit to Boston and along the coast. Several sea captains built large homes in town, some of which are still in existence.

Beginning of the Artist Colony Era

Ogunquit's art future began in the late 1800s, as artists drawn to Perkins Cove by its summer beauty attracted other people. Summer visitors began to arrive with regularity, especially with the advent of trains and trolleys. Ogunquit Beach first became accessible in 1888, when a bridge was built across the Ogunquit River at Beach Street. There were grand hotels built in Ogunquit for the summer boarders, who would ride the train to Wells Beach Station and then take a carriage to Ogunquit. Some of those hotels still exist, such as the Colonial Inn, on the National Register of Historic Places, and the Aspinquid and Sparhawk. Others followed, including the Ontario and Lookout hotels, now converted to condominiums. The Nellie Littlefield house was built in 1889 and has been restored as a Bed and Breakfast. Around this same time, developers, known then as "capitalists," were buying up shoreland from

Ogunquit residents formed the Ogunquit Beach District with the approval of the State legislature.

local owners who found it

amazing that such poor, rocky, sandy land was desirable simply because of its view. Several famous tea houses attracted residents and tourists alike, including the Whistling Oyster (now Barnacle Billy's), Barbara Dean's, and the Dan Sing Fan house, famous for its cinnamon toast and jasmine tea, overlooking Perkins Cove.



Early Artist Colony Perkins Cove

Protecting Natural Resources



Ogunquit Village School

1913 saw the incorporation of the Ogunquit Village Corporation. A pivotal moment in Ogunquit's history occurred in the early 1920s, when it was discovered that a Wells developer had purchased the entire shoreline down to the southern tip of Ogunquit Beach. As cottage development marched south from Moody Beach, Ogunquit residents formed the Ogunquit Beach District with the approval of the State legislature to tax themselves for the express purpose of funding eminent domain proceedings. This extraordinary and prescient act by far-seeing Ogunquit residents resulted in the beach being

saved at the cost of \$43,500 (half of which were legal fees) several years later. The property today is priceless to the Town and its many visitors. Ogunquit Beach (legally a park per the Act to Incorporate the Ogunquit Beach District dated April 1, 1923) is today a beautiful public beach.

In 1907, Ogunquit built a larger school on land donated by John J. Littlefield. In 1929, the Ogunquit Village School (OVS) was enlarged at the current site. When Ogunquit was incorporated as a separate town in 1980, the Wells Ogunquit school district took over and used OVS until it was closed in 2004. In 2023, the Town voted to demolish the school to make space for a new police station and town hall. The new building will retain the overall appearance of the original school, while providing modern facilities.

Perkins Cove began as a small fishing village but its rustic shacks, lapstrake dories, rocky outcroppings and churning waves made it an artists' paradise. As a result, it soon emerged as a mecca for artists especially with the advent of two art schools with renowned teachers of painting and sculpture. The Cove's saltmarsh was dredged in 1940-41 and a drawbridge was built across the channel in 1944 to replace earlier rickety footbridges and allow larger boats access to the protected harbor. To manage the harbor moorings, the Town appointed William Tower Jr. as the first Harbormaster in 1944.



Perkins Cove

Another far-reaching event occurred in 1925, when Josiah Chase, a wealthy conservationist and former legislator, gave one mile of what is now known as the Marginal Way and approximately another mile of access paths to the Town. Other benefactors added ten-foot-wide shoreline easements, eventually forming the 1.25-mile Marginal Way. Originally a narrow path requiring climbing over rocks and running to the Cliff House, it was paved in 1960 and is now wheelchair accessible, and ends at Perkins Cove. This path, with its views and benches at the ocean's edge, is beloved by residents and tourists alike. The Marginal Way Committee is responsible for identifying projects to enhance the Marginal Way and makes these recommendations to the Select Board. For example, the committee annually attracts volunteers to replace invasive plants with native Maine flora. The Marginal Way Preservation Fund, Inc. (a non-profit organization) administers an endowment fund which helps defray the Town's costs associated with preserving and maintaining it. In 2016, a new 8,000 square-foot garden featuring native plantings was installed in the Marginal Way.

In 1925, Josiah Chase, a wealthy conservationist and former legislator, gave one mile of what is now known as the Marginal Way to the Town.

Tourism Growth

Following World War II and the building of the Maine Turnpike between Portland and Kittery, Ogunquit truly became a destination community as the middle class took to their cars and to the roads to visit the seashore and vacation. The 1950s and 1960s saw robust residential/seasonal and commercial growth in the Town.

The artist colony expanded when Charles Woodbury founded the Ogunquit Summer School of Drawing and Painting, and Hamilton Easter Field founded the Summer School of Graphic Arts in 1911. In 1928, the Ogunquit Art Association (now housed at the Barn Gallery) was established. The Ogunquit Museum of American Art was founded by Henry Strater,



Ogunquit Beach



Ogunquit Celebration 1979



it Playhouse

on land purchased from Charles Woodbury's family, in 1953. The Ogunquit Playhouse was founded in 1933 in a converted garage as a summer stock theater. Walter and Maude Hartwig built the current playhouse in 1937 and brought famous Broadway and Hollywood stars to town to perform. John Lane was introduced to

Ogunquit by Maude Hartwig and later bought the Playhouse in 1950, helping to found the Ogunquit Playhouse Foundation to ensure its future. In 2005, current director Bradford Kenney became the Artistic Director and has brought the Playhouse into the 21st Century, extending the season from 10 weeks to 26 weeks. The Town recently approved a new zoning district which will enable the Playhouse to modernize and continue to delight audiences well into the future. The original site of the Playhouse was converted in 1939 to become the Ogunquit Square Theater, which ran movies until 1998.

The Leavitt Theater first opened in 1925, showing the silent film "Dante's Inferno." The Leavitt, which went digital in 2014, continues to show movies and has added restaurants, live shows and music to attract guests.

Town Incorporation

In 1974, S. Judson Dunaway generously donated a community center to the then-village of Ogunquit. Today the building serves as both a community center and Town Hall. The Dunaway has also been used as the Police Station.

Ogunquit separated from Wells in 1980, incorporating as a stand-alone town, and celebrated with a parade through the village. The following decades have shown that Ogunquit continues to be

unique among coastal Maine towns with its long stretch of beach forever preserved for the public as well as its rich arts and cultural heritage.

Rebuilding the Village

In May 1982 at 2:20 PM, a major fire broke out in the village, leaping from building to building and destroying much of the east side of Route 1. Nine shops, a hotel and a gas station were all badly damaged or destroyed. Residents reacted quickly, removing as much as possible from each building. One eyewitness said, “Finally I got up and looked for myself and couldn't believe it. It was like a fog just rolled into town -- an evil fog.” Firefighters from Ogunquit and five surrounding towns joined in to control the fire. It was a credit to the community that the Town was back up and running for the summer season.



Ogunquit Fire 1982

Population Growth and Preservation Efforts

The early years of the 21st century saw substantial residential growth in Ogunquit, as many



Concert in the park

seasonal residents converted their homes into permanent residences and sought to take advantage of community amenities year-round. This resulted in a nearly two-fold population increase during the first two decades, from fewer than 900 residents to more than 1,500. In April 2015, another fire erupted at the Blue Water Inn near the Main Beach, totally destroying the restaurant and inn. Both were later replaced by a modern restaurant and hotel space.

In 2020, the Covid-19 pandemic created a major disruption to life and business in Ogunquit. The restrictions forced the Town to postpone a planned celebration for the 40th anniversary of its incorporation. The celebration finally took place on June 10, 2022, with the Spring BonAire event, featuring numerous concerts, children’s events, a craft fair, an art walk, sand drawing on the beach, a live lobster sale off the boats, and fireworks at the Main Beach.



BonAire Venue Shore Road

Continuing Preservation

In its evolution from a fishing village surrounded by farms to a seashore destination community, Ogunquit has seen buildings both simple and stately rise along its roads. Because Ogunquit was never a busy port like York or Portsmouth, its early buildings tended to be simple, like the Goodale-Stevens Farm circa 1720. Later buildings, as Ogunquit attracted more residents and grew more prosperous, were more elaborate and reflected building trends of the time. As happened in many other Maine communities, Ogunquit lost older houses and buildings, particularly along Route 1 and Shore Road, as commercial ventures moved in and even if not demolished, some historic buildings were altered as they were repurposed for commercial uses.

Ogunquit has many other buildings identified in the previous Comprehensive Plan as either eligible for listing on the National Register or potentially eligible for listing. The Ogunquit Historic Preservation Commission (OHPC) corroborated that these properties still exist, are of interest and added a property to the list.

Design Review requires that the Planning Board review pre-December 31, 1930 property applications.

To assist with preservation efforts, the Maine Historic Preservation Commission (MHPC) awards grants for education, planning, survey, and National Register application work. In 2017, approximately \$50,000 was available. Each grant requires a 50% match. These grants

can be utilized to collect and analyze information on the location and significance of historic properties, produce National Register nominations, educate the public about the benefits of historic preservation, or assist local governments with preservation planning. Eligible applicants include state agencies, municipal governments, educational institutions, and private non-profit institutions.

Ogunquit's municipal codes include its Title XI Historic Preservation ordinance, which provides a legal framework by which the Town can, through the OHPC, protect and preserve its historic, architectural, and cultural heritage. Ogunquit also adopted Zoning Ordinance Article 11 Design Review, which requires Planning Board review of pre-December 31, 1930, property applications. Proposals for changes on newer projects, which may affect pre-1930 properties within the District, are also subject to review. This Ordinance states that the OHPC must also review and comment on the application under the Historic Preservation Ordinance and Design Guidelines. Having such regulations demonstrates that Ogunquit is serious about historic preservation. The Town has experienced some difficulties with implementing the existing Ordinances. Two of these difficulties are: there is no defined local historic district or districts which share certain characteristics as are more typically encountered when a community has historic preservation regulations; and the regulations as written do not provide standards by which to specifically determine when a property slated for change will adversely affect a property or a neighborhood deemed historically significant.

In determining how best to solve these ordinance issues, so that both the Town and the Design Review applicants get the best possible outcomes, the Town may want to consider providing funding to the OHPC so that it can begin to administer the Title XI ordinance, obtain legal advice on historic preservation law, and apply for the MHPC's grant to assist Ogunquit with preservation planning. The grant could also assist the Town with identifying and documenting historically significant buildings.

Historic Resources

In 2000, the Town adopted the Title XI Historic Preservation Ordinance which authorizes the OHPC's duties, functions, and powers.

This section describes historic districts, buildings, structures and objects located above the ground. Ogunquit recognizes and appreciates its historic buildings and landmarks. In 2000, the Town adopted the Title XI Historic Preservation Ordinance which authorizes the OHPC's duties, functions, and powers.

The Title XI Ordinance provides for procedures by which the OHPC may review an application for a Certificate of Appropriateness or a Certificate of Demolition on a historic building or site and by which the OHPC may designate a building or site as historically significant. At the same time as the Ordinance was adopted, the Town approved designating the Perkins Cove Bridge as a historic structure through Town Meeting and later, residents voted to designate the Winn House, the Dolphin Post, and seven other buildings as historic structures.

Ogunquit's municipal codes include its Title XI Historic Preservation ordinance, which provides a legal framework by which the Town can protect and preserve its historic, architectural, and cultural heritage.



Goodale-Stevens Farm

In addition to the historical designation process that the Town has put into place through its Ordinance, there is also the National Register of Historic Places. This federal listing, which is administered by the National Park Service, is part of a national program to coordinate and support public and private efforts to identify, evaluate and

protect historic or archeological resources. The Register does not, however, provide any protection against demolition or alteration unless the structure in question has received federal funding for its restoration – only local designation can truly protect structures from demolition. Such funding is typically only available for commercial structures.

Ogunquit has eight sites listed in the National Register. They are:

- Goodale-Stevens Farm – circa 1720, located on the east side of North Village Road, just south of the Ogunquit River.
- Goodale-Bourne Farm – circa 1740, located on the west side of North Village Road.
- Winn House – circa 1780, moved from its former location on Route 1 where the Gorges Grant Hotel is now to Obed’s Lane on the historic Jacobs lot in the 1980s. The building currently houses the Ogunquit Heritage Museum and its collection of historical artifacts, documents, and books. As noted earlier, it was also recognized by the Ogunquit voters as historic.



Winn House

- Charles Perkins Homestead – circa mid to late 1700s, located on the west side of Route 1 at Scotch Hill, probably built by David Maxwell. According to the OHPC, the Charles Perkins Homestead was demolished some years ago. Across the street, the David Maxwell homestead still exists as the store now known as Panache.
- Ogunquit Playhouse, circa 1937, located on Route 1, was added to the Register in 1995 and elevated in 2015 to a “National Level of Significance” designation.

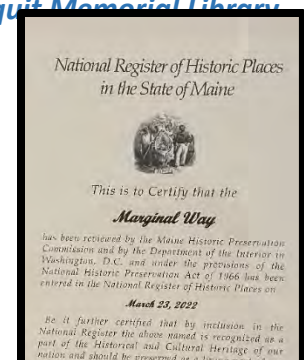
- Ogunquit Memorial Library – circa 1897, located on the north side of Shore Road, was built by Nannie Conarroe in memory of her husband, George, along with a trust fund to maintain it.



Ogunquit Memorial Library

- Colonial Inn – circa 1890, located on the east side of Shore Road. Entered into the National Register on July 30th, 2012 under Entertainment and Recreation Criterion C. Architecture. This turn of the century hotel offers an important visual look back to summer hotels that provided escape from the unhealthy city heat from 1890 through 1960.

- The Marginal Way was added to the Register in 2022. More information is available in the Appendices.



Marginal Way National Register Certificate



An entrance to the Marginal Way

The OHPC has prepared the Ogunquit Historic Preservation Register, which includes:

- Perkins Cove Bridge, the iconic footbridge spanning the Cove.
- Winn House, late 1700s, as noted above.
- The Dolphin Post, 1700s, sits on the curve of the Ogunquit River and is visible only at low tide. It was used to help schooners move safely to Ogunquit's busy wharfs.



Perkins Cove Bridge



Dolphin Post

- Ciampa Boarding House, prior to 1885, built for summer boarders in the Queen Anne style.
- Locust Grove Cemetery, 1800s.
- Ogunquit Memorial Library, 1897, as noted above.
- Mile Marker, c 1769, placed on Post Road noting the distance of 89 miles to Boston.

- Ogunquit Playhouse, 1937.
- The Marginal Way.
- Woodbury Studio, 1898, the first school of the Ogunquit Art Colony, owned by Charles H. Woodbury.

Ogunquit has 22 historic cemeteries, most of which are privately owned, but maintains Riverside, with plots dating back to the mid 18th Century; Locust Grove, also dating back to the 1750s; and the small Old Burial Ground, dating to the 1850s.

Archeological Resources in Ogunquit

Beyond buildings, structures, or districts there are archeological sites, which are sites of historic significance located below grade (underground). A vessel, buried in sand on the Ogunquit River just north of the Beach Street Bridge, is believed to be the Enterprise, a 55-foot schooner thought to have been abandoned in the 1880s. Four precontact archeological sites along the banks of the Ogunquit River have been identified by the MHPC as having possible archeological significance. MHPC has drafted a map with the approximate locations. One may contain artifacts from the Ceramic Period, which was from 1000 BC to about 1500 AD. Survey work is required to be certain. Per MHPC regulations, any area within 250 feet of the Ogunquit River and the entire oceanfront can contain archeological sites. MHPC recommends that field checks be done in these areas prior to any ground disturbance or construction activity.

A vessel, buried in sand on the river just north of the Beach Street Bridge, is believed to be the Enterprise, a 55-foot schooner thought to have been abandoned in the 1880s.

Threats to Historic and Archaeological Resources

As residential construction has increased within Ogunquit, this has frequently involved the demolition of older homes to construct new homes. The cost of maintaining older homes and buildings can result in deferred care that negatively impacts building integrity, as has been the case with the Ogunquit Village School. The town monitors development and construction to protect historic sites, but there is concern among residents that the historic atmosphere and charm of the town could be at risk.

There are many risks facing the town's historical sites. The Ogunquit Village School is one example. Other historic buildings not listed as such under the guidelines of Ogunquit Municipal Ordinance 97 Article III §97-9, have been demolished; Design Review can require modifications to the architectural design, but cannot always protect the structure itself from demolition. The

Marginal Way has repeatedly suffered damage from storms in the past, and sea level rise presents further risks.

The strategies from the 2004 Plan have been adopted, but time has shown that more can be done. The OHPC has developed a list of older buildings in town, but few have been locally designated as historic under the municipal Ordinance. Additionally, the Ogunquit Zoning Ordinance was revised to require reconnaissance surveys of potential archeological sites, but its effectiveness is unknown. The Ordinance also requires analysis of development applications for resources on or near the site, and while it has been effective, there is room for improvement.

The strategies from the 2004 Plan have been adopted, but time has shown that more can be done.

Historical and Archaeological Resources

Goals, Policies and Strategies

Goal:

- To protect, preserve and inventory the historic structures, sites, significant archeological resources and character in Ogunquit and ensure changes are carried out to minimize adverse impacts to such resources.

Policies:

- To continue to protect the significant historic and archaeological resources in the community.
- To communicate Ogunquit’s rich history with residents and visitors.
- To improve documentation of Ogunquit’s historical resources and risks to those resources.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Complete a historic resources inventory survey to add to the Town Ordinance (Designated Historic Sites, Landmarks, and Structures) for future protection, including those outside the district requiring design review.	1	OHPC
Ensure that new and modernized municipal structures maintain the charm of Ogunquit's history.	2	Planning Board
Analyze and make recommendations on tightening Historic building restrictions.	3	Planning Board
Preserve and protect the Marginal Way coastline, with its unique geological features and its historic role in Native American life.	4	Marginal Way Committee
Analyze and make recommendations enhancing OHPC authority including the creation of historic preservation districts.	5	Select Board
Amend the Ogunquit Zoning Ordinance to require that all new construction incorporate maps and information provided by the Maine Historic Preservation Commission into the application process.		Planning Board

Develop accessible resources for maintaining and communicating Ogunquit’s history including a historical and architectural digital archive.		OHPC
Conduct a public ceremony to unveil the National Register of Historic Places plaque for the Marginal Way.		Marginal Way Committee
Celebrate the 100th anniversary of the Marginal Way in 2025.		Select Board
Analyze and make recommendations for incentivizing the preservation of historic homes.		OHPC
Analyze and make recommendations on whether the 1930 date for design review should be updated to older than 50 years in the OZO.		CEO
Amend OZO to require protection of known prehistoric and historic archeological sites during any construction activities.		Planning Board
Work with the Heritage Museum, Wells-Ogunquit Historical Society and the Maine Historic Preservation Commission to assess the need for and, if necessary, develop a plan for a comprehensive community survey of the Town’s archaeological resources.		OHPC
Update Municipal Ordinance §97-11 A to reflect additions approved by voters on 04/07/2007		Town Manager
Add a Demolition Delay provision to the OZO, per Maine Historic Preservation Commission recommendation		Planning Board

Chapter 2: Water Resources

Overview

Ogunquit has significant water resources and protecting them is a top priority and concern for the Town. Water quality issues stemming from non-point sources have plagued the freshwater, estuarine, and marine water systems within and around Ogunquit. The most prominent waterbody in the town, aside from the Atlantic, is the Ogunquit River, a **9.8-mile-long (15.8 km) tidal river that originates in South Berwick, travels east and southeast through York, Wells, and Ogunquit**, and ends at the Atlantic Ocean in Ogunquit. The Josias River is another prominent waterbody in Ogunquit, flowing from neighboring York into Ogunquit and emptying into the Gulf of Maine at Perkins Cove. The main stem of the Josias River is 5.75 miles long.

The most prominent waterbody in the Town, aside from the Atlantic, is the Ogunquit River, a 9.8-mile-long (15.8km) tidal river that originates in South Berwick, travels east and southeast through York and Ogunquit, and ends at the Atlantic Ocean in Ogunquit.

There are no mapped Great Ponds within Ogunquit, but there is considerable riparian habitat along wetland complexes within the town and along the Josias and Ogunquit Rivers and their tributaries.

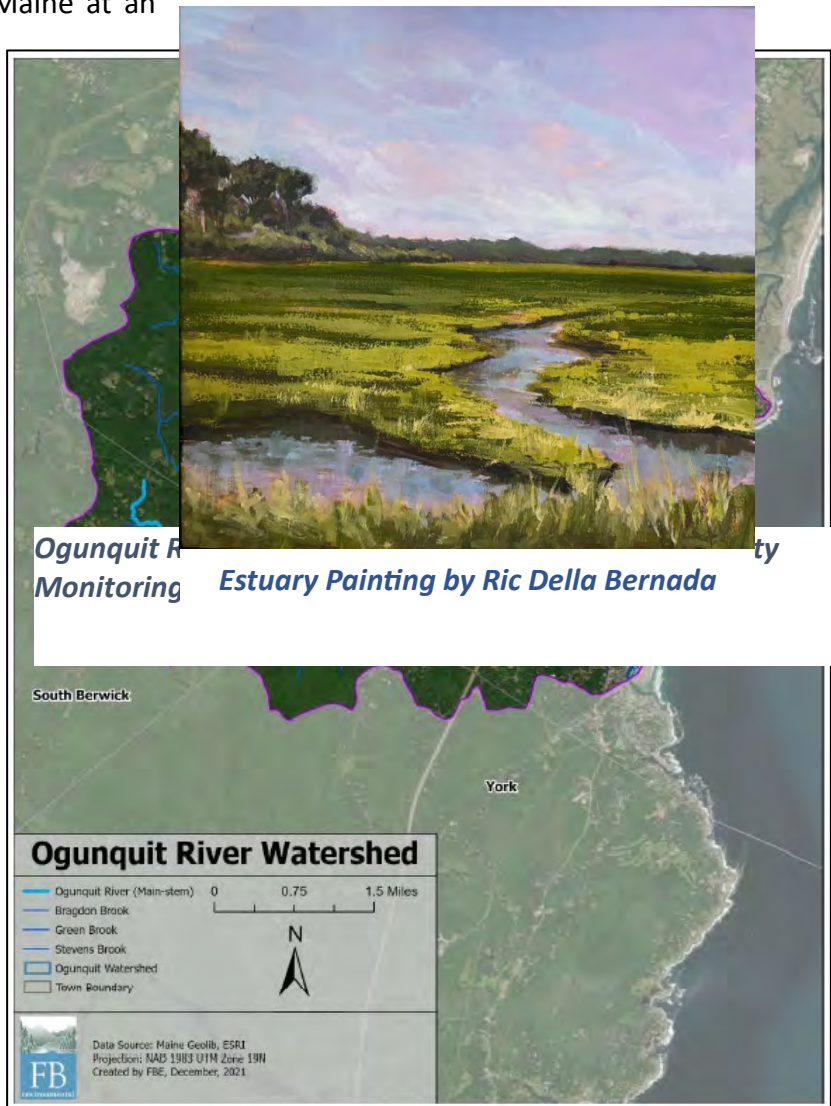
Watersheds and Rivers

Ogunquit River and Watershed

The Ogunquit River begins with the joining of two small streams just south of Bennett Lot Road in the woodlands surrounding Mount Agamenticus in South Berwick. Traveling east, it crosses under Old County Road in South Berwick, continuing to flow through forested lands and an occasional field. A mile further it is joined by two brooks draining the Third Hill area of York and then turns north passing under the Ogunquit Road. It then converges with Tatnic Brook, before flowing east and meeting up with Green Brook; both brooks are major tributaries draining the largely forested Tatnic Hills in the Town of Wells. Continuing east, the river encounters an increasingly developed landscape as it crosses under North Village Road, then Captain Thomas Road, and under the Maine Turnpike/Interstate-95 toward Route 1, all in Ogunquit. Shortly after passing under Route 1, the river cascades as a waterfall to the head of tide and an expanse of a salt marsh and estuary. Water flow is then amplified by the tides, Stevens Brook, and the salt marshes to the north before bending south for a mile behind Ogunquit's barrier beach. Leavitt Stream, a small tributary, enters the river near its mouth, just upstream of the Beach Street bridge. The

river widens considerably then meets the rocky bluff of Israel Head, taking a sharp turn and emptying into the Gulf of Maine at an outlet on the south end of Ogunquit Beach.

The Ogunquit River and its tributaries combine to form the Ogunquit River Watershed (**Map 1**). The Watershed covers an area of approximately 13,300 acres, or 21 square miles, and spans portions of the towns of Wells, Ogunquit, South Berwick, and York. Approximately 17% of the Watershed is within the Town of Ogunquit. The outer boundary of the Watershed starts in the Tatnic Hills in Wells and South Berwick and continues south to Third Hill in York at an elevation of approximately 250 feet above sea level. The Maine Turnpike/Interstate-95 runs north-south through the Watershed, with the majority of development, including dense pockets of businesses and residences located along the Route 1 corridor, which is east



of the Turnpike. To the west, the Watershed land consists primarily of large blocks of undeveloped land and scattered residential properties. All water (precipitation, septic, and irrigation) within the area either evaporates, is absorbed by plants, or eventually migrates into the river and flows to the Gulf of Maine. Due to the relatively small size of the drainage area and predominantly shallow soils over bedrock, river flow rates decrease in dry periods and have even ceased during summer droughts.

There are no remaining man-made dams or flow restrictions on the Ogunquit River. A few active farms remain and at least one has used the river as a source of irrigation water. The Ogunquit River Watershed provides for recreation opportunities, scenic views, and wildlife. It includes a 2-mile barrier beach which, together with the river, serves as the primary attraction for thousands of seasonal visitors and supports a vigorous and increasingly year-round economic base in Ogunquit and the southern Maine region. The salt marsh estuary formed by the river is located within the Rachel Carson National Wildlife Refuge and serves as a significant wildlife habitat.

The Ogunquit River Watershed provides for recreation opportunities, scenic views, and wildlife. It includes a 2-mile barrier beach which, together with the river, serves as the primary attraction for thousands of seasonal visitors and supports a vigorous and increasingly year-round economic base in Ogunquit and the southern Maine region.

Since 1923, a mile-long stretch of barrier beach and sand dunes extending from the mouth of the Ogunquit River north to Wells has been protected from development and has been maintained by the Town of Ogunquit. The Ogunquit River stretch along the inland side of the barrier beach is heavily used for activities like boating, swimming, bird watching, and fishing by over one million residents and visitors each year. In addition to these forms of recreation, the Ogunquit River Estuary is open to clamming.

Josias River and Watershed

Ogunquit's other major river, the Josias River, begins in neighboring York and flows east through Ogunquit, emptying into the Gulf of Maine at Perkins Cove. The main stem of the Josias River is 5.75 miles long and drops 220 feet into the Cove.

Ogunquit's DEP 319 Grant helped fund several catch basin installations designed to filter runoff before it enters the estuary.

Activities and land use within Ogunquit's watersheds significantly impact the health and water quality of Ogunquit's rivers and shores.

The Josias

River Watershed drains in portions of York and Ogunquit. In addition to the main stem of the River, the Watershed also includes numerous small ponds and wetlands, which provide valuable habitat for rare plants and endangered

and threatened wildlife. Although the majority of the Watershed is undeveloped forestland, with scattered agricultural land and small parcels of private conservation land located throughout, there exist areas of development along Route 1 and near the coast that have the potential to degrade water quality as growth continues. The Josias River water has not been tested since 2016.

Water Quality Monitoring and Management

Activities and land use within Ogunquit's watersheds significantly impact the health and water quality of Ogunquit's rivers and shores. Unfortunately, high bacteria level counts in Ogunquit's waterways have resulted in multiple beach advisories by Maine Healthy Beaches.

The Ogunquit River estuary is listed as impaired by the Maine Department of Environmental Protection (DEP) due to the presence of elevated fecal indicator bacteria (Enterococci) levels, as shown by regular water sampling. The Ogunquit River is also listed on the Maine DEP Nonpoint Source Priority Watersheds List of Impaired Marine Waters and Threatened Streams. Water quality sampling efforts, described in more detail below, have found several instances of bacterial contamination in and along the Ogunquit River. Riverside Beach is especially vulnerable to any pollutants washing downstream via Ogunquit River. A 2021 water quality monitoring [report](#) by FB Environmental Associates (FBE) notes that the cause of Ogunquit's waterbody impairments is largely attributed to local nonpoint source pollution, mainly in the form of stormwater runoff.

Ogunquit does not treat stormwater; all runoff goes directly to water bodies. There are approximately 40 outfalls within the town that drain stormwater from roads and catch basins directly into the estuary and beaches.

Ogunquit does not treat stormwater; all runoff goes directly to water bodies. There are approximately 40 outfalls within the Town that drain stormwater from roads and catch basins directly into the estuary and beaches. There are no point-sources of pollution, defined as direct discharge, water waste treatment plant discharge, sewer overflows or overboard discharges from boats, within Ogunquit.

The Town has undertaken steps to improve its management of stormwater. Ogunquit's DEP 319 Grant helped fund several catch basin installations designed to filter runoff before it enters the estuary. These include:

- Lower parking lot catch basin
- Town Lyne Motel catch-basin, and
- Three R-Tank catch basins at Maine Beach Parking Lot, where an existing design directs all outflow from the parking lot areas and properties to Riverside Beach.

According to the US Environmental Protection Agency (EPA), common stormwater pollutants include:

- Soil, sand, and sediment carried by wind and water from disturbed land including construction and gardening.
- Salt from snow plowing, which is neither treatable nor able to be removed with filters.
- Chemicals from pesticides, lawn care, vehicle fluids, brake dust, oil and gasoline spills, etc.
- Nutrients such as nitrogen and phosphorus.
- Pet waste. Town Ordinances prohibit dogs in the estuary and dunes at all times and on the beach at specific times of the year and fines have been instituted for non-compliance. Public education has also been conducted.
- Wildlife waste, carrion.
- Debris, such as litter, leaves, lawn clippings.

Pollutants in stormwater have many sources, but according to the EPA, land clearing accounts for most of the contribution and is the easiest for the Town to address. Effects of pollutants caused by land clearing include increased mobility of the soil to waterways in runoff; loss of filters and

buffers that help infiltrate runoff, protect fragile edges, and remove bacteria; increased turbidity of streams and rivers leading to decreased penetration of sunlight; increase of nutrients in water leading to algal blooms and deoxygenation; release of toxins that were previously bound to soil; mobilizing weed seeds, rhizomes, carried by waterways to new sites; and bank erosion from increased quantity of runoff from destabilized sites.

Water quality monitoring and assessments in Ogunquit have shown that many bacterial contamination issues in the coastal waters of the Town emanate from non-point sources that are far removed from the beach. Bacteria from pets, wildlife, or human waste can enter the waterbodies in stormwater runoff or from malfunctioning septic systems and leaky sewer lines. A 2021 Water Quality Monitoring Report by FBE noted:

Monitoring work in the Ogunquit River has largely focused on the fecal indicator bacteria Enterococcus. The presence of elevated levels of Enterococcus in a saltwater body like the Ogunquit River estuary can mean that other pathogens contained within fecal waste are present and may make swimmers sick through contact or ingestion. Elevated fecal indicator bacteria (Enterococci) levels above applicable public health thresholds have been found at sampling sites throughout the Ogunquit River's lower tributaries and the estuary. Locations where frequent high fecal indicator bacteria counts are observed, so called "hot spots", have been found along Leavitt Stream and the tributary that drains Robie's Pond and flows directly to the estuary north of Littlefield Village.

The 2023 water sampling from OG-Pipe, the stormwater outflow pipe that collects flow from the catch basins in the Main Beach parking lot and Beach Street to the Ogunquit River, shows lower fecal indicator bacteria than previous years. The retrofitted catch basins are designed to treat all stormwater runoff from their drainage area (a portion of the parking lot) in all but the largest rain events. Installation of another enhanced dry well and specialized bacteria filter cartridges to reduce bacteria from the new catch basins was completed in 2021 as part of the Maine DEP/USEPA 319 Watershed Assistance Grant Phase III project.

Installation of another enhanced dry well and specialized bacteria filter cartridges to reduce bacteria from the new catch basins was completed in 2021 as part of the Maine DEP/USEPA 319 Watershed Assistance Grant Phase III project.

Water quality is actively and regularly monitored along Ogunquit's rivers, estuary, and beaches. Example monitoring efforts include:

MHB has been monitoring the rivers, estuary, and health of Ogunquit's beaches from 2003 to the present.

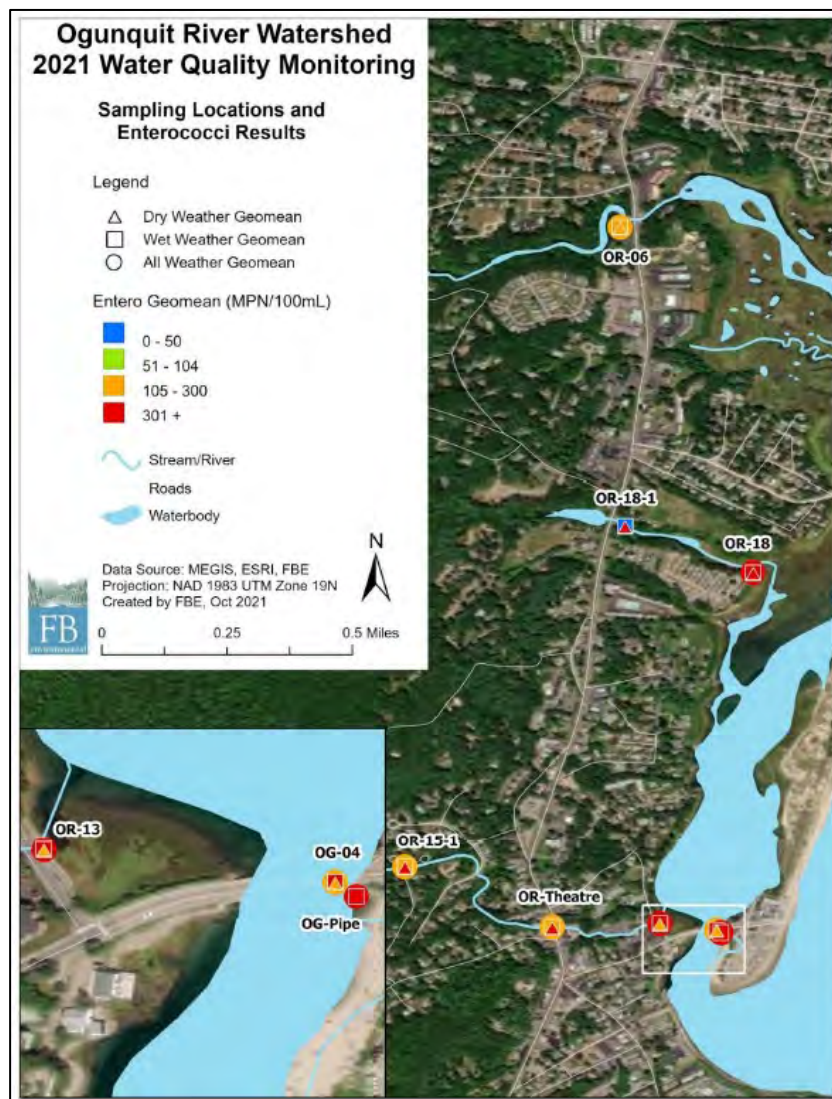
- Maine Healthy Beaches (MHB), an EPA sponsored program, partners with local municipalities to routinely collect water quality data at beaches along the coast. MHB has been monitoring the rivers, estuary and health of Ogunquit’s beaches from 2003 to the present. MHB, along with Ogunquit Lifeguards, regularly tests for bacteria from May to September in designated locations along the coast. Five beaches in Ogunquit are part of the program: Riverside Beach and four beaches outside the Ogunquit River estuary (Little Beach, Main Beach, Footbridge Beach, and Moody/North Beach). Riverside Beach and Little Beach show exceedances of bacteria much more frequently than Moody/North, Footbridge, and Main, as reflected by monitoring data from 2021 (**Figure 1 below**) and from previous years.
- The Ogunquit Sewer District (OSD) independently conducted bacteria tests from 2014-2022 at bacterial “hot spot” locations in the Ogunquit River, as well as salt pan areas in the estuary in Ogunquit and Wells. In addition, in 2014 smoke tests were performed in shoreland areas identified as vulnerable to septic system malfunctions. Malfunctioning systems were identified, and landowners were notified of the results.
- Healthy Rivers Ogunquit (HeRO), a subsidiary of Wells Reserve at Laudholm, collaborated with the Town of Ogunquit to conduct an eight-day testing initiative of the Ogunquit River outflows coming from every pipe entering the estuary in September 2021. Results showed



DEP Maine Healthy Beaches Program. (Source: Chart and caption: 2021 Water Quality Monitoring Report, FB Environmental Associates)

- that bacteria levels were elevated at every low tide on every day of the testing.
- FBE, as part DEP 319 grants, from 2014 -2023, conducted tests for Enterococci in designated locations in the estuary, Ogunquit River, and Leavitt Stream and its tributaries (see following map).

Ogunquit and its partners have been working for more than a decade to remediate water quality issues and impairment of local waterbodies through nonpoint source pollution control and monitoring changes in water quality.



Ogunquit and its partners have been working for more than a decade to remediate water quality issues and impairment of local waterbodies through nonpoint source pollution control and monitoring changes in water quality.

partners working for more than a decade to remediate water quality issues and impairment of local waterbodies through nonpoint source pollution control and monitoring changes in water quality.

The Town of Conservation Commission and Sustainability Committee, FBE,

Map 1 Ogunquit River Watershed 2021 water quality monitoring sites. (Source: 2021 Water Quality Monitoring Report, FB Environmental Associates)

Ogunquit's

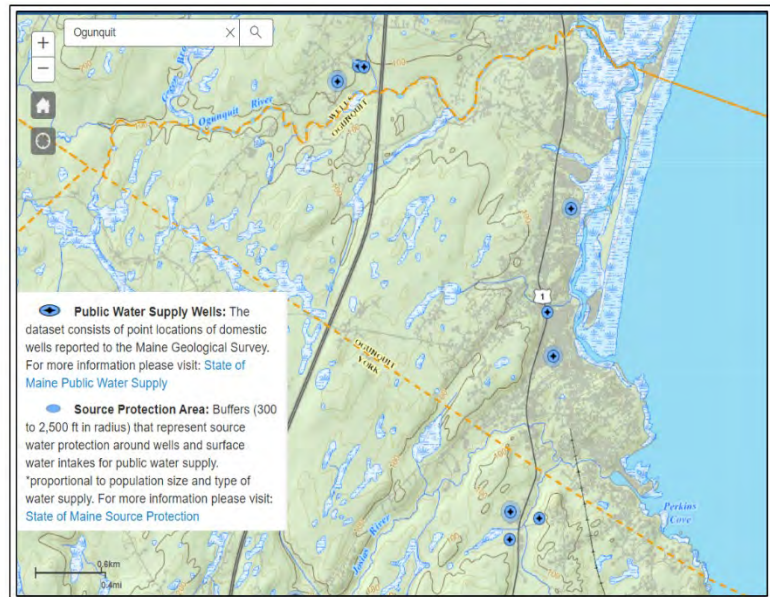
Acorn

Engineering, Maine DEP, and other entities have been actively partnering on initiatives to improve water quality and reduce bacteria levels in the Ogunquit River Watershed and at the public beaches. One such effort is The Ogunquit River Watershed Restoration Project, which has been ongoing since 2007 and has included the following:

- A 2007 Watershed-Based Management Plan produced in partnership with the Wells Reserve.
- A 2013 Watershed-Based Management Plan update that included a watershed survey for nonpoint sources of pollution.
- Three implementation projects, referred to as [Phases I, II, and III](#), carried out from 2014 to 2024, resulted in structural nonpoint source pollutant controls and involved educational outreach, funded in part by Maine DEP. A fourth phase has been funded and began in 2023.
- A septic system vulnerability assessment and comprehensive septic system database for all four towns within the watershed was developed in 2016.

Drinking Water Supplies

Drinking water in Ogunquit comes from private wells and from the Kennebunk, Kennebunkport, and Wells Water District (KKWWD). There are three public water supply wells in the town, all of which are located along the Route 1 corridor (see adjacent map). Two of the three are within source protection areas. The digging of private wells must comply with Town Ordinances and State guidelines. There are no mapped aquifers located within Ogunquit.



Map 3 Public water supply wells and source protection areas in Ogunquit. (Source: *Beginning with Habitat*)

The KKWWD complies with federal and State regulations requiring routine monitoring for chemical and microbiological contaminants. KKWWD performs over 15,000 water quality analyses through online instruments and grab samples each year, greatly exceeding the number necessary for compliance. Water quality is examined at the source(s) of supply, throughout the treatment process and ultimately at the consumer's tap. Alkalinity, pH, iron, disinfectant concentration, disinfection byproducts, lead, copper, fluoride, and turbidity are parameters routinely monitored in the distribution system.

Best Management Practices and Regulatory Protection of Groundwater and Surface Water

The Ogunquit Public Works Department is responsible for the maintenance of all public infrastructure in the town, including storm drains systems, culverts, water catch basins, street cleaning and snow plowing and removal. Ogunquit treats its roads with salt in the winter during periods of icy and snowy conditions. Salt and sand, which are used during certain storm conditions, are stored in separate undercover piles at the Department of Public Works facility. Snow that is collected via removal is deposited in a pit off Berwick Road.



The Town's Zoning Ordinances and Subdivision Regulations govern the practices that developers must follow to avoid environmental impacts including erosion, mass soil movement, and water pollution before and after construction. Ordinances also contain storm drainage design standards and storm construction standards.

Ogunquit also has an Ordinance that prohibits the use of non-organic pesticides and herbicides.

Ogunquit also has an Ordinance that prohibits the use of non-organic pesticides and herbicides. This is applicable to all turf, landscape and outside pest-management activities conducted within the Town of Ogunquit, on both public and private land. Its purpose is to safeguard the health and welfare of residents and visitors and to conserve and protect the Town's

groundwater, estuarine, marine and other natural resources, while ensuring preservation of the land.



Water Resources

Goals, Policies and Strategies

Goals:

- Protect significant surface water resources from pollution and improve water quality where needed, especially the watershed and coastal areas.
- Minimize pollution from septic systems and sewer lines.
- Coordinate with neighboring communities and local advocacy groups to protect water resources.
- Monitor current drinking water resources.

Policies:

- To protect significant surface water resources from pollution and improve water quality.
- Monitor pollution discharges in coordination with Ogunquit Sewer District.
- Monitor effectiveness of private septic systems in coordination with the Town.
- Continue to monitor drinking water sources.
- Collaborate with neighboring communities and advocacy groups to protect water resources.
- Actively seek long term solutions to estuary and beaches pollution.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Continue to support and participate in joint efforts to identify and remediate the sources of bacterial pollution in the rivers, streams, estuary, watershed and beaches.	1	Conservation Commission
Make water testing results at beaches, river(s), streams and estuaries readily available to users in real time. Collaborate with DEP Maine Healthy Beaches to improve communication of beach water quality.	2	Town Manager
Continue to assess that current catch basins are helping to decrease pollution, and periodically reexamine their functionality. Develop and follow a designated filter cleaning and replacement schedule in all catch basins to ensure maximum filter efficiency.	3	Town Manager

<p>Determine if additional catch basins need to be installed based on water quality findings along the beach and estuary.</p> <p>Encourage program of signage at storm drains to educate residents about protection of water quality.</p> <p>Work with Wells-Ogunquit School District to continue this program.</p> <p>Continue to upgrade the current GIS stormwater mapping program to identify if the infrastructure needs upgrade.</p>		
<p>Update the current database of septic systems throughout the Town.</p> <p>Review Ordinance that requires evidence of septic system pump out at prescribed intervals.</p> <p>Determine if a septic system inspection is needed at prescribed intervals and if this should be added to the Ordinance.</p> <p>Determine if enforcement mechanism of septic Ordinances should be put in place.</p> <p>Require landowners to replace any failing septic systems discovered in the watershed.</p>	4	CEO
<p>Establish a longer-term stormwater program for the Town, based on the 2020 census designating parts of the Town as “urban areas” and potentially requiring the Town to comply with a MS4 stormwater program.</p>	5	Town Manager
<p>Educate boat owners about cleaning hulls and propellers to avoid the spread of invasive species.</p>		Harbormaster
<p>Adopt or amend local land use Ordinances as applicable to incorporate stormwater runoff performance standards consistent with: Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. 420-D and 06-096 CMR 500 and 502).</p> <p>Maine Department of Environmental Protection’s allocations for allowable levels of phosphorus in ponds and watersheds.</p> <p>Maine Pollution Discharge Elimination System Stormwater Program.</p>		Planning Board
<p>Support both public and private efforts to acquire and maintain conservation land to protect rivers, streams, estuary, watershed and wildlife habitats.</p>		Town Manager

Continue to require and monitor water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners and community employees and officials.		CEO
Continually inform the community about the Town's Pesticide and Herbicide Ordinance. Amend the Town's Pesticide/Herbicide Ordinance to adopt a safe fertilizer Ordinance.		Conservation Commission
Increase public education on disposal of pet waste in all areas of Town. Work with Healthy Rivers Ogunquit (HeRO) on this outreach project. Set uniform dates for allowing dogs on the beach and Marginal Way. Ensure that signage reflects the same dates and fines and that these are enforced.		Conservation Commission
Continue to work with Ogunquit Sewer District to identify faulty sewer lines, test water quality in the estuary, and rectify any pollution discharges.		Conservation Commission
Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District. Maine Forest Service, and/or Small Woodlot Association of Maine.		Conservation Commission
Enhance the Town's existing land use regulations and policies by encouraging and/or requiring the use of low impact development (LID) and green infrastructure approaches for stormwater management for all development and redevelopment projects requiring site review.		Planning Board
Require the Ogunquit Sewer District to conduct periodic sewer lateral testing.		Town Manager

Chapter 3: Natural Resources

Overview



Ogunquit estuary

Ogunquit is home to a variety of significant natural habitats, plant species, and wildlife that are important for the Town and the whole region. Its abundant natural resources, including the Ogunquit and Josias Rivers, estuary, sandy beach, dunes, coastal wetlands, forests, and undeveloped areas, are vital to the Town's identity and make it a desirable place to live, work, and visit.

While the inland portion of the Town contains important wildlife habitat, significant vernal pools, and forested land, the Town's most prominent natural resources are along its coastline and include the beach, dunes, the estuarine system associated with the Ogunquit River and the rock formations that can be seen from the Marginal Way.

Rather than an exhaustive list of all the natural resource features of Ogunquit, the following section highlights those considered to be of significance to both the community and the region. The section also outlines various organizations that contribute to managing these resources and makes note of some of the recreational opportunities afforded by the town's natural spaces. Additionally, it presents regulatory measures the Town has taken, such as Shoreland Zoning Ordinances, and non-regulatory measures including educational outreach, to protect critical and important natural resources.

Wildlife and Plant Habitat

Within the Town, there are several critical natural resource features which contribute to the rural nature of the community. Data and maps developed through the Beginning with Habitat program (BwH), which is sponsored by the Maine Department of Inland Fisheries and Wildlife (MDIFW) and the Maine Natural Areas Program (MNAP), summarize natural areas, high-value plant and animal habitat, and critical resources that are significant for ecological and community health. They show biodiversity within Ogunquit, which can be an indicator of the environmental health of the community. [The BwH maps and data](#) serve

Within the Town, there are several critical natural resource features which contribute to the rural nature of the community.

as excellent planning tools for land use planning, conservation, and when reviewing development proposals.



Piping Plover by Matthew T. Rainey

town, the northwestern area and the area around the Ogunquit River estuary and beach system, are mapped 'Focus Areas of Statewide Ecological Significance'; a designation based

on an unusually rich convergence of rare plant and animal occurrences, high value habitat, and relatively intact natural landscapes (**Map 1**). The Focus Area Designation is intended to draw attention to places of special habitat in hopes of building awareness and garnering support for land conservation by landowners, municipalities, and local land trusts.



BwH's "Plant and Habitats" map depicts a hierarchy of habitats and shows the mapped location of various species as well as their status under State and Federal wildlife protection programs. BwH maps



illustrate a wide range of high-value plant and animal habitat present in Ogunquit. Large assemblages of rare plants and plant communities are found in and along the barrier beach system in Ogunquit. Ogunquit Beach and adjacent portions of the Ogunquit River are mapped coastal wetlands supporting shorebird habitat, including piping plovers and least tern; tidal waterfowl and wading bird habitat; and shellfish growing areas. There are wild brook trout

priority areas (spawning areas) in and around Perkins Cove, Josias River, inland portions of the Ogunquit River and its tributaries, and coastline areas adjacent to the Marginal Way.

Large, relatively unbroken blocks of undeveloped habitat are present in Ogunquit, especially west of Interstate-95. These areas can support wildlife with large home ranges, such as moose, deer and fishers, as opposed to suburban species such as raccoons and skunks. Unfragmented blocks and connectors between blocks offer valuable opportunities to protect habitat connectivity and preserve a wide range of species in a rapidly developing landscape, both locally and regionally. Implications for ecological health and wildlife diversity in the face of development pressure and sprawl in these locations may be an important planning concern for the Town.

There are no mapped Great Ponds within Ogunquit, but there is considerable riparian habitat along wetland complexes within the Town and along the Josias and Ogunquit Rivers and their tributaries. Riparian habitats and buffers function as critical travel corridors for wildlife and contain 75% of all the species diversity in Maine. Several mapped significant vernal pools are within the town boundary, including one adjacent to an inlet of the Ogunquit River near the intersection of Route 1 and Captain Thomas Road, and clusters of pools in the northwestern portion of Town and the southwestern portion along the York border.

The northern part of Ogunquit is environmentally significant because of its relationship to the surrounding towns and the Mount Agamenticus region.

While Ogunquit has no lakes or ponds infested with invasive aquatics, the invasive green crab is present in tidal rivers and the shoreline. Ogunquit also has invasive vegetation, including bittersweet, knotweed and several others. Ongoing education and outreach about invasive species have increased citizen knowledge about the threats that invasives pose, but additional public education is needed.

It is worth noting that while the beach system is a highly important and popular resource, the northwestern part of Ogunquit is environmentally significant because of its relationship to the surrounding towns and the Mount Agamenticus region. The significance of this area of Ogunquit is important to consider for regional environmental health and conservation efforts.

Ogunquit values its natural places and wildlife and follows strict State and local regulations regarding filling or altering wetlands and compliance with zoning setbacks in connection with land development. The Town actively partners with natural resource management agencies and organizations to protect and preserve natural resources. For example, the Town works in collaboration with the Piping Plover and Least Tern Recovery Project to protect habitat for these important bird species. This is a cooperative effort, with Maine Audubon working in partnership with the MDIFW, the U.S. Fish and Wildlife Service, the Maine Bureau of Parks and Lands, and local municipalities to protect and conserve these rare Maine shorebirds.

Dunes and Shorelands

Ogunquit's barrier beach system is a critical natural resource as, well as cultural asset and economic driver, within the Town. Coastal dunes are a buffer against wind erosion, wave overtopping and tidal inundation. They also provide a source of sand to replenish the beach and a habitat for birds, small mammals and insects. The dune system at Ogunquit Beach is moderately vegetated, has no houses and protects the estuary on the Ogunquit River.

Ogunquit's barrier beach system is a critical natural resource, as well as cultural asset and economic driver, within the Town. It is one of the only stretches of largely undeveloped barrier beaches in the State.



Entrance to Footbridge beach

The Main Beach, Footbridge Beach and North Beach complex is one of the only stretches of largely undeveloped barrier beaches in the State and is owned by the Town, which is unique among southern Maine's sandy beaches. The southwestern end of Main Beach has a municipally owned beach parking lot and several commercial buildings, including hotels, and a section of seawall around that developed area.

The barrier beach and a border strip around the adjacent tidal inlet of the Ogunquit River and associated marsh are zoned as Resource Protection through the Town's Shoreland Zoning Ordinance, meaning the area is currently protected from development. Local shoreland zoning ordinances are consistent with state guidelines, specifying setbacks for structures, permitted uses and lot coverage. Ogunquit's Shoreland Zone encompasses lands lying within 250 feet of the normal, mean high-water line of any river, the upland edge of a coastal wetland, including all areas affected by tidal action, the upland edge of a freshwater wetland, and all land areas within 75 feet of the normal, mean high-water line of a stream.

Maintaining the integrity of Ogunquit's coastline is important from an economic standpoint as well as for quality of life. While the Town's barrier beach system is not directly at-risk of development due to current zoning, its health and function are threatened by water quality issues from upstream development, as well as by erosion, sedimentation, and sea level rise.



Barrier beach with border strip around tidal inlet.

The health of the beach system is vital for wildlife and natural resources and is paramount to the local economy and municipal fiscal health. A 2022 [regional economic resilience planning study](#)

conducted by SMPDC found that visitation to Ogunquit's beaches generated over \$2 million annually in parking fees alone, which represents roughly 21% of the municipal operating budget in Fiscal Year 2021. In Ogunquit, 1.6 feet of sea level rise, the amount the Maine Climate Council recommends the state prepare for by 2050, is projected to reduce the townwide dry beach by about 42%.

While the Town's barrier beach system is not directly at-risk of development due to current zoning, its health and function are threatened by water quality issues from upstream development, as well as by erosion, sedimentation, and sea level rise.

The Maine Geological Survey (MGS), through the State of Maine Beach Profiling Project and Maine Beach Mapping Program, conducts annual monitoring and profiling of Maine's beach and dune systems. In its [State of Maine's Beaches in 2022](#) report,

MGS noted that Ogunquit Beach, in the short-term, experienced strong growth, or accretion, of its dune and beach; the mean dry beach width stayed about the same over the year. The report found that from 2020 to 2021, dry beach width decreased near the river and increased along most of the beach. The MGS report reveals that, over time, some areas of Ogunquit's beaches are eroding while some are accreting.

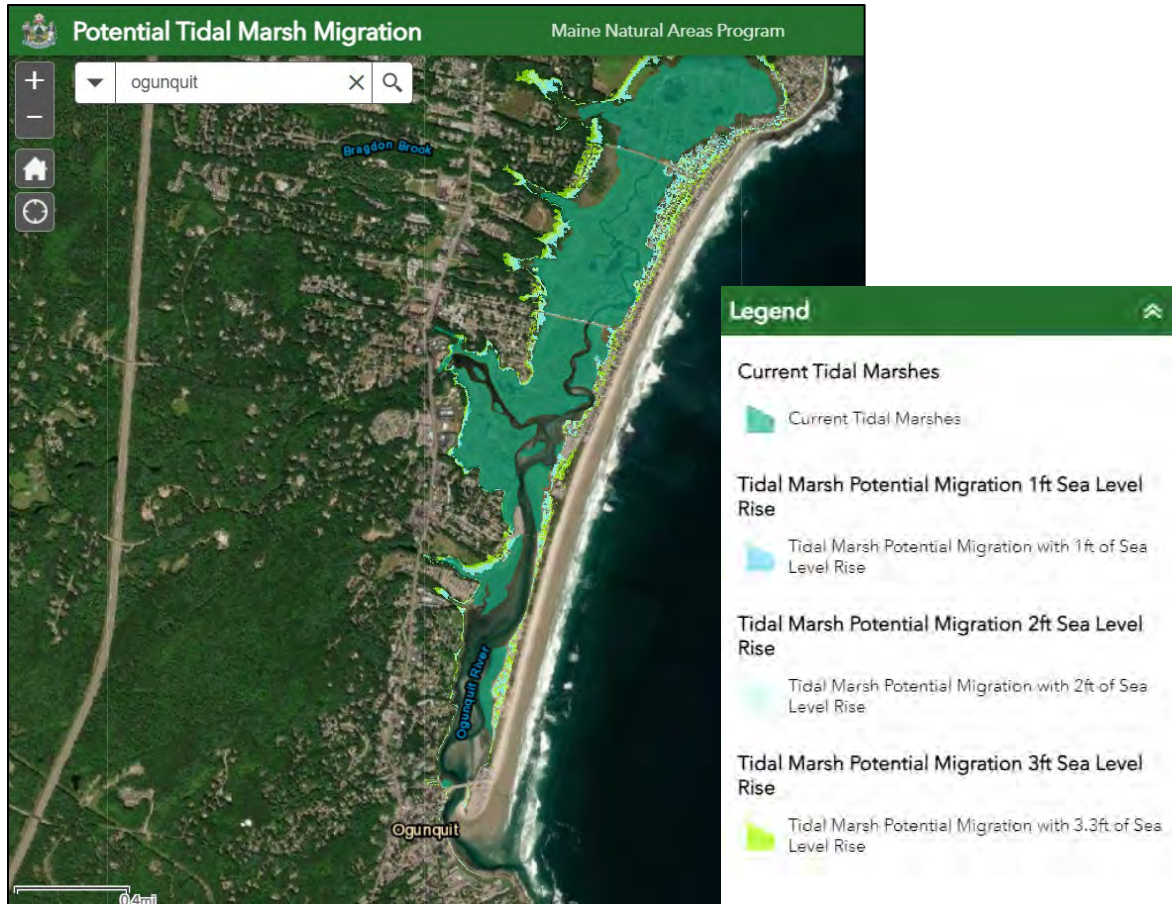
The MGS report reveals that, over time, some areas of Ogunquit's beaches are eroding while some are accreting.

Over the longer-term, between 2007 and 2021, the dune along the parking area south of the Beach Street bridge grew 2 to 4 feet per year, then eroded about the same amount, while north of the Norseman Hotel, the dune grew 2 to 3 feet per year. During that same time period, the beach along the Ogunquit River (near the bridge) grew 3 to 6 feet per year, with most growth concentrated near the inner spit where growth reached 16 feet per year. Farther south, the beach eroded up to about 10 feet per year. Along the beach until

the Norseman Hotel, the beach receded approximately 1 foot per year. North of this, the beach grew between 6 and 10 feet per year. The MGS monitoring data and report demonstrate the importance of the Town participating in the Maine Beach Mapping Program so that it has local information about short- and longer-term changes along its vital coastline.

While sea level rise threatens inundation of the beach system, it can also facilitate the landward expansion, or migration, of tidal marshes. The Maine Natural Areas Program (MNAP) has mapped areas that could support marsh migration with future sea level rise. In Ogunquit, the backside of the barrier beach system and narrow strips along the Ogunquit River estuary have been identified as supporting future marsh migration.

Protecting these areas will be crucial for ensuring the long-term viability of local tidal marshes, which provide tremendous natural benefits and services including wildlife habitat, flood control, and water quality protection. (**Map 2**)



Map 2: Areas of potential tidal marsh migration under various sea level rise scenarios.
Source: Maine Natural Areas Program

The community recognizes that some of its critical natural resources, such as beaches, dunes, and estuary, are threatened by overuse, development, and recreational activities. Measures have been taken to prohibit and/or limit pedestrian and vehicle trespassing on the dunes and in the estuary. Town ordinances have been established to keep dogs and bikes out of these sensitive areas. Additionally, the Town has undertaken educational outreach to protect critical and important natural resources. Ogunquit has partnered with Healthy Rivers Ogunquit (HeROs), Maine Healthy Beaches, State Department of Environmental Protection (DEP), FBE, SMPDC, Wells Reserve at Laudholm, GWRLT, and Town Boards such as the Conservation Commission, Sustainability Committee, and Marginal Way Committee to address natural resource and management issues.

The Town has undertaken educational outreach to protect critical and important natural resources.

Coastline Resources: Marginal Way



View from Marginal Way

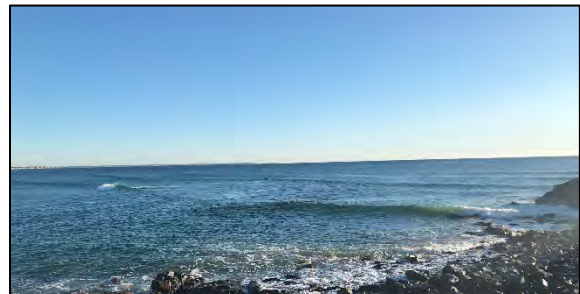


A critical natural resource area of Ogunquit includes the entire coastline of the Marginal Way, beginning at Oar Weed Cove in Perkins Cove going northward to the Sparhawk Oceanfront Resort on Shore Rd. The area is further bounded by the low water line and includes approximately 13.9 acres. The Marginal Way path offers one of the most accessible and dramatic panoramas of a rocky coastline in Maine with sedimentary rocks, cross-cutting dykes, and glacial features that represent almost a half billion years of history.

The ledges along the Marginal Way are particularly significant because they provide superb exposures of the Kittery Formation, which is tan, graded-bedded, calcareous metasandstone, purple and green phyllite and a profusion of basaltic dikes. This belt of Ordovician-Silurian rock extends from Kittery to northeast Bangor. Several early recumbent folds in the metamorphosed sedimentary rocks of the Kittery Formation are well displayed. These

folds were deformed by overturned folds which have developed axial plane cleavage. The numerous basaltic dikes offer excellent illustration of features of dike emplacement such as chill margins, rock dilation and intrusion sequence. In addition, numerous minor faults cut across the rocks; these faults postdate the basaltic dikes.

In 2022, Ogunquit's Marginal Way path was officially placed on the National Register of Historic Places by the United States Department of the Interior.



Rock formations seen from Marginal Way



The picturesque Marginal Way according to the National Register is "locally significant for its association with entertainment, recreation and conservation."

The Marginal Way is a paved five-foot wide, public footpath located in Ogunquit. The path follows beautiful coastal rocky ledges for approximately 1.25 miles. The picturesque Marginal Way according to the National Register is "locally significant for its association



with entertainment recreation and conservation ...The property’s donation to the town for public use is a significant example of the preservation of sections of Maine coast for public use during a period of rapid coastal development.” Historically several Native American tribes hunted, fished, and grew crops in this area. It is assumed they traveled along this path for many years, moving from ocean cliffs to inland fields and pastures.

A priority for the Marginal Way is to ensure safety for all pedestrians using the path. The Town is committed to ensuring that encroaching vegetation, erosion, drainage issues, climate change risks and storm damage risks are mitigated, and [necessary repairs are done](#).

Additional information about the Marginal Way can be found in the Historic and Archeological Resources, Recreation, Economy, and Transportation Sections of the Comprehensive Plan.

Existing Conservation Lands

There are pockets of conserved land scattered throughout Ogunquit (**Map 3**). Conservation land is owned and managed by several different entities. The Town itself owns 250 acres of land, including the 142 acres of beach and land off Berwick Road which includes approximately 7 acres of conservation land.

GWRLT actively manages conserved lands within the community. The 22-acre Beach Plum Farm is a local treasure providing not only conservation value but a community garden. The Payeur Preserve and Kirkpatrick Woods provides 55 acres of protection for the Ogunquit River Watershed. More than half the Preserve abuts a 35-acre parcel, off Berwick Road, and is marked by stone walls surrounding the historic “Joe Maxwell Field,” including a double stone-walled cattle path. The land contains vernal pools and an open wetland meadow into the Leavitt Stream headwaters. The remainder of the Preserve is 20 acres of forested land just west of the Maine Turnpike and within Great Works’ Mt. Agamenticus Focus Area. This parcel contains the headwaters of Quarry Stream. Both Leavitt and Quarry streams are tributaries to the Ogunquit River. Plans include a possible wildlife-viewing platform in the meadow and augmenting the existing walking path beginning at the existing dog park, which is frequented by many community members. In addition, the Town owns 40 acres north of the Payeur Preserve, which is referred to as Bassett land.

The GWRLT purchased, with monetary assistance from the Town of Ogunquit, the Old Boston Land on North Village Road. This 157-acre parcel of land is the largest remaining undeveloped property in the Town with over 2,000 feet of frontage on the Ogunquit River.

The GWRLT purchased, with monetary assistance from the Town of Ogunquit, the Old Boston Land on North Village Road. This 157-acre parcel of land is the largest remaining undeveloped property in the Town with over 2,000 feet of frontage on the Ogunquit River. Its woodlands, wetlands, historic foundations, and cemetery will provide for outdoor recreation and protect water quality. It will be managed by GWRLT and Ogunquit has easement rights to the land.

The Hilton-Winn Preserve is owned and managed by the York Land Trust and comprises 175 acres in total, 38

acres of which are in Ogunquit. The area provides significant conservation and recreational value in the northern part of the town on both banks of the Ogunquit River.



Threats to Natural Resources

Threats to natural resources can include man-made problems, such as development pressure, overuse of the estuary and dunes, non-source pollution, and discarded trash which poses a danger of entrapment and ingestion to wildlife. Natural threats include invasive wildlife and plant species, such as knotweed, bittersweet, floribunda rose, purple loosestrife, and green crabs, the last of which pose an ecological and economic threat to the region due to their destruction of the essential nursery habitat of many native and sought-after fish species. Climate change also poses significant threats to natural resources.

As mentioned previously in this chapter, Ogunquit has no lakes or ponds infested with invasive aquatics, but the invasive green crab which can harm the clams is present in tidal rivers and the ocean. Natural resources along the Ogunquit River Watershed are further threatened by stormwater and erosion.

Ogunquit has no lakes or ponds infested with invasive aquatics, but the invasive green crab which can harm the clams is present in tidal rivers and the ocean.

Scenic Vistas

Ogunquit has a myriad of scenic areas, including:



- **Ogunquit Beach** is a 3.5-mile stretch of white sand and is consistently voted in the top 10 beaches in the US. Ogunquit has one of the best reliable surfing “breaks” at the mouth of the Ogunquit River on the east coast. There are three public access points to the main beach with parking and restrooms facilities.

- The **Marginal Way**, which was recently added to the National Historic Register, is a 1.25-mile paved cliff walk along the ocean from Perkins Cove to Shore Road close to the downtown area. Benches are available along the walking path. The Marginal Way Committee has an ongoing strategic program to remove invasive plants along the path and replace them with native plants. There is also a Town plan to ensure the safety of pedestrians using the path.

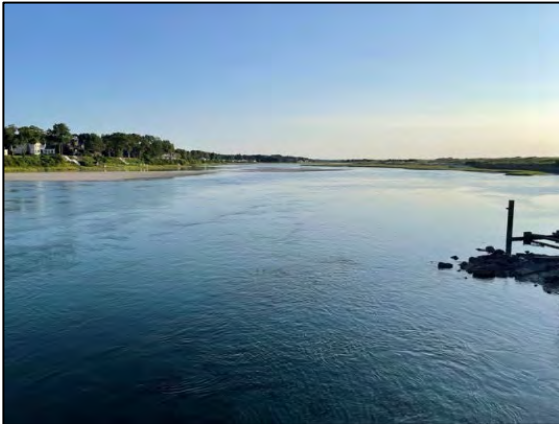


- [Beach Plum Farm Nature Preserve](#) contains community gardens and a half-mile loop trail leading to the Ogunquit River with a view of the dunes and the Atlantic Ocean.

- [Perkins Cove](#) was originally a small fishing community and art colony. Currently, the Cove is a quaint area that consists of shops, restaurants and scenic views and remains an active fishing harbor.



- The [Ogunquit River](#) is a 9.8- mile tidal river. It flows through the Town of Ogunquit and empties into the Atlantic Ocean. The Ogunquit River watershed is rich in rare, diverse and [endangered plant and animal species](#).



Natural Resources

Goals, Policies and Strategies

Goal:

To protect and maintain the Town’s natural environment, habitat and resources including:

- Wetlands;
- Shorelands, including the beaches and estuary;
- Sand dunes;
- Wildlife and fisheries and marine life habitat;
- Unique natural areas including the Marginal Way; and conservation lands.

Policies:

- To protect natural resources in the community including wetlands, beaches, sand dunes and wildlife and riparian wildlife areas.
- To coordinate with neighboring communities, and state and regional agencies to protect shared critical natural resources.
- To ensure that the Town follows local shoreland zoning standards and regulatory measures to protect natural resources.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Monitor, protect, and improve the water quality in natural resources areas such as beaches, wetlands, estuary, and wildlife habitats. Develop an action plan to address significant findings.	1	Town Manager
Analyze the health of the beach system (shoreland, dunes, and estuary) which is vital to the town. Report the results of the analysis to the public and develop a plan to ensure the health of the beach system.	2	Conservation Commission (ConCom)
Continue to protect endangered species such as the piping plover. Develop and distribute public information materials.	3	ConCom
Establish a plan to limit/eliminate the spread of invasive plants on Town land and public access ways, then replant those areas with native plants in conjunction with the Marginal Way Committee. Educate and work with landowners to prevent the spread of invasive plants.	4	Con Com
Create a Natural Resources Manager position.	5	Town Manager

Encourage public/private partnerships to protect natural resources with our partner organizations. The Marginal Way Committee and the Marginal Way Preservation Fund are an example of a public/private partnership.		Town Manager
Increase annual contributions to the Town’s Conservation Land Acquisition Fund to purchase undeveloped parcels that will remain as green space. Add to the Town budget to be voted on by residents.		Select Board
Make information available to those living in or near critical natural resources such as the Shoreland Zones about current tax programs and applicable local, state, or federal regulations.		Town Treasurer
Ensure that all Town land use Ordinances are consistent with Town, State, and federal laws regarding critical natural resources.		CEO
Designate critical natural resources as Critical Resource Areas as provided in the Future Land Use Plan.		ConCom
Continue to monitor subdivisions and developments to identify critical natural resources that may be on site and take appropriate measures to protect those resources, through Town land use ordinances. This may include erosion and sedimentation control, use of native plants, and tree replacement where warranted.		CEO
Continue to require the Planning Board to include, as part of the review process, consideration of pertinent Beginning with Habitat (BwH) maps and information regarding critical natural resources through Town ordinances.		Planning Board
Participate in regional planning with organizations such as Ogunquit River Watershed Steering Committee, Maine Department of Environmental Protection (DEP), Maine DEP Healthy Beaches, SMPDC, Ogunquit Sewer District, and Army Corps of Engineers around shared critical and important natural resources and water quality issues.		Town Manager
Develop, distribute, and make available on the Town website a guide/pamphlet describing all of Ogunquit’s natural resources.		ConCom
Seek new grants to strengthen and provide resilience to coastline, including the beach, estuary, Marginal Way and Perkins Cove.		Town Manager

Chapter 4: Agriculture and Forestry Resources

Purpose

Maine has a long history of small-scale farming and agriculture. Landowners in the vicinity of Ogunquit have had a tradition of part-time subsistence operations and sale of surplus goods, along with small-scale commercial farms who sell to local markets. In addition to economic benefits, farmland and forested areas provide scenic value, wildlife habitat, and passive recreational opportunities for area residents. This chapter will provide an overview of land within the town dedicated to farming purposes, including land trust areas, and details on how such land is regulated on a local and state level.

Landowners in Ogunquit have had a tradition of part-time subsistence operations and sale of surplus goods, along with small-scale commercial farms who sell to local markets.

Overview

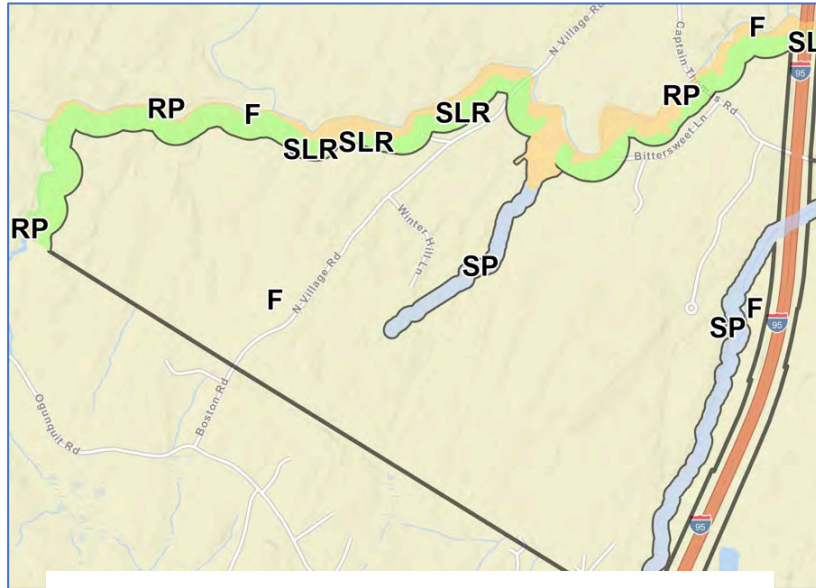
Ogunquit's early economy was based upon fishing, lumbering, shipbuilding, and homestead farming. During the 1880s, summer home development began to supplant farms along the shore in Ogunquit. In the late 19th century, developers, known then as "capitalists," were buying up shoreland from local owners, who found it amazing that such poor, rocky, sandy land was desirable simply because of its view. Early surveys found that only 12% of the land was considered suitable for agricultural use.



Agriculture and Forestry in Ogunquit

In Ogunquit, there have been fewer than a dozen workers in the Agriculture and Forestry sectors for many years. Even within the wider Wells Labor Market Area, which includes Ogunquit as well as adjacent communities, the most recent data available shows only 47 employees. The only land available for agriculture and forestry within the town lies west of or adjacent to the Maine Turnpike, where there are significant tracts of vacant, forested land (see Map 1). River Lily Farm on North Village Road has been the only site of commercial farming and forestry (primarily Christmas trees) in Town for many years and operates a farm stand onsite. While this chapter focuses on lands dedicated to commercial farming, opportunities for community gardening exist within the Town as well: GWRLT offers sixty 20' x 25' community garden plots for rent at its Beach

Plum Farm Preserve on Route 1, a tradition begun by Roby Littlefield many years ago. Additionally, the great variety of building styles and interest in gardening make Ogunquit unique as people build around the rolling curves and rock formations that define its topography. The Select Board has recently approved the establishment of a farmer’s market in Town.



Agricultural land within the town

Regulation of Agriculture and Forestry Resources

State Forestry Regulations

Maine’s Tree Growth Tax Program, a Statewide property tax program, incentivizes the encumbrance of forested areas with a designation that removes the ability to develop the land, but allows limited harvesting of trees for use in commercial products; in return, owners receive a property tax subsidy. To enter the program, the following criteria must be met:

- Land consists of at least 10 forested acres;
- Land is encumbered by a Forest Management Plan;
- Forest Management Plan must be updated and recertified every 10 years; and
- Types of forest production permitted (such as maple syrup, firewood, Christmas trees).

There are no large-scale commercial forestry activities in Ogunquit. Most tree removal is done to clear land for development or to remove damaged trees. Forest Management activities in the Shoreland zones must comply with the Maine Forest Service regulation. Six properties within Ogunquit are included in the Tree

There are no large-scale commercial forestry activities in Ogunquit.

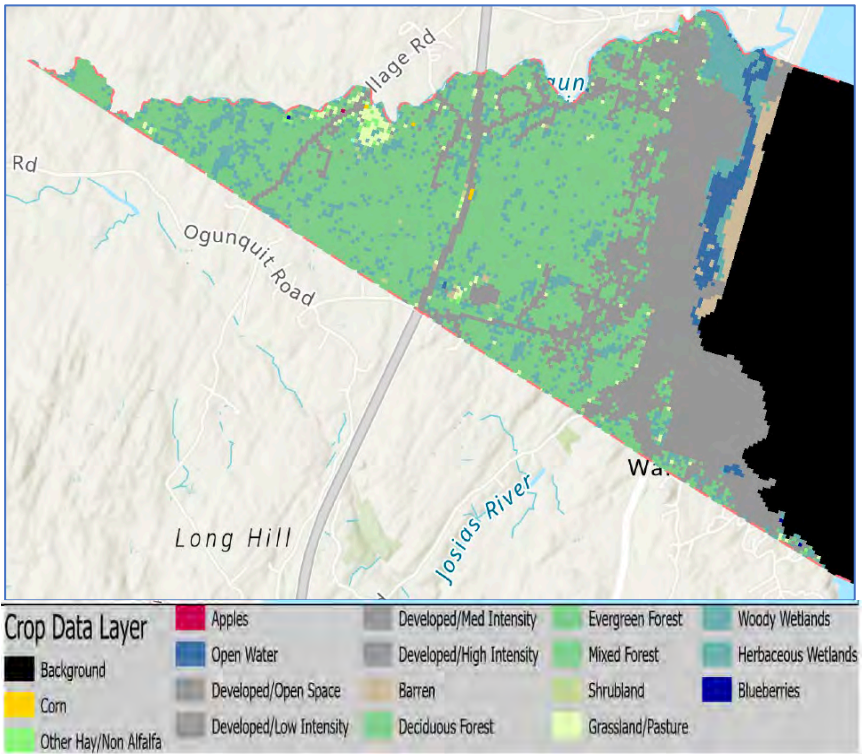
Growth Tax Program, totaling approximately 283.12 acres. This comprises 37.9 acres of softwood, 217.2 acres of mixed wood, and 28 acres of hardwood.

Local Forestry Regulations

Zoning Code Section 225-9.21, *Timber harvesting outside of Shoreland Zone*, states:

Forest management activities outside of the Shoreland Zone shall meet the following standards:

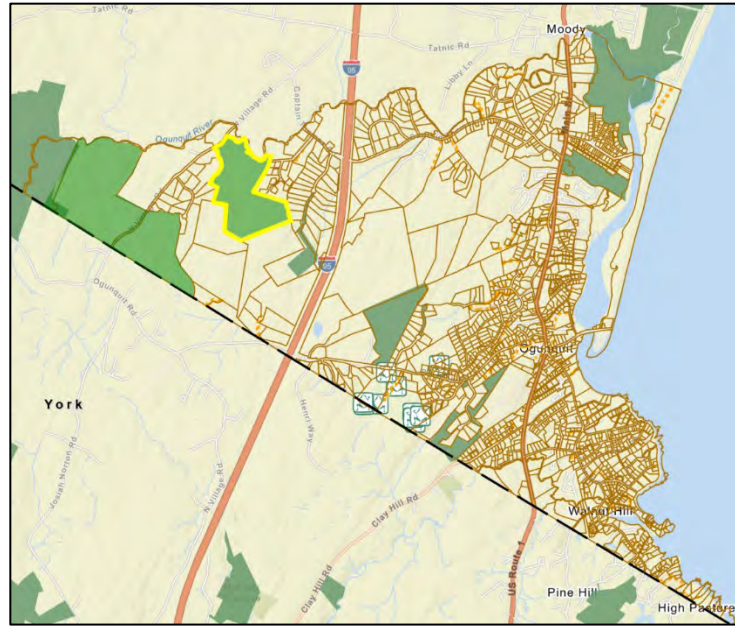
- Within the public right-of-way of any new or proposed entrance onto a public way, a culvert approved by the Director of Public Works may be required to ensure that the natural flow of drainage water will not be interrupted and to protect the shoulder of the public road.
- Where yarding and loading operations are conducted within 50 feet of the right-of-way, all debris remaining after such operations shall be removed and the ground restored to its original contour.
- Notification must be made to the Maine Forest Service by the owner, if applicable.
- Whenever provisions of this chapter are less stringent than the corresponding provisions of applicable federal, State, or municipal law or regulations, the more stringent provisions apply.



Land Trust Areas in Ogunquit

The GWRLT has landholdings within the Town located at Beach Plum Farm and the recently preserved Old Boston Land. The York Land Trust, located on the extreme west side of Town, is part of the Mt. Agamenticus conservation area. The 2003 Comprehensive Plan set as a goal that the Town would act to protect land in the less populated areas west of Route 1 and would continue to partner with other towns and organizations to protect and even acquire open areas and wildlife areas. It also set a policy to require that timber harvesting and clearing be associated

with best management practices to minimize the impacts of these activities. It set as a priority that new development should prioritize protecting valuable agricultural and forested land.



Protected land highlighted in green

Local Agriculture Regulations

The Ogunquit Zoning Ordinance establishes a Farm (F) zoning district, the purpose statement for which reads as follows: *To provide space for farming in the Town of Ogunquit in locations capable of conveniently servicing the needs of such establishments and preserving open space in rural areas of the community without impacting negatively the established character of the Town or adjoining zoning districts.*

For Agricultural uses, the Zoning Ordinance sets forth the following regulations in §225-9.2:

All spreading or disposal of manure shall be accomplished in conformance with the Maine Standards for Manure and Manure Sludge Disposal on Land, published by the University of Maine and Maine Soil and Water Conservation Commission in July 1972.

For Animal Husbandry uses, in §225.9-3:

- All pasture, barns, barnyards, and other areas where the livestock, animals, or fowl are kept, housed, fed, or cared for shall be a minimum of 100 feet from the nearest dwelling other than the applicant's.
- Uncovered manure shall be kept 150 feet from the nearest dwelling other than the applicant's and 300 feet from any body of water or drinking water well.
- All feed and grain shall be stored in rodent-proof containers.
- All paddocks, pastures, barnyards, or other enclosures must be adequately fenced to contain livestock, animals, or fowl.

While there is only one commercial farm and no commercial forestry in Ogunquit, the Town values the open space provided by that farm and the community gardens, as well as the environmental and recreational advantages of the wooded lots.

For Forestry, the Zoning Ordinance, in §225-9.21, states:

Forest management activities outside of the Shoreland Zone shall meet the following standards:

- Within the public right-of-way of any new or proposed entrance onto a public way, a culvert approved by the Director of Public Works may be required to ensure that the natural flow of drainage water will not be interrupted and to protect the shoulder of the public road.
- Where yarding and loading operations are conducted within 50 feet of the right-of-way, all debris remaining after such operations shall be removed and the ground restored to its original contour.
- Notification must be made to the Maine Forest Service by the owner, if applicable.
- Whenever provisions of this chapter are less stringent than the corresponding provisions of applicable federal, state, or municipal law or regulations, the more stringent provisions apply.

Local Regulatory Bodies

The Town's Codes and Planning office, comprised of the Director of Codes/Health Officer and Board Recording Secretary, serve as the professional staff charged with working with architects, developers, engineers, regulatory boards, and the public to ensure that growth and development within Ogunquit takes place in accordance with all applicable town codes. Southern Maine Planning and Development Commission reviews land use applications in coordination with the Planning Board. Codes and Planning staff have the ability to conduct staff approvals for certain categories of uses, such as single-family homes and other low impact uses, allowing them to proceed to a building permit application without review by the Planning Board.



The Planning Board is a five-member appointed body tasked with administering the Town's zoning ordinance, site plan standards, and subdivision regulations. Actions carried out by the Planning Board include site plan review, subdivision review, design review, and recommendations on zoning applications.

In 2011, the Town created a Conservation Commission, organized under Town Code Chapter 49. Article 49-6 sets out its duties as follows:

- Keep records of its meetings and activities and make an annual report to the Select Board.
- Conduct research, in consultation with the Planning Board, on undeveloped natural areas and open spaces within the Town of Ogunquit.
- Seek to coordinate the activities of conservation bodies outside of the Town of Ogunquit organized for similar purposes.
- Keep an index of all open areas within the Town of Ogunquit, whether publicly or privately owned, including, but not limited to, wetlands, meadows, and forests, for the purpose of obtaining information relating to the proper protection, development, or use of those open areas.

The Town values the open space provided by the farm and community gardens.

Article 49-8, sets the powers of the Commission, which includes among others:

- Recommend to the Town Meeting acquisition of lands for use as conservation land or a wildlife commons, as defined by this chapter and according to the procedure set forth below.
- When authorized by the Select Board, manage conservation land or wildlife commons acquired by the Town of Ogunquit for conservation purposes.



**SUSTAINABILITY
OGUNQUIT**

Keeping Ogunquit the Beautiful Place by the Sea

Finally, Ogunquit has created a Sustainability Committee, which has focused on preserving the future of the Ogunquit River estuary and has highlighted the importance of our forests in protecting wetlands within the town.



Agriculture
Resources

and

Forestry

Goals, Policies and Strategies

Goal:

- To protect and preserve Town farms and open space that could become farmland.
- To protect remaining forested areas from development that could threaten that resource.
- To plant more trees on Town owned properties and encourage residents to do the same.

Policies:

- To support, safeguard and preserve Town farms and open space that could become farmland.
- To safeguard remaining forested areas from development that could threaten those resources.
- To encourage the planting of more trees where feasible.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Limit development along streams/rivers.	1	Planning Board

Analyze and make recommendations for protecting more land in Shoreland zones.	2	Conservation Commission
Limit non-residential development in critical rural areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations. (Revise OZO contract zoning).	3	Planning Board
Amend land use Ordinances to require commercial or subdivision developments in critical rural areas, if applicable, to maintain areas with prime farmland soils as open space to the greatest extent practicable.	4	Planning Board
Analyze and make recommendations regarding cutting trees, including enforcement measures.	5	CEO
Analyze and make recommendations to retain and/or attract more farms.		Sustainability Committee
Add language to OZO 225-9.2 requiring the Planning Board to consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by State statute.		Planning Board
Add language to OZO 225-9.19 to permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.		Planning Board
Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.		Town Manager
Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.		CEO
Encourage owners of farm and forest land to enroll in the current use taxation programs.		Town Assessor
Include agriculture, commercial forestry operations, and land conservation that supports local or regional economic development plans.		Town Manager

Chapter 5: Marine Resources

Overview

Like other southern Maine coastal communities, Ogunquit's coastline is predominantly sandy beaches, with some areas of rocky shoreline and a small harbor. The coast serves as the economic backbone of the community and region by drawing in vital tourism dollars and supporting a mix of coastal tourism, recreation, marine-related industry and commercial fishing. Healthy marine resources are critical to the community. Without well-maintained harbors and healthy beaches, commercial and recreational boat traffic cannot navigate waterways and tourists may choose to spend their money elsewhere, impacting not only the region, but the State as a whole with lost critical revenue and business.

Ogunquit has seen a sustained trend toward recreational use of the ocean and the Ogunquit River.

Ogunquit has seen a sustained trend toward recreational use of the ocean and the Ogunquit River, as evidenced by many kayaks, stand-up paddle boards, surfers, canoes and small motorboats. The Footbridge section of Ogunquit Beach has a "put in" for small recreational watercraft. Commercial fishing vessels, charters, and sightseeing boats launch from the Town's working harbor, Perkins Cove.

Coastal Water Quality

Protecting Ogunquit's valuable marine resources requires ongoing attention, continual effort, and adequate resources. The Town has prioritized efforts to protect coastal water quality and address pollutant issues, as outlined in the 'Water Resources' chapter of this plan. FBE continues to work with the Town of Ogunquit to monitor water quality in the Ogunquit River, its estuary and its tributaries. Water quality monitoring takes place each year at consistent sampling locations along the Ogunquit River and smaller tributaries. The monitoring report documents changes in bacteria levels within the estuary to evaluate ongoing remediation efforts and help direct future management actions. Annual monitoring has shown continued high levels of bacteria in some locations within the estuary and along Ogunquit's beaches, especially after significant rainfall events, a situation Ogunquit, FBE, the State of Maine, and other partners are working hard to address.

The Town has taken steps to address sources of water quality issues through the Ogunquit River Watershed Restoration Project.

In addition to monitoring, the Town has taken steps to address sources of water quality issues through the Ogunquit River Watershed Restoration Project, which is now in its fourth phase. Parts of the project include installing a stormwater retrofit catch basin in the Main Beach parking lot. This key infrastructure upgrade provides for enhanced filtration of runoff from the parking lot surface. The project entails continued engagement of the public with outreach and educational

FBE continues to work with the Town of Ogunquit to monitor water quality in the Ogunquit River.

activities to improve awareness around sources of bacteria in the estuary, and what people can do to help.

The Town of Ogunquit works with the Maine Healthy Beaches Program to ensure that Ogunquit’s saltwater beaches remain safe and clean. The program performs standardized monitoring of beach water quality, notifying the public of potential health risks and educating residents and visitors on what they can do to help keep the beaches healthy. Moody/North, Footbridge, Main, Riverside and Little Beach in Ogunquit are monitored Memorial Day through Labor Day for a safety threshold of enterococci in marine waters of no greater than 104 Most Probable Number³ (MPN³) per 100 ml. The sites tested showed that Little Beach exceeded the threshold three times and Riverside Beach exceeded the threshold four times in 2022. Advisories were posted but no beach closures occurred.

Water-Dependent Use

The Town of Ogunquit aims to strike a balance between the needs of working fishermen and recreational and development pressures in its management of coastal areas. Traditional water uses, such as fishing and clamming, continue to thrive, especially in Ogunquit Beach. Perkins Cove, which was once called Fish Cove, fed by the Josias River, was a major source of fishing in the early 1900s, but the Cove was unprotected by a headland or breakwater from Atlantic storms, so fishermen had to protect their boats by hauling them ashore. Resolving to create a safe anchorage, they formed the Fish Cove Harbor Association, and dug a channel across land they purchased to connect Fish Cove with the Josias River. When the trench was complete, erosion helped to widen the passage further. The resulting tidewater basin is called Perkins Cove, spanned by a manually operated draw footbridge.



Painting by David Bubier

Today, Perkins Cove is still home of Ogunquit's active commercial and recreational fishing fleets and lobstermen. The table below shows the active number of commercial and recreational fishing licenses issued by the Maine Department of Marine Resources (DMR) in Ogunquit in 2020.

Commercial Fishing Licenses (Single & Crew)	Commercial Lobster/Crab Licenses	Commercial Shellfish Licenses	Total Commercial and Recreational Fishing Licenses
5 (12 crew)	19	0	82

Commercial and Recreational Fishing Licenses by Town. (Source: Maine Department of Marine Resources, 2020 license data)

Perkins Cove is at the southern terminus of the Marginal Way, a cliff walk that meanders for 1.25 miles along the coast.

Perkins Cove is also home to numerous restaurants and retail businesses. The Cove remains a thriving destination for artists. Perkins Cove is at the southern terminus of the Marginal Way, a cliff walk that meanders for 1.25 miles along the coast.

The Ogunquit Estuary is a source of clamming. Soft shell clams are a native species that live in mud, sand and gravel intertidal areas in the Ogunquit Estuary. It takes about three to four years for a clam to grow to legal size, which is two inches. Soft shelled clams are regulated by Maine DMR, the Town



Ogunquit Estuary

Shellfish Conservation Commission, and Town Ordinances. Ogunquit requires recreational licenses which can be obtained through the Town office. The recreational limit is 1 peck, or roughly 12 pounds, per person daily. There is no commercial shell fishing in Ogunquit. **DMR** monitors the clam flats for the presence of fecal coliform bacteria and closes the flats to harvest when bacteria count rises above a certain level. These are called "water quality closures" which are different from Red Tide closures. The Town Shellfish Conservation Commission and DMR Area Biologist evaluate the status of the shellfish resource and other factors to determine

whether the clam flat area should be opened or closed for harvesting. Signage is posted along the estuary when a clam flat is closed.

Threats to Ogunquit’s marine resources include water quality issues as described in the Water Resources chapter, storms, aging infrastructure, sewage, petrochemical and insecticide contamination, and climate change. While sea level rise and coastal flooding threaten both commercial and recreational fishing activity through direct impacts to wharf infrastructure and



Little Beach

access to that infrastructure, there are additional climate-related impacts to marine resources. Water quality issues negatively impact coastal wildlife, including commercially harvested species. Additionally, climate change causes both warming and acidification of marine waters.

The Gulf of Maine is warming faster than 97% of the world's oceans. The Gulf of Maine Research Institute shares [seasonal and annual updates about conditions in](#)

[the Gulf of Maine](#), most recently for the fall of 2023. Ocean acidity levels have already risen 30% and will continue rising alongside growing greenhouse gas levels. Ocean acidification has already impacted some shellfish harvesting operations in Maine and will increasingly affect marine organisms that produce calcium carbonate to build shells, such as oysters, scallops, clams, mussels, and sea urchins. These combined climate impacts are already leading to some marine species migrating northward to colder water and disappearing from traditional fishing grounds. This is expected to reduce regional catches and associated revenue for fishermen. Further, Ogunquit’s recreational shell fishing activities could be impacted.

There are several parking and access points in town, including the Perkins Cove public parking area and boat launch, Main Beach, Footbridge Beach and North Beach and their municipal parking lots. A 2022 regional coastal vulnerability assessment by Southern Maine Planning and Development Commission (SMPDC) showed that most of those parking areas are projected to experience flooding from future sea level rise and storms.

Access to coastal and marine resources is vital for Ogunquit's residents, businesses, and visitors. There are several parking and access points in town, including the Perkins Cove public parking area and boat launch, Main Beach, Footbridge Beach and North Beach and their municipal parking lots. A 2022 regional coastal vulnerability assessment by SMPDC showed that most of those parking areas are projected to experience flooding from future sea level rise and storms. Main Beach parking lot has 400 spaces and Footbridge Beach and North Beach entrance each have 190 spaces. Handicap parking is available in all public parking lots, plus public toilets. Parking is a significant source of Town revenue.

According to Town documents, Perkins Cove has approximately 83 parking spaces consisting of paid parking, 2-hour free parking as posted, and parking reserved for commercial activities. There are 43 paid parking spaces limited to three hours maximum and about 26 two-hour free spaces beside the footbridge and in the boatyard. It was noted that parking at Perkins Cove does not meet the area's demand, and there are

no options to expand within the Cove. There is adequate parking for commercial fisherman in the Cove - although the demand is growing as charter boat requirements continue to expand - but not members of the public. There are no opportunities for improved access due to limited land. There are public toilets in the Cove.

Harbor, Marinas, and Vessels

Perkins Cove has a public boat ramp for launching and taking out watercraft at the eastern end of the public part of the Cove.

Ogunquit has only one working harbor, Perkins Cove, which is also the sight of the Town's only municipal wharf. Perkins Cove has a public boat ramp for launching and taking out watercraft at the eastern end of the public part of the Cove. There are no plans to alter the ramp. Town Ordinances regulate the marine activities within the harbor to ensure the safety of persons and property, to promote availability and use of

public resources and to create a fair and efficient framework for the administration of those resources.

There are 68 moorings in Perkins Cove. The maximum length of watercraft (because of safety) in the Cove is 42 feet, as determined in linear feet based upon a measurement from the rearmost part of the watercraft's transom to the most forward part of the bow stem, excluding the bowsprit and/or the pulpit. According to the Town Harbormaster there are 40 large boat moorings and 28 small boat moorings; 36 of the large boat moorings are commercial and four are non-commercial, 11 of the small boat moorings are commercial and 17 are non-commercial. In 2022, the Town received \$27,545 in transient dock revenue. The Town ordinances stipulate the allocation of moorings.

All harbor activities are overseen by the Town Harbormaster, appointed by the Town Manager. The Harbormaster has jurisdiction over all watercraft in the Cove and enforces marine safety rules and regulations based upon the guidelines established by Town Ordinances, the U.S. Coast Guard, and other federal, State or locally recognized authorities. At this time there are no local or regional harbor management plans. There is a yearly evaluation process with the Ogunquit Harbor Committee to identify and plan for the upcoming year including mooring and docking fees, ordinance changes and maintenance of Perkins Cove. As part of the Town budgeting process, the Harbormaster does present a five-year plan for projects such as harbor dredging and repair/replacement of the Perkins Cove bridge. Activities recommended by the Harbormaster include:



- Revitalize commercial infrastructure including rebuilding the bridge, harbormaster house, and commercial bait house
- Rebuild the commercial pier to add efficient load/unload space for at least two vessels, where currently there is room for only one.
- Rebuild slipways and winch house and replace all deteriorating old foam style docks.

The land around Ogunquit's working harbor is zoned as Shoreland General Development 2, meaning the area is devoted to commercial and/or intensive recreational activity. Shoreland Zones, including the zone around Perkins Cove, are defined as the land area within 250 feet of the normal high-water line. To protect the marine and water resources, the Shoreland Zone has

more restrictive setbacks, lot coverage and density provisions than corresponding zones for residential and commercial uses located more than 250 feet from the high-water line.

On January 19, 2022, the Federal government announced that it allowed more than \$3.4 million for surveys and dredging of the Josias River at Perkins Cove by the USACE. It was secured through the bipartisan infrastructure investment and Jobs Acts signed into law in November 2021.

Ogunquit has taken proactive steps to protect and manage its vital marine resources. The Town has several municipal Boards charged with supporting protection of resources and assisting the community with maintenance, management, and sustainability. The Perkins Cove Harbor Committee, created in 1992, is responsible for making recommendations regarding certain improvements, regulations, conditions and actions for the betterment and enhancement of Perkins Cove and its mooring holders and general conditions of the Cove.

Ogunquit has taken proactive steps to protect and manage its vital marine resources.

Dredging

Perkins Cove, located at the mouth of the Josias River, is the primary navigation channel and has a long history of improvement and maintenance dredging dating back to 1951.

Dredging is a key aspect of maintaining harbors and waterways in the region. In Ogunquit, Perkins Cove at the mouth of the Josias River, is the primary navigation channel and has a long history of improvement and maintenance dredging dating back to 1951. The depth required for safe passage within Josias River is -7.0 feet Mean Lower Low Water (MLLW). The primary sediment type within the channel is mud, and dredged materials have historically been barged for offshore disposal.

Perkins Cove in the Josias River is a designated federal navigation project, meaning the U.S. Army Corps of Engineers (USACE) has authority and responsibility over dredging the Cove. However, like many other federal navigation projects in the region that have been permitted and authorized, the frequency of Federal appropriation to support USACE dredging activities does not always align with the local dredging need.

The preliminary projected start for the dredging of Perkins Cove (Josias River Federal Navigation Project) is 2024/2025. This project will entail a lengthy process of collecting and testing soil samples, identifying where dredge material is placed, conducting new hydrographic survey of the harbor, development of numerous elements for contract documents, a bidding process, and final award of the contract. As this is an Army Corps project, the Federal Environmental Impact Assessment alone can take up to a year to complete.

Scenic Vistas

Perkins Cove is home to the only remaining wooden, double leaf draw footbridge in the United States. The pedestrian footbridge at the entrance to Perkins Cove is not only a stunning and beautiful symbol of Ogunquit, but a key connection that provides the only southerly access to the numerous small businesses, restaurants and shops located in and adjacent to the Cove.



Perkins Cove Bridge

The Federal Government approved \$2,850,000 dollars for the revitalization of the Perkins Cove Pedestrian Footbridge in the 2022 Transportation and Housing

Appropriations Bill. For years, the Town has actively evaluated and monitored the structure, making incremental repairs and remaining wary of potential safety hazards arising as the bridge and the piers that support it age. The federal funding will enable the Town to demolish and reconstruct the bridge, the harbormaster building, and the bait storage facility. Additional scenic vistas are cited in the Natural Resources chapter.

The Federal Government approved \$2,850,000 dollars for the revitalization of the Perkins Cove Pedestrian Footbridge in the 2022 Transportation and Housing Appropriations Bill.

Marine Resources (Under State Goals and State Coastal Policies)

Goals, Policies and Strategies

Goal:

- Preserve, protect and promote the Town's marine resources including shellfish and fisheries habitat, estuaries, shorelands, dunes, coastal waters and water-dependent uses such as Perkins Cove.

Policies:

- Continue to work with the Ogunquit River Watershed Restoration Project to protect the coastal water quality and marine habitat.
- Continue to ensure that Perkins Cove retains its function as a commercial harbor.
- To continue to revitalize the infrastructure of the Perkins Cove Harbor (e.g., dredging of the harbor, replace the Perkins Cove Bridge and make it ADA compliant), repair sea wall structures when necessary.

- Ensure an equitable balance between commercial and recreational use of the harbor (moorings included).

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Continue to work with the Army Corps of Engineers, Harbormaster, and Harbor Committee to establish the timeline and cost for surveying and dredging of the Josias River at Perkins Cove.	1	Town Manager
Participate and continue to work with the Ogunquit River Watershed Restoration Project to develop plans and interventions to protect coastal water quality. Report recommendations to Select Board.	2	Conservation Commission
Monitor the health of the clam flats and bacteria levels in collaboration with the Department of Marine Resources and Town Shellfish Commission. Make Town and public aware of high bacterial levels and need to close clam flats if necessary.	3	Shellfish Commission
Implement local harbor management plan including replacing the Perkins Cove Bridge (making it ADA compliant) and repairs to the Harbormaster house.	4	Town Manager
Continue to work with the Department of Marine Resources (DMR) and Shellfish Commission, to identify any pollutants in clam flats and invasive species such as green crabs. Develop strategy to eradicate invasive species.	5	Shellfish Commission
Identify needs for additional recreation and commercial marine access (parking, boat launches, docking space etc.). If there are needs identified, conduct a cost analysis to see if the recommendations are viable.		Public Works
Develop a communications strategy to encourage owners of marina businesses to participate in clean marina programs.		Harbor Committee
Prohibit building future piers along the estuary. Revise and adopt municipal codes accordingly.		Planning Board
Evaluate if there is a need to strengthen lobster/fishing/shellfish industries in Ogunquit and make recommendations to accomplish this if necessary.		Shellfish Commission
Work with local property owners to protect major points of physical and visual access to coastal waters, especially along		Town Manager

public ways. Ensure abutting property owners comply. Develop enforcement mechanisms.		
Prohibit power boats from landing/mooring on the beach or dunes.		Harbormaster

Chapter 6: Population and Demographics

Introduction

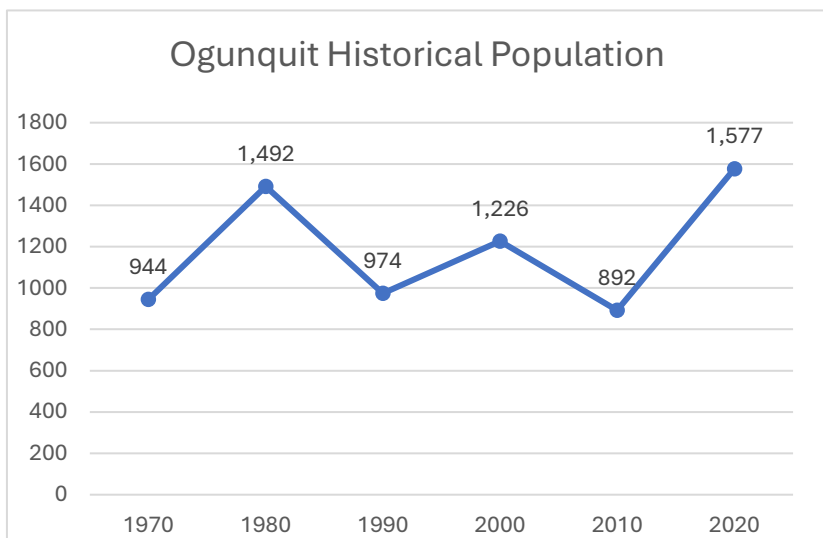
An analysis of population demographics is a fundamental element of any comprehensive plan. To understand the Town's current and future needs, a detailed examination of community characteristics will help decisionmakers understand the impacts of population patterns on public facilities and services by:

- Describing Ogunquit's recent population trends;
- Discussing how these trends relate to and contrast with those in neighboring communities, York County, and the State at large; and
- Describing key characteristics of the current Ogunquit population.

Overview

The Town of Ogunquit is the most recently incorporated municipality within the state of Maine. Since 1980, when Ogunquit village residents voted to split from the Town of Wells, the community has evolved from a Maine coastal town with artist colony roots into a highly popular coastal tourism destination and retirement community.

As shown in the table, the 1970 figure includes the population within what was then Ogunquit Village. The Town appears to have lost population between 1980 and 1990 (this may also be at least partially attributed to the split from Wells), but has been holding its population comfortably above one thousand residents since, with only a small dip in 2010, followed by substantial growth between 2010 and 2020, nearly doubling in population

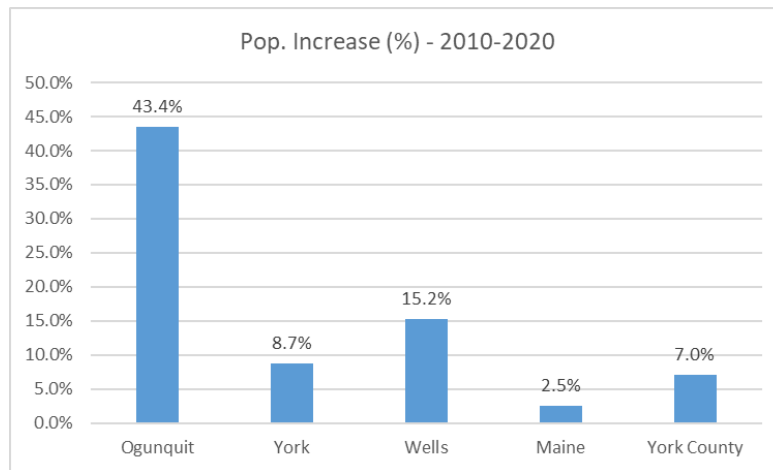


during this ten-year time interval as seasonal residences were converted into year-round housing.

As the tables below show, Ogunquit's growth trends in the past twenty years deviate from those of surrounding towns, York County, and the State, with a larger population loss between 2000 and 2010 than other jurisdictions and an even greater population gain between 2010 and 2020.

Population Change, 2000-2020					
	2000	2010	2000-2010	2020	2010-2020
Ogunquit	1,226	892	-37.4%	1,577	43.4%

York	12,854	12,529	-2.6%	13,723	8.7%
Wells	9,400	9,589	2.0%	11,314	15.2%
Maine	1,274,923	1,328,361	4.0%	1,362,359	2.5%
York County	186,742	197,131	5.3%	211,972	7.0%
<i>Source: US Decennial Census</i>					



Population

The Maine State Economist has produced population projections for all Maine towns and cities based on 2010-2020 Census population estimates. These projections estimate that Ogunquit’s population will continue to increase in the coming decades, resulting in a cumulative increase of 12.6% between 2020 and 2040; this is a growth rate consistent with that of Wells, somewhat lower than the town of York, and greater than that of the county and State. At this growth rate, the 2040 population of Ogunquit is projected to be 1,775, an addition of 198 residents from the 2020 figure of 1,577.

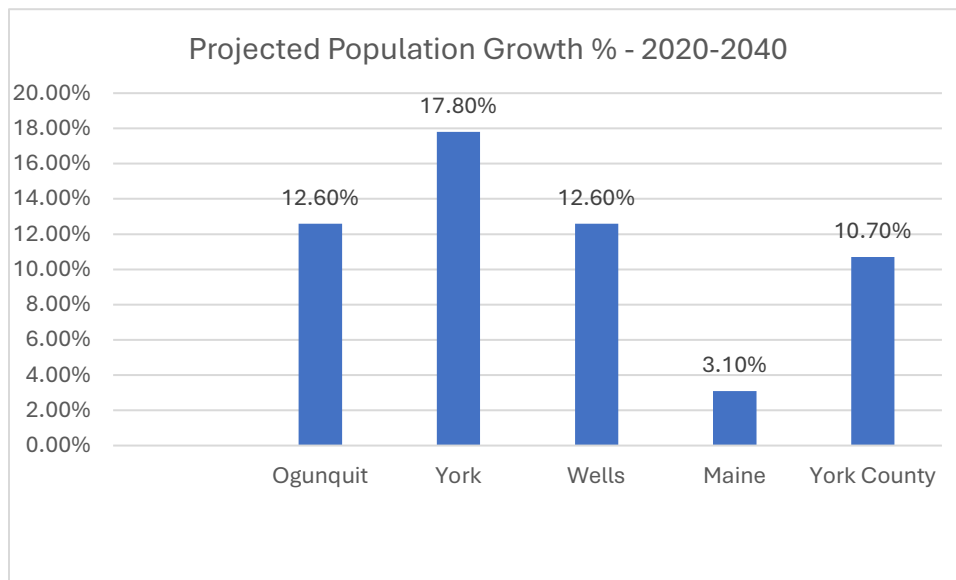
Projections

The 2040 population of Ogunquit is projected to be 1,775, an addition of 198 residents from the 2020 figure of 1,577.

Population Projections, 2025-2040					
	Ogunquit	York	Wells	Maine	York County

Population projected	2025	1,630	14,376	11,697	1,374,728	218,208
	2030	1,694	15,101	12,155	1,397,663	225,816
	2035	1,745	15,715	12,515	1,407,396	231,546
	2040	1,775	16,164	12,738	1,404,176	234,689
Percent change from previous period	2010-2015	37.6%	4.1%	7.5%	-	-
	2015-2020	25.3%	5.3%	9.5%	-	-
	2020-2025	3.4%	4.8%	3.4%	2.9%	2.9%
	2025-2030	3.9%	5.0%	3.9%	3.5%	3.5%
	2030-2035	3.0%	4.1%	3.0%	2.5%	2.5%
	2035-2040	1.8%	2.9%	1.8%	1.4%	1.4%
Total Percent Change	2020-2040	12.6%	17.8%	12.6%	3.1%	10.7%

Source: Maine State Economist, Based on 2020 US Census Population Estimates



Alternatively, if it is assumed that the high growth rate between 2015 and 2020 of 25.3% would continue until 2030, this would mean a population increase of 398 persons, yielding a total population of 1,975. On the county and state level, changes in allowable housing densities stemming from Maine Statute Title 30A, Chapter 4364-B may also impact future populations; with the construction of more units statewide, there may be an increase in in-migration, with implications for the above projections.

Demographic Conditions

A Word on Demographic Information

Beginning in the 1700s and through to the present day, the U.S. Decennial Census has been collected at the national level every 10 years. Even though that data is only available in 10-year increments, it is generally considered accurate because it surveys the entire population.

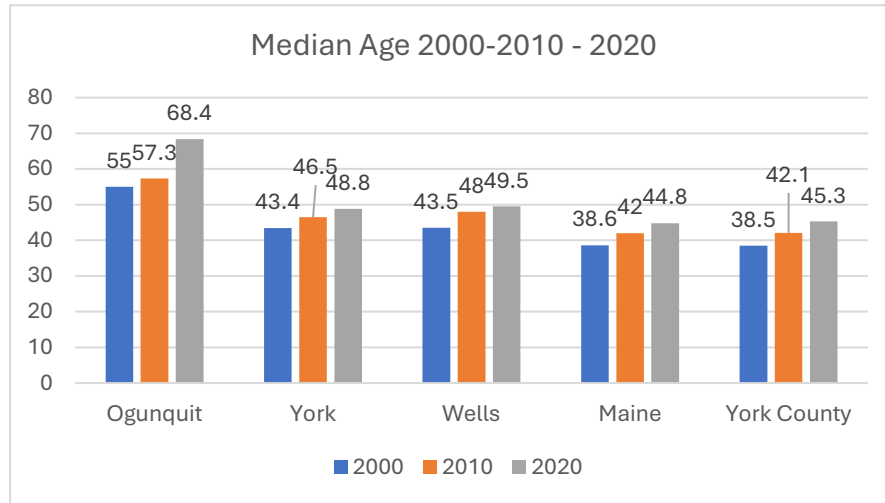
Starting in 2005, the Census Bureau began an annual collection of a smaller sample of the national population called the American Community Survey (ACS). Datasets from this survey are combined into 1-, 3- or 5-year compilations to get a large enough sample of the population to publish data. For small communities, only the 5-year compilations are considered accurate enough to use. For Ogunquit, most data points have a margin of error of less than 5%. In many cases the ACS is the only source of data for specific topics or demographics, and the data is estimated and published annually, as opposed to every 10 years. For planning purposes, the drawbacks of that margin of error are almost always outweighed by the ability to get data for any particular year and dataset. The 2022 ACS shows 1,207 residents with 641 males and 616 females.

Age

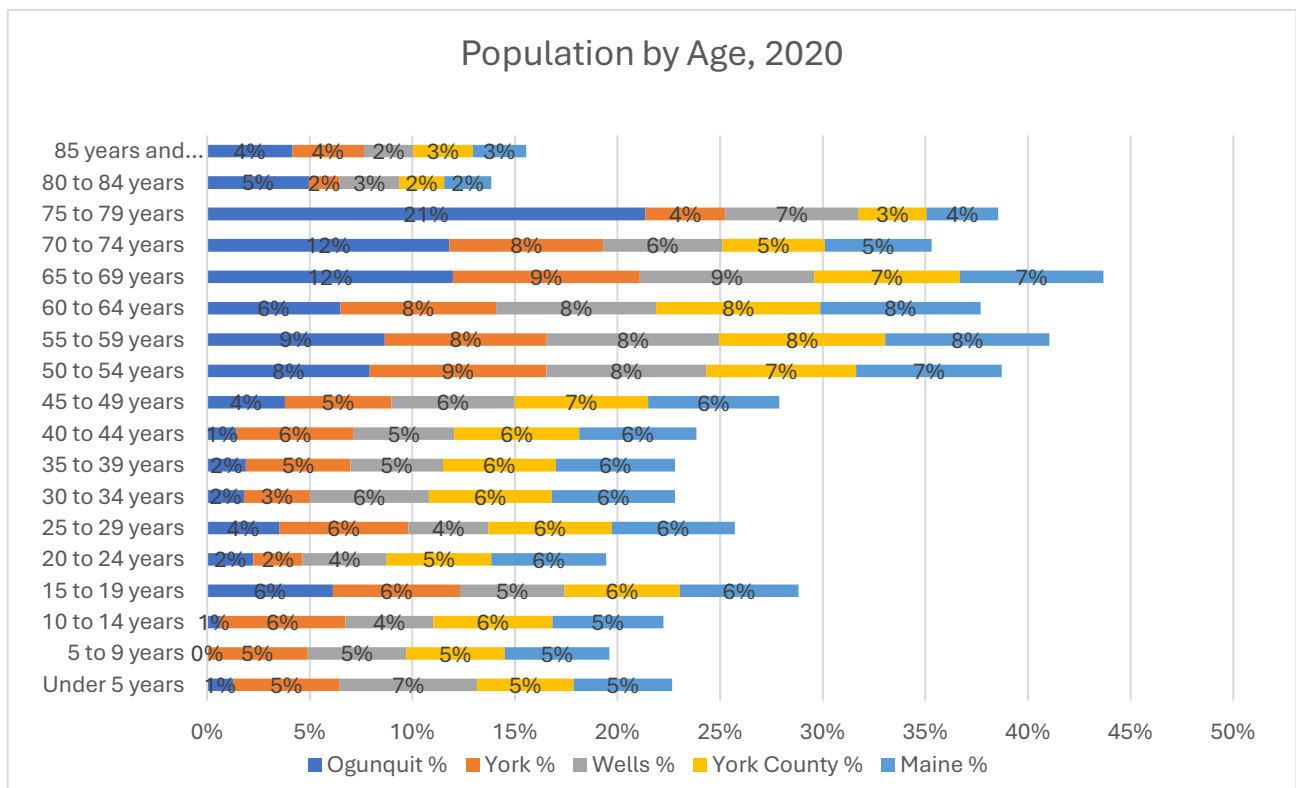
In the period between 2000 and 2020, all communities across the State have experienced aging populations. This is due to several factors, including decreasing birth rates, more non-traditional household types, and the large "Baby Boomer" generation reaching retirement age. This trend is highly relevant to Ogunquit and, to a lesser extent, its neighboring communities, who all show increased median ages in 2010 and 2020. However, Ogunquit has consistently had the highest median age of communities in the area, and the increase in median age has been significantly higher than the State and county overall, with a delta of almost twenty years over that of neighboring communities.

Ogunquit has consistently had the highest median age of communities in the area, and the increase in median age has been significantly higher than the State and county overall. In 2020, Ogunquit had a median age of 68.4.

In 2020, Ogunquit had a median age of 68.4, compared to 44.8 for the state, and 45.3 for York County.



When broken down into individual age groups, the data shows that Ogunquit has a much higher proportion of its population over age 65 than the State and county, with 54% of the Ogunquit population at 65 years of age or older versus 20% for the county and 21% for the state. Within the 65+age group



in Ogunquit, individuals 75 and older comprise the largest single subgroup at 21% of residents. Among school-aged groups, the Town has just 2% of its residents under age 14 and a total of 8% under age 19, with less than 5% for each age group between 20 and 50.

As Ogunquit’s current age distribution is defined in large part through in-migration by retirement age individuals, rather than the aging in place of cohorts in their 30s and 40s with school aged children, the age distribution pattern that skews older and contains fewer school-aged children is likely to persist barring any significant future changes to the Town’s development patterns.

Race

Ogunquit’s racial and ethnic breakdown is slightly less diverse than both the county and State.

Maine is historically one of the least diverse states in the country. However, over the last decade the percentage of the population in the State that identifies as White only via the decennial Census has decreased slightly, from 95.2% in 2010 to 90.8% in 2020. Per 2020 US Census data, Ogunquit’s racial and ethnic breakdown is slightly less diverse than both the county and state, with

94.4% of residents identifying as White alone, with all other racial identifiers at 1% or lower each. Ogunquit has a higher proportion of its population identifying as two or more races than the State and county overall.

Population by Race, 2020 (Percent of Total Population)			
	Maine	York County	Ogunquit
Total Population	1,362,359	211,972	1,577
Population of one race:	95.3%	95.0%	96.9%
White alone	90.8%	92.1%	94.4%
Black or African American alone	1.9%	1.0%	1.01%
American Indian and Alaska Native alone	0.0%	0.3%	0.1%
Asian alone	1.20%	1.2%	0.6%
Native Hawaiian and Other Pacific Islander alone	0.03%	0.03%	0.0%
Some Other Race alone	0.7%	0.7%	0.8%
Population of two races:	4.5%	4.4%	2.9%
White; Black or African American	0.6%	0.5%	0.5%
White; American Indian and Alaska Native	1.0%	1.6%	0.4%
White; Asian	0.50%	0.6%	0.4%
White; Native Hawaiian and Other Pacific Islander	0.03%	0.03%	0.0%
White; Some Other Race	1.6%	1.6%	1.4%
Population of All Other Two or More Races	0.4%	0.3%	3.1%
<i>Source: US Decennial Census, 2020</i>			

School Enrollment

Ogunquit residents comprise approximately 3-4% of the district's student population.

York County has seen a decrease in school enrollment in recent years, likely in connection with the effects of the COVID-19 pandemic on student attendance and enrollment. The Wells-Ogunquit CSD, of which Ogunquit is part, has seen a stable level of enrollment, with a 10-year average of 1,349 students. In any given year,

Ogunquit residents comprise approximately 3-4% of the district's student population, as the overwhelming majority of students live in Wells.

School Enrollment, Publicly Funded Students by Residence						
	Wells-Ogunquit CSD			Other Jurisdictions		
	Wells	Ogunquit	Wells-Ogunquit CSD	Maine	York County	York
2015	1,253	55	1,305	182,831	27,859	1,800
2016	1,248	49	1,295	182,007	27,712	1,760
2017	1,264	50	1,315	180,918	27,457	1,768
2018	1,281	55	1,339	180,677	27,482	1,741
2019	1,322	51	1,376	180,817	27,424	1,691
2020	1,339	48	1,393	180,339	27,399	1,642
2021	1,301	42	1,344	172,474	26,358	1,635
2022	1,337	47	1,386	173,237	26,339	1,586
10 Year Average	1,299	49	1,349	179,149	27,456	1,732
2021-2022 Percent Change	2.77%	11.90%	3.13%	-0.44%	-0.07%	-3.09%

Source: Maine Department of Education, 2023

Educational Attainment

Educational attainment has implications for household incomes, community involvement and awareness, as well as workforce diversity and employment needs. The American Community Survey (ACS) estimates that Ogunquit has a higher level of educational attainment than the State and county overall. Just over 1% of residents have not completed high school, 56.1% of

Ogunquit has a higher level of educational attainment than the State and county overall.

Educational Attainment, Population 25 years and older			
	Maine	York County	Ogunquit
Less than 9th grade	2.3%	1.9%	1.1%
9th to 12th grade, no diploma	4.5%	4.4%	0.2%
High school graduate (includes equivalency)	31.3%	29.5%	16.4%
Some college, no degree	19.2%	20.9%	18.8%
Associate degree	10.2%	11.1%	7.5%
Bachelor's degree	20.3%	20.8%	40.6%
Graduate or professional degree	12.2%	11.%	15.5%
High school graduate or higher	93.2%	93.8%	98.7%
Bachelor's degree or higher	32.5%	32.2%	56.0%

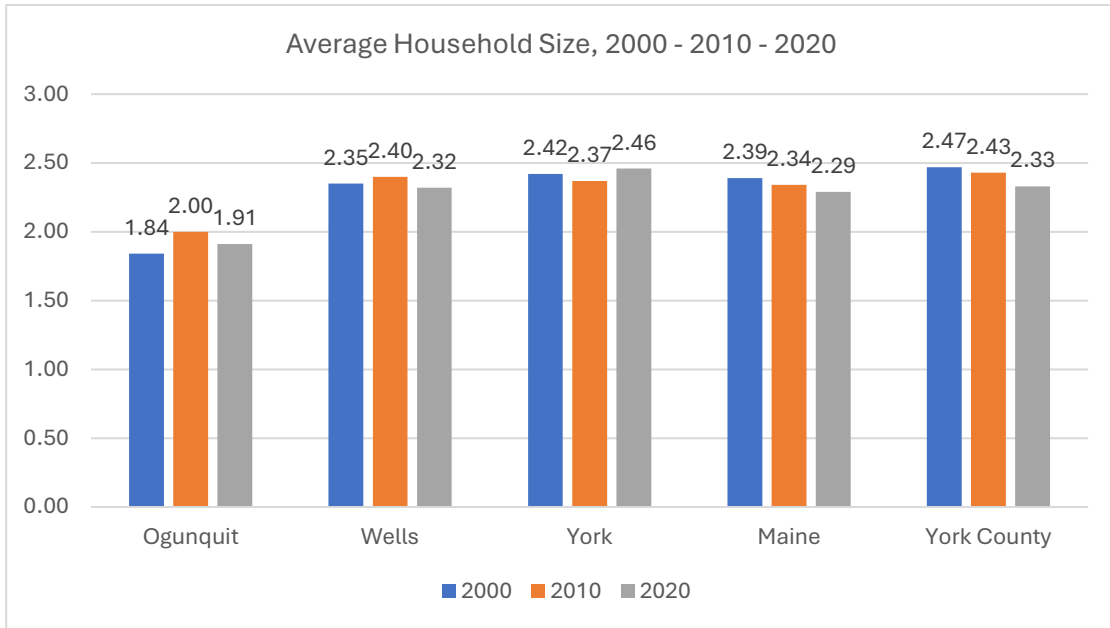
Source: American Community Survey 5-Year Estimates, 2015-2020

residents have a bachelor’s degree or greater, and 82.4% of residents have attended at least some college.

Household Size

The ACS also estimates that Ogunquit has a smaller average household size than surrounding communities, the State, and county overall, with 1.91 persons per household as of 2020. However, average household size has decreased for all communities over time, which also contributes to the overall trend within both Maine and the US at large of aging populations and decreased birth rates. While national data also indicates that younger generations have tended to be less likely to live with a spouse or family of their own than previous generations at the same age, the downstream implications of the post-pandemic housing affordability crisis may result in a reversal of this trend as adult children priced out of the housing market elect to live with their parents.

Ogunquit has a smaller average household size than surrounding communities, the State, and county overall, with 1.91 persons per household as of 2020.



Household Income

Ogunquit’s household income values increasing by 42.5% over the ten-year period (2010-2020).

The period between 2010 and 2020 saw several economic shifts and changes – the Great Recession, followed by a long period of economic expansion, and the subsequent arrival of the pandemic and the short recession that followed. In light of this, the 2010 figures shown in the following table have been adjusted to be equivalent to

2020 inflation adjusted dollars. When adjusted for inflation, Ogunquit and its surrounding communities are estimated to have higher adjusted median household incomes than in 2010, with Ogunquit’s household income values increasing by 42.5% over the ten-year period, as opposed to 6.8% and 5.6% for the state and county, respectively. In the case of Ogunquit, it should be noted that household incomes may not be the most comparable metric with which to discern the economic state of households given the preponderance of retirees with significant assets, but relatively low incomes given that they may no longer be in the full-time workforce., Ogunquit also has a low poverty rate compared to that of the state and county, at 3.8%.

Ogunquit has a low poverty rate compared to that of the state and county, at 3.8%.

Median Household Income, 2010-2020		
	2010	2020
Ogunquit	\$53,438	\$76,161
Wells	\$62,896	\$66,946
York	\$75,830	\$97,115

Maine	\$55,704	\$59,489
York County	\$65,289	\$68,932
<i>Source: ACS 5-Year Estimates, 2010 & 2020 (2010 estimates inflation adjusted to 2020 dollars)</i>		

Percent Below Poverty Level, 2020	
Ogunquit	3.8%
Maine	11.1%
York County	7.4%
<i>Source: ACS 5-Year Estimates, 2015-2020</i>	

Conclusion

Ogunquit is more highly educated, wealthier, slightly less diverse, and markedly older than surrounding communities, the county, and the State, with low levels of school enrollment given the small student population residing in the community and fewer residents per household than its neighbors.

As shown within this chapter via data obtained from the US Census Bureau, Maine Department of Education, and the State Economist, Ogunquit is more highly educated, wealthier, slightly less diverse, and markedly older than surrounding communities, the county, and the State, with low levels of school enrollment given the small student population residing in the community and fewer residents per household than its neighbors. From a population growth perspective, Ogunquit is a community that is stable, but growing slightly, with the wave of seasonal unit conversions in recent years leading to double-digit population growth, but as the

community is not seeing significant growth in its housing supply, this is likely to have been a one-time surge in population, and the projected growth rate of 12.6% and 198 additional persons between 2020 and 2040 reflects this.

Chapter 7: Economy

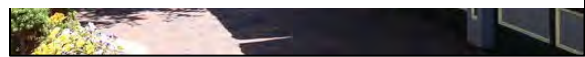
Purpose

Understanding our local and regional economy will help assess the community's current and future needs. The number of local jobs, the sectors in which those jobs are located, as well as access to employment within the wider region will impact our community and affect Ogunquit's future growth. Specifically, this section aims to:

- Describe employment trends;
- Describe the local and regional economy; and
- Discuss likely future economic activity in Ogunquit



Main Street Businesses



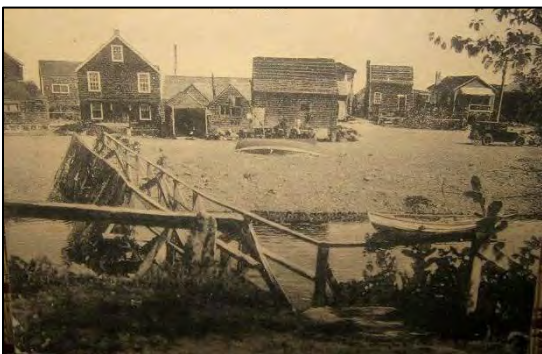
Understanding our local and regional economy will help assess the community's current and future needs.

For the purposes of the labor market and economic analyses contained in this section, 2020 data has been used throughout unless otherwise noted, for two reasons: first, because this year corresponds with the most recent decennial US Census, and, secondly, because the 2010-2020 time series has the largest

amount of available data associated with it.

Overview and History

During the 18th Century, the economy of Ogunquit, as part of Wells, and the Maine seacoast was tied to fishing, lumbering, shipbuilding and homestead farming. The 19th Century brought the industrial revolution to Ogunquit/Wells. The Webhannet, Josias and Ogunquit Rivers supplied enough waterpower for flour milling and lumber sawing. Coastal shipping allowed export of lumber and wood products, granite and fish in exchange for import of sugar products, groceries and manufactured products.



Perkins Cove, early 20th century

During the 1880s, summer home development began to supplant farms along the shore in Ogunquit and the summer art colony era began. After the bridge was built over the Ogunquit River at Beach Street in the 1890s, more beach hotels began to cater to summer vacationers mostly from the metropolitan areas to the south. Between 1906 and 1923, the Atlantic Shore Railroad brought summer residents and vacationers directly to their hotels and summer

houses in Ogunquit. The art colony flourished from the 1920s to the 1960s leaving a permanent legacy of museums and summer theatres.

The 1920s began the modern era of automobile vacationing in Ogunquit and started the influx of summer home residents, motel, hotel, inn and B&B vacationers and beachgoers. The 1980s and 90s saw the steady growth of tourist-related restaurants and retail shops. Business' demands for seasonal employees extends throughout southern York County and relies on temporary workers from other countries, including Canada, the Caribbean, and Eastern Europe.

In the 21st Century, Ogunquit's economy continues to be dominated by the lengthening tourism season. It is also beginning to provide jobs suitable for retirees as a more year-round community develops and as more summer residents retire to the Town, as evidenced by the 2020 Census. Ogunquit's economic development is limited, to a degree, by the small land area of less than 4.5 square miles, much of which is in a preserved and undeveloped state.

The 1920s began the modern era of automobile vacationing in Ogunquit and started the influx of summer home residents, motel, hotel, inn and B&B vacationers and beachgoers.

Ogunquit's abundant natural resources, as detailed in other chapters of this Plan, provide significant attractions for tourists, and indeed the Ogunquit economy is driven by the seasonal hospitality industries. As

Ogunquit's abundant natural resources provide significant attractions for tourists.



most of the tourist attractions tend to be seasonal, economic growth has been achieved by extending the tourist season through attractions such as the Ogunquit Playhouse, the Ogunquit Museum of American Art, and Chamber of Commerce events like Christmas by the Sea.

While Ogunquit has limited the development of additional large hotels, more homes are being utilized as transient accommodation through short-term rentals. With its limited

development space, focus has instead been directed towards preserving the small-town charm and heritage, as noted in the Historical and Archeological Resources chapter, and preserving natural resources, as noted in that chapter.

Ogunquit's commerce is concentrated in a few specific areas: the Downtown Village, Perkins Cove, along Route 1, and at the Main Beach. Much of the Town revenue is generated by

Ogunquit Beach Photo Credit: David Johnson

municipally owned parking lots throughout the town.

Ogunquit faces some significant economic development challenges in the near future. The beaches, Marginal Way, Perkins Cove, and town parking lots are all at risk due to sea level rise, potentially reducing tourist numbers and town revenue sources while incurring expenses for repair. Perkins Cove will soon need dredging, significant sea wall repairs, and a new footbridge, posing economic challenges during the tourist season.

The beaches, Marginal Way, Perkins Cove, and town parking lots are all at risk due to sea level rise.

2020 Covid-19 Impacts

Covid-19 had a severe impact on the Ogunquit economy. Pandemic restrictions closed many businesses and effectively stopped the tourist industry for several months. Canadian visitors, who comprise a significant percentage of Ogunquit's annual revenue, stopped completely. Most of Ogunquit's restaurants are locally owned and operated, and the Ogunquit Chamber of Commerce initially feared that as many as 1/3 of the town's small businesses would close. However, the year was saved by government support and the slow reopening of businesses in time for the summer season. The Town, the Chamber, and area business owners worked together to create safe spaces, dramatically expanding outdoor dining and shopping opportunities. While Canadian visitors did not arrive, more people from the Northeast discovered Ogunquit and helped offset much of the lost business.



Ogunquit's 40th anniversary of incorporating as a Town occurred in 2020, but Covid restrictions effectively stopped any planned celebrations. However, Ogunquit finally celebrated its anniversary on June 10, 2022, with BonAire, as detailed in the Historical and Archeological chapter. It was a great success with a large turnout.

Labor Force

Whereas Ogunquit's year-round population increased by a substantial 76.8% between 2010 and 2020 (892 to 1,577), the town's labor force increased by only 2%. There are likely several reasons for this occurrence. The first is the aging of the Baby Boomer population. The second reason is that many of the new year-round residents were already retired or became retired. The number of Ogunquit residents not in the labor force increased by 50.4% from 2010 to 2015 and by 2% from 2015 to 2020.

Whereas Ogunquit's year-round population increased by 76.8%, the Town's labor force increased only 2%.

Ogunquit's labor force remained at approximately 5% of the Wells Labor Market Area (LMA) between 2010 and 2020, but the percentage of employed persons within the LMA increased by nearly 7% from 2015 to 2020. As a percentage of York County's labor force, however, data shows that Ogunquit's employed share has been relatively stable at approximately 0.4%; the number of unemployed individuals increased slightly

(1.8%) between 2015 and 2020, likely a result of the short recession that occurred during the months of lockdown.

Table 2.1 Ogunquit Year-Round Labor Force, 2010 – 2020.

		2010	2015	2020	2010 - 2015 # Change	2010 - 2015 % Change	2015 - 2020 # Change	2015 - 2020 % Change
Ogunquit	Labor Force	438	451	447	13	3.00%	-4	-0.89%
	Employed	366	421	408	55	15.00%	-13	-3.19%
	% Unemployed	16.40%	6.70%	8.70%	-9.70%	-59.10%	2%	22.99%
	Not in Labor Force	589	886	596	297	50.40%	-290	-48.66%
Ogunquit (% of Wells LMA*)	Labor Force	5.50%	5.30%	5.15%	-0.20%	-0.20%	-0.15%	-3.00%
	Employed	5.20%	5.20%	4.97%	0.00%	0.00%	-0.23%	-4.70%
	# Unemployed	7.60%	7.70%	8.26%	0.10%	0.10%	0.56%	6.81%
Ogunquit (% of York County)	Labor Force	0.40%	0.40%	0.41%	0.00%	0.00%	0.01%	1.78%
	Employed	0.40%	0.40%	0.39%	0.00%	0.00%	-0.01%	-2.25%
	# Unemployed	0.70%	0.70%	0.71%	0.00%	0.00%	0.01%	1.80%

* Wells Labor Market Area includes the towns of Wells, North Berwick & Ogunquit.

Source: U.S Census Bureau

Employment by Industry Group

Between 2010 and 2020, employment of year-round Ogunquit residents remained overwhelmingly in the Accommodation and Food Services sector: 70.9% in 2010, 68.4% in 2020 (See Table 2.2). There are several noteworthy trends in the industry sector employment of Ogunquit's residents from 2010 to 2020. Despite the effects of the pandemic, employment in the Finance and Insurance sector more than doubled, from 11 to 25 persons (potentially the result of remote workers), while Other Services (except Public Administration), which typically includes repairs, religious activities, grantmaking, advocacy, laundry, personal care, death care,

and other personal services per the NAICS definition, more than doubled from 11 to 21 employees.

The Maine Department of Labor (MDOL) covers employment for businesses in Maine. Rather than Census Bureau data, which collects information on the residents, MDOL collects data on businesses in a municipality. MDOL data allows for an analysis of the existing employment base in a community (See Figure 2.2). In 2020, Ogunquit’s employment base was overwhelmingly in two sectors, Accommodation and Food Services at 50% and Retail Trade at 20.3%.

Table 2.2 Average employment of Ogunquit residents compared to Wells LMA, 2010-2020.

Industry	Ogunquit				Wells LMA			
	2010		2020		2010		2020	
	#	%	#	%	#	%	#	%
Retail Trade	144	9.60%	114	9.35%	707	11.61%	699	10.05%
Transportation and Warehousing	22	1.47%	12	0.98%	485	7.96%	572	8.23%
Finance and Insurance	11	0.73%	25	2.05%	68	1.12%	109	1.57%
Real Estate and Rental and Leasing	34	2.27%	16	1.31%	128	2.10%	50	0.72%
Accommodation and Food Services	1064	70.93%	834	68.42%	2195	36.04%	1744	25.09%
Other Services (except Public Administration)	11	0.73%	21	1.72%	115	1.89%	125	1.80%

There were also several industry sectors that saw decreases in Ogunquit from 2010 to 2020, which was not unexpected given the prevalence of the pandemic in 2020 (See Table 2.2). Transportation and Warehousing dropped from 22 to 12 employees, Real Estate and Rental and Leasing decreased from 34 to 16, and, as mentioned above, Accommodation and Food Services dropped by nearly 200 employees from 1,064 to 834. Retail Trade, while also experiencing a decline, was relatively stable in comparison.

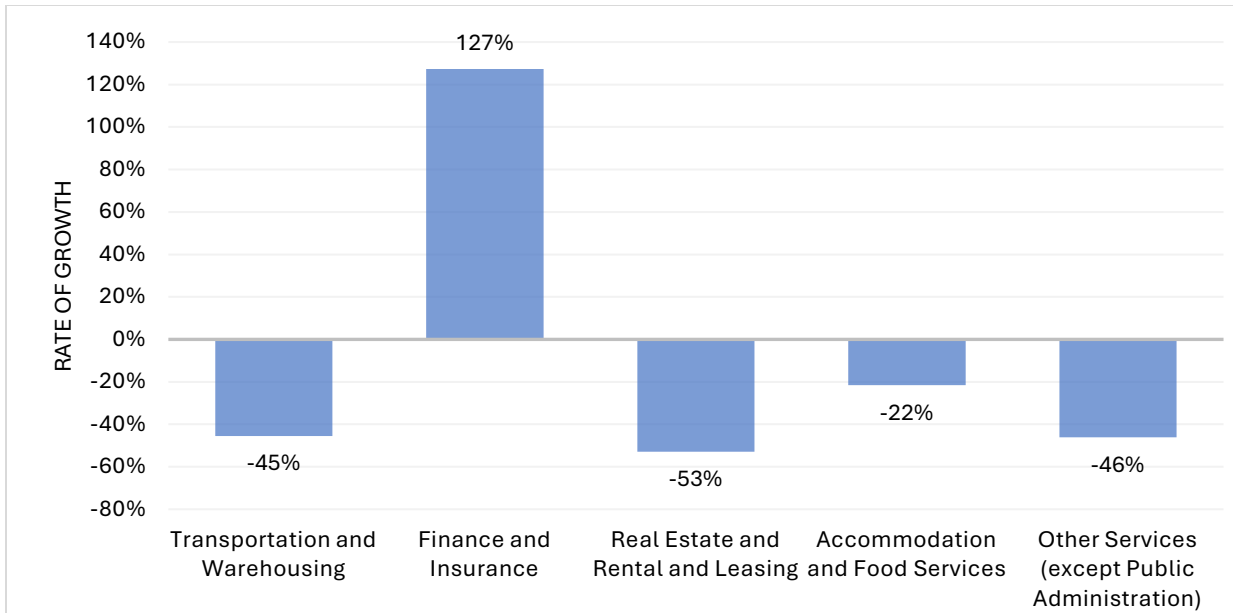


Figure 2.1 Changes in Ogunquit employment across industry sectors between 2010-2020.

The percentage of Ogunquit residents employed in different sectors of the economy follows a pattern similar to the residents of the Wells Labor Market Area (see Figure 2.2). This is likely a reflection of the presence Ogunquit has within the labor market area as a seasonal employment center. Ogunquit allows Home Occupation businesses.

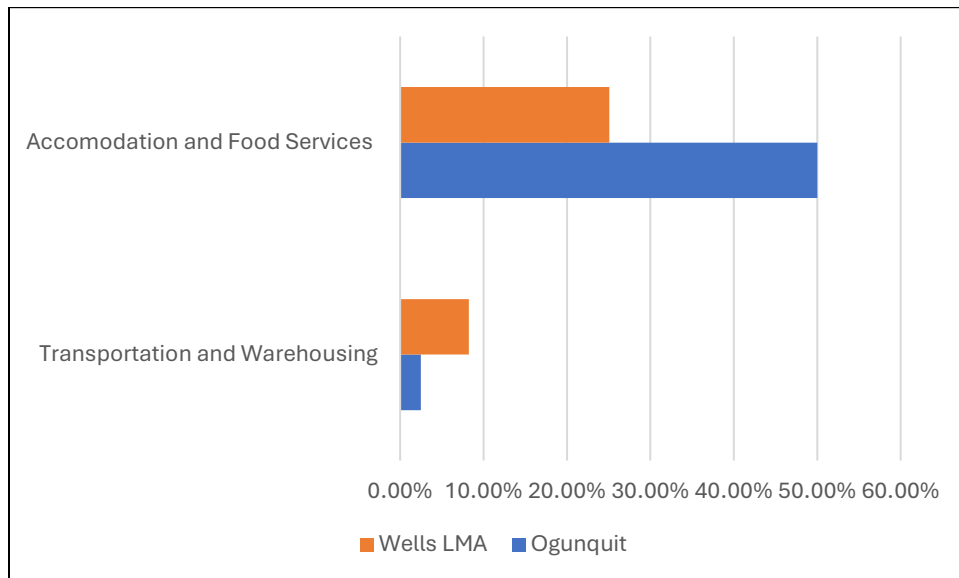


Figure 2.2 Comparison of the percent of Ogunquit and Wells LMA residents employed in two major industry sectors in 2020.

Industry Sector

Over the last 30 years, Ogunquit’s economy has become increasingly tourist oriented. In 2022, there were about 1,691 transient rental rooms in hotels, motels, inns and B&Bs, including 161 active short term rental units. This seasonal population, which includes upwards of 20,000 people including day-tripper beachgoers (in contrast to 1,577 year-round), supports many ancillary tourist businesses: restaurants, bakeries, retail shops and recreational businesses such as party boat fishing and scenic cruising.

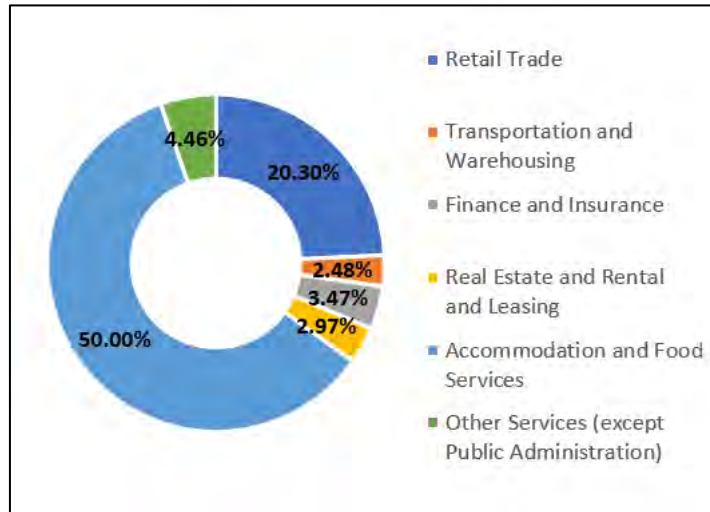


Figure 2.3 Ogunquit industry sectors by percentage (2022).

Table 2.4 Industries in Ogunquit, 2020.

	# of Businesses	% of total	Number Employed	Total Wages	Average Weekly Wage
Retail Trade	41	20.30%	114	\$3,141,076	\$531
Transportation and Warehousing	5	2.48%	12	\$546,613	\$864
Finance and Insurance	7	3.47%	25	\$1,769,456	\$1,348
Real Estate and Rental and Leasing	6	2.97%	16	\$850,288	\$1,011
Accommodation and Food Services	101	50.00%	834	\$29,173,578	\$673
Other Services (except Public Admin.)	9	4.46%	21	\$828,725	\$750
Total, All Industries	202	100.00%	1,219	\$48,970,905	\$773

Table 2.5 Transient Accommodations

	Rooms	% of total
B&B	102	6%
Hotel	533	32%
Motel	250	15%
Inn	645	38%
Short-Term Rental*	238	10%
Total	1,768	100

Data source: Town Assessor parcel data (2022)

The hospitality industry also supports local year-round businesses including sign-makers, lawn care/grounds keepers, building maintenance and cleaning contractors and professional businesses including architects and engineers. The local arts community is also benefited by the tourist industry in terms of museum, art gallery visitors and summer theatre patrons. The Ogunquit Playhouse alone generates \$9 million in ticket sales each year.

The large seasonal employment generated by the tourist industry provides seasonal jobs for local high school and college students and other residents of the region and temporary workers from outside the US.

At the beginning of the 21st Century, the trend has been for the tourist shoulder seasons (spring and fall) to gradually expand to accommodate the increasing number of retirees, who are not constrained by the school year and who are more frequently arriving by tour bus. As the baby-boomers begin to retire, this trend may be expected to continue. From the traditional summer season in the 1960s of July — August, to the season of June — October in the 1990s, the 21st Century tourist season is likely to be from April to November, with the December Holiday season added.

Ogunquit has no manufacturing industry, limited by Ordinance to light manufacturing by contract zoning on the Farm District. The Ogunquit Playhouse has a facility used to design and create sets for annual shows.



Perkins Cove Harbor

The Town's working waterfront is anchored by the fishing and lobstering industry, which includes as many as twenty boats at a given time. Like many working waterfronts in coastal Maine, the industry faces several significant pressures, including the retirement of older fishermen and the disinclination of younger family members to continue the business; pressure from housing, hospitality, and other commercial uses for waterfront spaces; and the movement of fish stocks to points north due to warming waters in the Gulf of Maine. One potential danger facing the lobster industry is

the threat of Chinese tariffs.

Ogunquit has adequate three phase power utilities and broadband internet connections are available. The KKWWD supplies water along Route 1 and into adjacent areas. The Ogunquit Sewer District provides services in all business districts.

Ogunquit's working waterfront is anchored by the fishing and lobstering industry.

Retail Sectors and Hospitality

Ogunquit's retail sector is unusual in that it is based upon many small pedestrian-oriented units, including hotels and motels, retail stores and businesses, rather than one large automobile-based shopping mall type development containing chain stores, although there have been several recent purchases of local hotels by corporations. The tourist industry on the coast of Maine is still largely characterized by individually owned hotels and businesses rather than large franchises.

Figure 2.4 demonstrates the large spike in Accommodation and Food Services sector employees that occurs in the third quarter each year, nearly tripling from the second quarter number as the sector staffs up to meet the demands of the high tourist season.

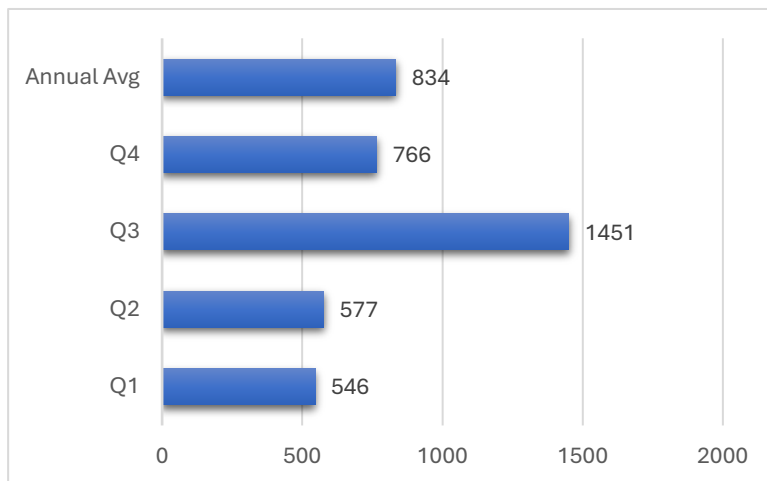


Table 2.5 shows that Ogunquit's overall consumer sales decreased by 20.1% from 2010 to 2020, the

Figure 2.4 Number of Employees by Quarter in the Accommodation and Food Services Sector in 2020.
Source: Maine Department of Revenue

most recent year for which decennial Census population data is available. Total consumer sales in Ogunquit amounted to just \$86,508,728 in 2020, while it was \$108,365,296 in 2010. Given the suppressive effect of the COVID-19 pandemic on the Accommodation and Food Services sector in 2020, this reduction is to be expected; however, 2022 consumer sales data reveals that consumer sales that year hit an all-time high of \$187,408,880, demonstrating the degree to which latent hospitality demand was suppressed by the pandemic.

As a result of its small population and geographic size compared with other York County towns, Ogunquit is a high generator of consumers sales on a year-round population or square mile basis. In 2020, Ogunquit had \$54,865 worth of consumer sales per year-round resident and \$20,695,868 per square mile. With 2022 sales data and estimated population of 1,207, the sales per resident were \$155,268 and \$44,834,660 per square mile. This reflects the extraordinary amount of seasonal revenue Ogunquit generated by the hospitality industry: hotels, motels, inns, and B&Bs, as well the large secondary sales resulting from tourists. Another indicator of the strong seasonality of the Ogunquit economy is the yearly pattern of sales tax receipts. Ogunquit sales tax rises dramatically during the second and third quarters of the year, which is the prime coastal tourism season. In comparison, while on a statewide basis Maine experiences a similar pattern of sales tax receipts, the second and third quarters do not show rapid growth and the fourth quarter does not decline as much as Ogunquit.

Table 2.5 Consumer Sales in Ogunquit, 2010 & 2020 (in thousands of \$)

	Total Consumer Sales	Population	Sales Per Capita	Square Miles	Sales / Square Mile
2010	\$108,365,296	1,099	\$98,603.54	4.1	\$26,430,560 / sq. mile
2020	\$86,508,78	1,577	\$54,856.52	4.1	\$21,099,689 / sq. mile

Community Support for Economic Growth

The tourist industry provides benefits to residents, and the Town supports this industry in many ways. The parking revenue helps to fund full-time police and fire departments. The Department of Public Works provides landscaping and trash service for the business centers to maintain a clean and attractive destination for all. Ogunquit adds seasonal police officers to help keep the town safe. Visitor Services runs Town parking lots and provides face-to-face contact to tourists, hiring many summer workers. Ogunquit always hires a large lifeguard force to provide beach safety and first aid. The Ogunquit Parks and Recreation Department organizes child and family events throughout the summer, including an outdoor concert series. The Marginal Way Committee maintains the famous footpath for the enjoyment of all. Voters recently approved a new zoning district to allow the Ogunquit Playhouse to modernize and provide improved accessibility for patrons. The Harbormaster provides services to the fishing industry and tourists at Perkins Cove. The Town and the Chamber work closely to provide town wide events throughout the year, such as BonAire and Christmas by the Sea. The Ogunquit Performing Arts Committee organizes events at the Dunaway Center throughout the year. Tourists love the Town’s unique and locally owned restaurants and shops, and many businesses remain open year-round for the enjoyment of the residents.

The tourist industry provides benefits to residents, and the Town supports this industry in many ways.

The Town does not have TIF districts due to its small size and limited development potential.

Regional Economic Development Plans

Ogunquit lies within the federal Economic Development District (EDD) administered by the Southern Maine Planning and Development Commission (SMPDC). Every five years, SMPDC drafts a Comprehensive Economic Development Strategy (CEDS) setting forth policies and action items intended to help grow the region’s economy and ensure its economic competitiveness. The most recent CEDS, drafted in 2022, includes several actions relevant to Ogunquit’s local economy, including Action 4.1, Support Efforts by Municipalities to Revitalize Downtowns and Commercial Districts, Action 5.3, Improve the Region’s Public Transit and Alternative Transit System, and Action 10.2, Support Local Regulatory Efforts to Address Resilience.

The State Department of Economic and Community Development (DECD) adopted a ten-year economic strategy that includes several relevant strategies, such as Action E3, Expand production of workforce housing in Maine, and Action F4, Control healthcare costs.

Economy

Goals, Policies and Strategies

Goal:

- To support a thriving and expanding town economy and preserve the natural resources and architectural and historical resources that attract people to Ogunquit.

Policies:

- To designate Ogunquit’s growth areas.
- To make any necessary financial commitments to support desired economic development, including needed public improvements.
- To coordinate with regional development entities and surrounding towns as necessary to support desired economic development.
- To ensure that the Ogunquit Zoning Ordinance (OZO) safeguards all local resources.
- To improve local ordinance enforcement.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Tighten enforcement of existing ordinances; set fine structure and analyze and report on feasibility of adding enforcement capacity.	1	Select Board
Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	2	Planning Board

Assign responsibility and provide financial support for economic development activities to the proper entities.	3	Select Board
Review Trolley system and consider future options to improve and supplement services.	4	Town Manager
Analyze and make recommendations to encourage more year-round businesses, including services such as CPAs, plumbers, electricians, etc. Work with other municipalities to review need and supply.	5	Select Board
Analyze and make recommendations on the feasibility of building a municipal parking garage.		Town Manager
Consider initiating a market analysis of the Town's tourist industry.		Town Manager
Analyze and make recommendations on positive and negative effects of allowing expanded outdoor sales.		Planning Board
Analyze and make recommendations on viability of workforce housing in town, including public/private development.		Town Manager
Analyze and make recommendations on feasibility of incentivizing additional ride sharing services.		Planning Board
Revise OZO to define chain restaurants more strictly.		Planning Board
Revise OZO to better define prohibition of chain retail stores.		Planning Board
Revise OZO to prohibit chain transient accommodations.		Planning Board
Analyze and make recommendations on expanding Type 2 (with outdoor seating) restaurants.		Planning Board
Analyze and make recommendations on allowing "Open" flags, especially in the off-season.		Planning Board
Analyze and make recommendations on the viability of a local option tax.		Town Manager
Participate in any regional economic development planning and purchasing efforts.		Select Board
If public investments are to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a		Town Treasurer

tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.).		
Work with the Ogunquit Chamber of Commerce to connect local businesses with small business economic development funding from State DECD and other funders.		Town Manager

Chapter 8: Housing

Introduction

A comprehensive plan should contain a thorough analysis of a town's housing trends. Critical issues include housing conditions, affordability, and estimated future housing needs. Specifically, this section aims to:

- a. Describe the existing conditions as they relate to Ogunquit's housing stock in terms of the types and number of units that exist currently and how those units are occupied, with an eye to the seasonal use of much of the Town's housing stock;
- b. Discuss housing affordability; and
- c. Present an estimate of future housing needs based on population projections.

Housing Overview

This section is an overview of the current housing situation in Ogunquit and attempts to place the Town's housing issues in a regional context. In developing this housing inventory, data was drawn from the U.S. Decennial Census, the U.S. Census American Community Survey (ACS), Town records, and MaineHousing, the State housing authority.

Existing Housing Stock

The existing housing stock in Ogunquit consists primarily of detached single-family homes and, secondarily, condominium units located within small residential multifamily buildings. Seasonal housing makes up a substantial portion of the housing stock, including dwelling units inhabited for most of the warmer months, but whose owners may spend several winter months elsewhere. According to the Census Bureau, nearly half of Ogunquit's housing was built post-1980, see Figure 1 which follows.

Seasonal housing makes up a substantial portion of the housing stock.

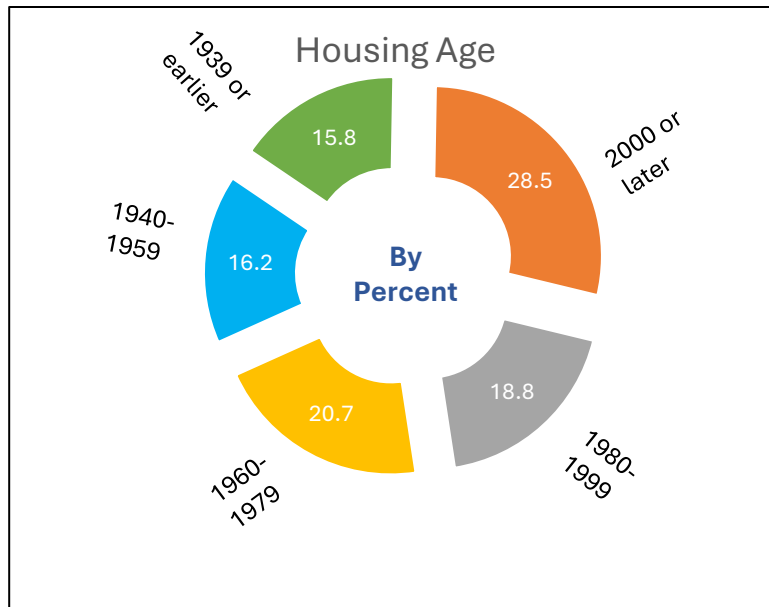


Figure 1

Housing Vacancy and Seasonal Housing

Seasonal housing and/or second homes are frequently coded as vacant by the US Census Bureau. The Census Bureau defines vacant units as those in which the occupants were not home at the time of the survey; or, if they were home, had not been in that unit for at least two months prior to the survey; or would not be in that unit for a least two additional months after the date of the survey. Data provided by the Town shows that 131 building addresses (several of which contain multiple dwelling units) do not have heat, which may serve as a rough proxy for the minimum number of seasonally occupied properties within the community.

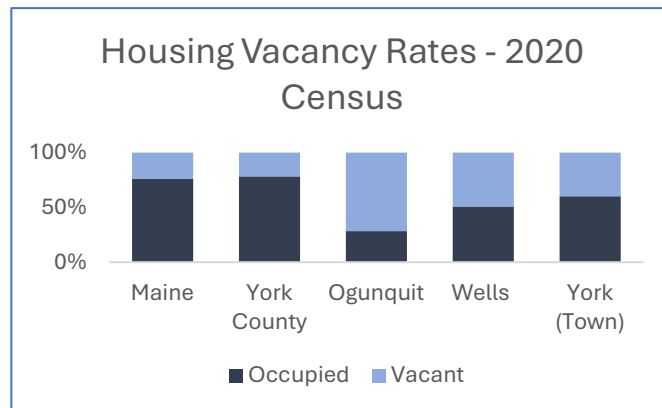


Table 1

A second Town data source reveals that 709 of 2,089 dwelling units (33%) on the Assessor’s roll have owner addresses in which “Ogunquit, ME” is listed, which could indicate that up to 1,380 units (66%) are not occupied year-round by Ogunquit residents, as they contain non-Ogunquit mailing addresses.

Additionally, ACS data for 2020 shows that 71.6% of Ogunquit’s housing stock (or 1,463 units) meets the Census definition of vacant. This contrasts with an ACS vacancy rate of 49.2% in Wells, 39.8% in York, 21.7% countywide, and 23.7% statewide. See Figure 2 above.

Housing Unit Growth

Per ACS data, between 2010 and 2020, the total number of housing units in Ogunquit increased by 4.7%, from 2,009 units in 2010 to 2,104 units in 2020. This rate of housing unit growth is less than that of York County (6.1%) and of neighboring Wells (9.5%) but is more than that of the state as a whole (2.4%). It is comparable to that of the neighboring Town of York (4.6%). Note that the 2020 Census figure of 2,104 housing units is 15 more housing units than are shown in Assessor records; this discrepancy is common with the decennial Census and is within the margin of error. See Figure 3 below.

Occupied vs. Vacant Housing Units, 2010-2020							
	2010			2020			2010-2020
	Total Units	Percent Occupied	Percent Vacant	Total Units	Percent Occupied	Percent Vacant	% Change
Ogunquit	2,009	24.8%	75.2%	2,104	40.0%	60.0%	4.7%
Wells	8,557	48.1%	51.9%	9,366	53.6%	46.4%	9.5%
York (Town)	8,649	62.9%	37.1%	9,049	65.3%	34.7%	4.6%
Maine	721,830	77.2%	22.8%	739,072	78.8%	21.2%	2.4%
York County	105,773	76.6%	23.4%	112,198	79.3%	20.7%	6.1%

Source: US Decennial Census, 2010 & 2020

Table 2

Between 2010 and 2020, 95 additional housing units came on board while the population growth for the same period increased by 685. A conversion of seasonal homes to year-round residences accommodated some of the population growth. This change resulted in an increase in the number of year-round residents in existing neighborhoods and a growing sense of community.

Housing Unit Types

According to the 2020 ACS, 70% of all housing units in Ogunquit are single-family homes, with the second most popular unit type being units housed within multifamily structures of 10 units or more (15%); 24.1% of the housing stock is comprised of structures containing three or more units. Wells has a slightly lower percentage of its housing supply in single-family homes (65.8%), with the Town of York significantly higher (80.8%) than York County (69.1%) or the state overall (70.3%). Mobile homes are less prevalent than in abutting coastal communities, comprising 2.6% of units. See Figure 4 that follows.

According to the Town Assessor’s database, 12 new detached single-family homes were built in Ogunquit in 2022, with permits for another five condominium units issued, bringing the total new unit count to 17. In the previous year, 2021, there were 20 new housing starts, of which 16 were single family homes.

Housing by Tenure (Leased vs Owned Housing)

The 2020 ACS indicates that 84.9% of all occupied housing units in Ogunquit are owner occupied while the remaining 15.1% are renter occupied. The proportion of owner-occupied units in Ogunquit is very close to that of Wells (81%) and York (80.6%). All three communities have a higher percentage of owner-occupied units than the county (74.4%) and the State (72.9%).

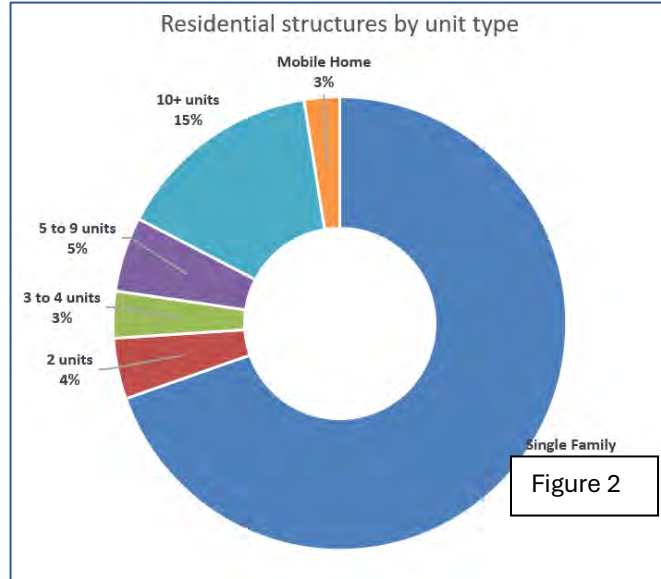


Figure 2

An analysis of housing tenure trends between communities tells a slightly different story: the number of owner-occupied units in Ogunquit is increasing, albeit slightly, while it is decreasing in the adjacent coastal towns and within the State and county. The number of renter occupied units in Town is decreasing. See Figure 5 that follows.

Change in Housing Tenure, 2010-2020					
	2010		2020		% Change
	Owner-occupied	Renter-occupied	Owner-occupied	Renter-occupied	
Ogunquit	83.80%	16.20%	84.90%	15.10%	1.10%
York (Town)	83.10%	16.90%	80.60%	19.40%	-2.50%
Wells	83.70%	16.30%	81.00%	19.00%	-2.70%
Maine	73.10%	26.90%	72.90%	27.10%	-0.20%
York County	75.20%	24.80%	74.40%	25.60%	-0.80%

Source: American Community Survey 5-Year Estimates, 2010 & 2020

Table 3

Housing Costs Analysis

A median rental unit priced at \$1,205 in 2010 was \$1,405 in 2020.

The ACS estimates (see Figure 6 below) that the median monthly price of rental housing in Ogunquit has increased by 16% from 2010 to 2020, with a median rental unit priced at \$1,205 per month in 2010 versus \$1,405 in 2020. This is less than the 25.5% increase in median York County rents during the same period (\$814 versus \$1,022) and indicates that owner-occupied single-family housing may constitute a larger share of the demand for housing in Ogunquit than

multifamily apartment-style units. Additionally, as this ACS data is now two years old and does not reflect the heated post-pandemic housing market, it is likely the median rents for both Ogunquit and the county at large have increased further.

In contrast to rental housing, in which cost increases have lagged surrounding areas between 2010 to 2020, the median value of owner-occupied homes has outpaced other jurisdictions. In Ogunquit, it grew from \$551,900 to \$615,400, an increase of \$63,500 and 12%. The 2020 median home value is higher than that of surrounding towns (Wells: \$310,000, York: \$429,800), York County (\$260,800), and the State (\$198,800).

The median value of owner-occupied homes has outpaced other jurisdictions. In Ogunquit, it grew from \$551,900 (2010) to \$615,400 (2020), an increase of \$63,500 and 12%.

Comparison of Housing Costs, 2010 - 2020				
	Median Value Owner Occupied Units		Median Gross Rent	
	2010	2020	2010	2020
Ogunquit	\$551,900	\$615,400	\$1,205	\$1,405
York (Town)	\$366,300	\$429,800	\$1,053	\$1,248
Wells	\$276,500	\$310,000	\$798	\$930
Maine	\$176,200	\$198,000	\$707	\$873
York County	\$233,300	\$260,800	\$814	\$1,022

Source: American Community Survey 5-Year Estimates, 2020

Table 4

Housing Conditions

Approximately 1,676 units in the town are serviced by public water. This represents 80.2% of the total housing units in the town and assumes the other 19.8% of units rely on private onsite water sources.

As defined by the US Census Bureau, a standard home is one that is in good condition with basic amenities such as adequate heating, complete plumbing, and kitchen facilities. A substandard house usually either requires repairs beyond normal maintenance or lacks some basic amenities. While there is no data on the number of homes that are substandard due to overall condition, there is limited data about homes lacking certain amenities.

According to the Town Assessor, approximately 1,676 units in the Town are serviced by public water. This represents 80.2% of the total housing units in the Town and assumes the other 19.8% of units rely on private onsite water sources. Data from the Ogunquit Sewer District shows a total of 1,749 customers, an amount that includes both residential and commercial accounts. There are currently 336 septic systems in town.

A home is considered substandard if it is overcrowded, having an average of more than 1 person per room. The 2020 ACS shows that in Ogunquit, the average is at or below 1 per room, yielding an estimate of housing overcrowding at 0% - i.e., the survey did not identify any instances of housing overcrowding in the Town. For comparison, numbers for Wells and York are 3.8% and 0.3%, respectively. The 2020 ACS also estimates that just eight housing units (1.4% of the total) in Ogunquit lack full plumbing and kitchen facilities.

Housing Affordability

Affordable housing is a concern for all communities in the region. While even middle-income households are affected by the high cost of housing, it is a particular problem for low-income households.

The Affordability Index is a MaineHousing statistic that is produced annually. It is the ratio of the Median Home Price to the Home Price Affordable to the Median Income. The affordable home price is one where a household making the median income could cover a 30-year mortgage, taxes, and insurance with no more than 28% of their gross income.

- An index of 1 indicates that the home price is affordable to the median income.
- An index of less than 1 indicates that the home price is generally unaffordable.
- An index of greater than 1 indicates that the home price is generally affordable.

As shown in the following charts (Figure 7 and 8), Ogunquit has been significantly less affordable than the State and county averages throughout the period shown. With the exception of a brief drop in the median home price between 2010 and 2015, a time period that overlaps with the Great Recession, each of the last 10 years has seen an increase in the median home price, which as of 2021 stood at \$873,750.

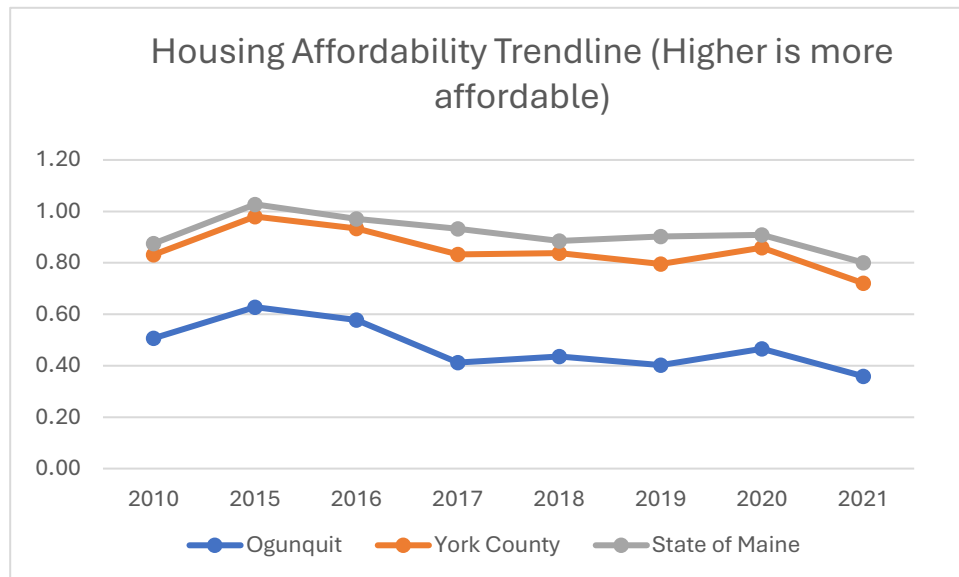


Table 5

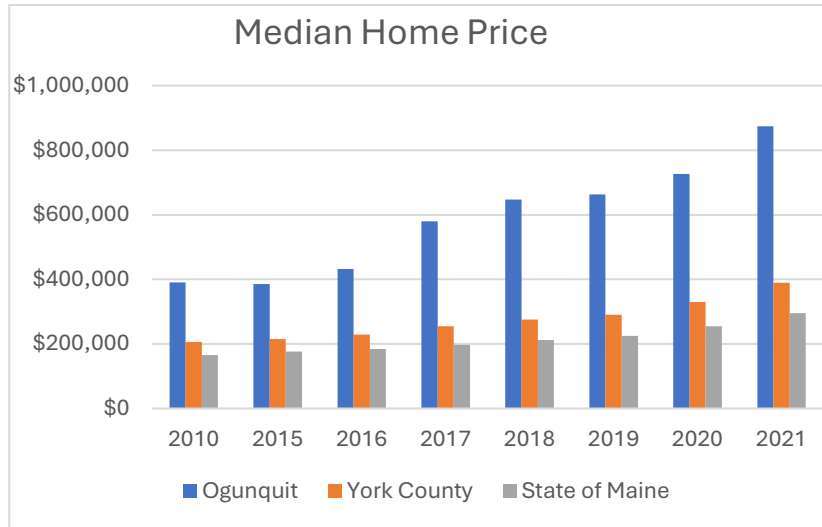


Table 6

MaineHousing’s Affordability Index is still quite low for Ogunquit as compared to surrounding jurisdictions. The 20% year on year increase from 2020 to 2021 represents the highest change in housing price over any of the past ten years, and the home price data for 2021 to 2022 would be expected to continue this trend. According to the Affordability Index, Ogunquit is significantly less affordable than most of its neighbors, the county, and the State; this was the case in both 2010 and 2020, with the trend deepening over time. The drop in Affordability Index of 0.11 for the Town of York was the least of the areas analyzed, but it still represented a median home price increase of nearly two-fold. See Figure 9 that follows.

Comparison of Affordability, 2010 - 2021				
	2010		2021	
	Affordability Index	Median Home Price	Affordability Index	Median Home Price
Ogunquit	0.51	\$390,000	0.36	\$873,750
Wells	0.75	\$242,500	0.62	\$495,000
York (Town)	0.7	\$330,000	0.59	\$625,000
Maine	0.88	\$165,000	0.8	\$295,000
York County	0.83	\$205,900	0.72	\$389,900

Source: Maine Housing Affordability Indices

Table 7

There are three housing coalitions that are available in the area—York Housing Authority, Maine Affordable Housing Coalition, and Quality Housing Coalition—but to date, Ogunquit has not participated. The US Department of Housing and Urban Development (HUD) recommends viewing housing affordability as what would be affordable to moderate income, low income, and very low-income families in the housing market region that the community is within. These are defined below.

- **Moderate income households** are those earning between 80% and 120% of the area median income.

- **Low-income households** are those earning between 50% and 80% of the area median income
- **Very low-income households** are those earning less than 50% of the area median income.

HUD defines housing market areas based on population and relationship to services. Ogunquit is a part of the *York County HUD Metro FMR Area*, which also includes Wells and points west as well as north to the county line. It does not include York and Kittery given their proximity to the housing and labor market of Portsmouth, NH. Dividing regions in this way gives a more accurate “area” median income, since the chosen cluster of communities are more comparable than the whole county, for example. The community can then use these metrics to consider and formulate an affordable housing policy. Affordable housing is not always aimed at the lowest income groups, and in many cases, communities in Maine are lacking housing for middle incomes as well. See Figure 10 that follows for the AMI categories specific to the York County HUD Metro FMR Area.

York County Area Median Income (AMI), 2023				
AMI for a 4-person household	20% of AMI	50% of AMI	80% of AMI	120% of AMI
\$91,700	\$18,340	\$45,850	\$73,360	\$110,040
<i>Source: US Department of Housing and Urban Development, 2023</i>				

Table 8

Of note is that in Ogunquit, a house would need to be priced at \$313,507 to be considered affordable for the median household per the definition used by HUD and MaineHousing. The last time the median home price reflected such a value in Ogunquit was between 2000 and 2010.

Housing Demand Projections

As the population of the community grows, there is a need for continued residential development to provide housing for new residents. This can include new construction, renovation and changes of use for upper floors within existing commercial buildings into multifamily housing, and conversion of seasonal dwelling units into year-round housing. The following table (Figure 11) contains a set of projections based on two growth scenarios: the 12.6% scenario is based on the overall population growth projection calculated by the Maine State Economist for Ogunquit for the period of 2020-2040. A second scenario takes the 25.3% population growth rate that was observed between 2015 and 2020 and extrapolates it to cover the period between 2020 and 2040. Note that a year-round dwelling unit count of 709 was used for the purposes of this analysis, as this is consistent with the number of year-round housing units (out of 2,089 total) calculated by the US Census Bureau and referenced earlier in this chapter. Analysis shows that the 12.6% growth rate scenario will result in a need for

Analysis shows that the 12.6% growth rate scenario will result in a need for 193 year-round housing units, while the less likely 25.3% growth scenario would require an additional increment of 343 new year-round units.

193 year-round housing units, while the less likely 25.3% growth scenario would require an additional increment of 343 new year-round units.

Housing Demand Projections, 2020 through 2040				
	2020	2030 (Projected)	2040 (Projected)	Change 2020-2040
	(Actual)			
Population Change				Additional Population
12.6% Population Growth Scenario	1,577	1,694	1,775	198
25.3% Population Growth Scenario	1,577	1,971	2,464	887
Total Occupied Housing Units (Assuming Household Size Stays Same)				Additional Units Needed
<i>Average Household Size (Calculated)</i>	<i>1.91</i>	<i>1.91</i>	<i>1.91</i>	-
12.6% Population Growth Scenario	709*	799	900	193
25.3% Population Growth Scenario	709*	889	1,114	343

Table 9

The need for workforce, affordable and senior housing together with assisted living facilities to accommodate the aging in place population will continue to increase. The ability of the Town to provide such housing is limited by existing zoning ordinances and open space easements. The need for such housing will need to be met through a combination of local development projects and through the Town’s participation in coordinated regional developments.

Ogunquit Zoning Ordinance

Currently, Ogunquit’s zoning ordinance tacitly discourages affordable and workforce housing. Boarding houses and manufactured housing units are only allowed in rural zones. Affordable apartments are allowed, but tightly restricted. Affordable housing is required as 10% of all subdivisions with 10 or more lots, but none that size have been constructed since the passage of this provision in 2007. A senior living facility with several affordable units is currently in the preliminary subdivision design stage.

A senior living facility with several affordable units is currently in the preliminary subdivision design stage.

New Legislation and Housing Implications

In 2022, the State of Maine legislature passed several pieces of legislation aimed at increasing housing stock in Maine, primarily through zoning regulations. The most significant law H.P. 1489 - L.D. 2003 “An Act to Increase Housing Affordability through Zoning and Land Use” enacted a set of zoning requirements that require municipalities to allow higher density housing in various ways throughout the community. Higher density allowances are required in areas that are identified growth areas or are equipped with public sewer and water infrastructure. There are three major components to the law:

- Developments in identified growth areas or areas serviced by public water or sewer must be allowed density 2 ½ times the base zone density if most of the housing units meet defined standard affordability requirements for a minimum of 30 years.
- Anywhere housing is allowed, municipalities must allow at least 2 units per lot on vacant lots. In areas of identified growth areas or areas serviced by public water or sewer, up to 4 units must be allowed on vacant lots. On lots with an existing single-family dwelling, municipalities must allow the addition of up to two units.
- On any lot with an existing single-family dwelling, municipalities must allow the addition of at least one accessory dwelling unit.

The State requirements take effect in July of 2024; an LD 2003-compliant zoning Ordinance was brought to a vote at Town Meeting in June 2023 but did not pass. A revised Ordinance is currently under review, with plans for a vote again in June of 2024.

Conclusion

Housing development and affordability have long been issues for the southern region of the State.

Ogunquit’s housing stock tends to be newer and less subject to crowding than those of other communities. The double digit jump in home values over each of the last several years is a trend likely to continue.

In recent years, primarily resulting from the COVID-19 pandemic, housing prices in Maine have increased significantly in a short period of time; Maine has seen some of the highest in-migration in the US over the last several years, yet the State has some of the oldest housing stock in the US, local zoning requirements and growth management ordinances limit what can be built and where, and construction prices and labor availability have limited the ability of housing supply to meet demand. The data analyzed in connection with this chapter have painted a picture of an existing town housing stock of slightly over 2,000 units that is under

significant market pressure; this is reflected in the year on year increases in median home value and low ranking on the State’s Affordability Index. However, unlike some other communities in the immediate region, Ogunquit’s housing stock tends to be newer and less subject to crowding than those of other communities. The double digit jump in home values over each of the last several years is a trend likely to continue unless macroeconomic conditions change, potentially reducing the pressure on the housing stock, or additional housing supply is brought online via new construction or conversions of existing nonresidential properties into housing.



Housing

Goals, Policies and Strategies

Goal:

- To facilitate the creation of a range of quality affordable housing to meet the needs of residents.

Policies:

- Maintain, enact, or amend growth area land use regulations to increase density, decrease lot size, setbacks, and road widths, or provide incentives such as density bonuses, to encourage the development of quality affordable/workforce housing.
- Maintain, enact, or amend Ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.
- Create or continue to support a community affordable/workforce housing committee and/or regional housing coalition.
- Develop policies and strategies to address Aging in Place.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Create an Affordable/Workforce/Senior Housing Committee.	1	Select Board
Modify zoning Ordinance to require 15% of units in new multi-unit residential development over the next 10 years to be affordable.	2	Planning Board
Work with/establish local and/or regional housing coalitions in addressing affordable and workplace housing needs.	3	Housing Committee
Analyze and make recommendations on the feasibility of incentivizing the development of affordable housing, particularly in growth areas.	4	Select Board
Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.	5	Planning Board
Re-invigorate the Age Friendly Community Committee.		Select Board
Analyze and make recommendations on the feasibility of public/private development of affordable, workforce and senior housing.		Housing Committee
Analyze and make recommendations on restricting short term rentals to specific zones.		Planning Board
Work with the State to install sound barriers along I-95 near residential neighborhoods.		Town Manager

Review cable/Wi-Fi providers and evaluate opportunities for future fiber optics.		Town Manager
Seek to achieve a level of at least 15% of new residential development built or placed during the next decade be affordable.		Planning Board
Designate a location in growth areas where mobile home parks are allowed and where manufactured housing is allowed pursuant to applicable State law.		Planning Board
Strongly encourage the use of heat pumps and other green initiatives.		Sustainability Committee
Analyze and make recommendations as to the feasibility and desirability of revising Town Ordinances to restrict the size of residential subdivisions.		Planning Board
Analyze and make recommendations on the feasibility of assessing impact fees on short term rentals.		Select Board
Work with local affordable housing coalitions to attract affordable development in the Town.		Town Manager

Chapter 9: Recreation and Arts

Purpose

The purpose of this section is to inventory the many outdoor recreation activities and arts and cultural resources available to residents of and visitors to Ogunquit. These amenities are key to the quality of life and sense of place that support the well-being and enjoyment of both year-round residents and seasonal tourists. By understanding the location, attributes, and uses of parkland, including community events that take place in these spaces, the town can prioritize future programming, maintenance, and improvements to these facilities. Ogunquit owns its beaches and has no issues with private restrictions to access. Because the recreation resources in Town are structured to handle large seasonal variations in users, the capacity is adequate for the foreseeable future.

Arts

Ogunquit has an active Ogunquit Performing Arts Committee established in 1978, that runs activities year-round. From live concerts to dance to movie nights, the Performing Arts Committee produces shows at the Dunaway Community Center, built from a donation by Sanford Judson Dunaway. His daughter, Elizabeth Dunaway Burnham, established the endowment fund to help bring shows to Ogunquit and chaired the original Committee. Shows have varied from recitals to chamber music to jazz performances and country music. The Portland Symphony Orchestra and Portland Ballet have performed in Town, and the Committee shows classic movies from November to May. The Committee is especially proud of its 1896 Steinway piano, lovingly restored and maintained, which continues

Ogunquit has an active Performing Arts Committee.



Ogunquit Performing Arts

to charm local audiences. The auditorium in the Dunaway Center will be upgraded with the renovation of the Center scheduled to be completed in 2025.

The Ogunquit Playhouse has a renowned legacy of producing world-class theater from May through October. Other venues, such as the Leavitt Theatre and Jonathan's, contribute to Ogunquit's vibrant and diverse arts scene.

Ogunquit also has a thriving Visual Arts community. In addition to the Ogunquit Museum of American Art, the Ogunquit Art Assn. resides at the Barn Gallery on Shore Road. There are many art galleries in the Village and at Perkins Cove. Continuing Ogunquit's long visual arts heritage, Ogunquit River Painters is being formed by local artists. This group intends to work with the Town, introducing new programs to attract artists and art lovers to Ogunquit.

Passive Recreational Areas

Outdoor recreation is a core component of the State’s tourism sector, serving as a source of economic development, a bridge to health and wellness, and a key element of local quality of life within communities throughout Maine. A recent study of York and Southern Oxford counties estimated that the outdoor recreation industry contributes nearly \$105.3 million to the regional economy. Because Ogunquit has adequate access to the beach, the Marginal Way and conservation lands, there are no conflicts with access to private lands.



*Vernal Pool at Payeur Preserve
courtesy of Great Works Land Trust*

Existing Conservation Lands

Conservation land in Ogunquit comes in many shapes and sizes. These are parcels that contain legal encumbrances, such as deed restrictions, easements, or other restrictions that prohibit development and any uses aside from those that are low impact and passive. The Town of Ogunquit owns 250 acres of land including the beach (142 acres) and land off Berwick Road. The Payeur Preserve provides 55 acres of protection for the Ogunquit River Watershed. Over half of the preserve abuts a 35-acre parcel, off the Berwick Road, that is marked by stone walls surrounding the historic Joe Maxwell Field: the land contains vernal pools and an open wetland meadow that leads into the Leavitt Stream headwaters.



Map of Conservation Lands



Hilton-Winn Preserve

The remainder of this tract includes 20 forested acres just west of the Maine Turnpike. The parcel contains the headwaters of Quarry Stream, a tributary to the Ogunquit River. Plans include a possible wildlife-viewing platform in the meadow augmenting the existing walking path. In addition, the Town owns 40 acres north of the Payeur Preserve also referred to as the Bassett land.

Another valued conservation piece is the Hilton-Winn Preserve (38 acres) providing significant conservation and recreational value in the northern part of the Town (on both banks of the Ogunquit River). The parcel was purchased by the York Land Trust and is 175 acres in total, extending

into York.

Paths and Trails

The Marginal Way is perhaps one of Ogunquit's best-known features. The path is approximately 1.25 miles long, extending from Perkins Cove to Shore Road and provides great views of the ocean, gardens and seaside homes.

The Richard E. Payeur Conservation Area (Berwick Road, Ogunquit) features a loop trail of approximately 1 mile which winds alongside wetland meadows and vernal pools, through forest and includes a double stone wall. The trail is accessed from the Ogunquit Dog Park, next to the Transfer Station off Berwick Road. The Old Boston Preserve is adding a new trail.



Entrance to the Payeur Preserve



Ogunquit Dog Park

The Hilton Winn Trail, located on the preserve referenced in the previous section, contains boardwalks and trails around the Ogunquit River. Recent additions extending in to Wells and York provide 1.5 miles of hiking in a rural setting.

Members of the Conservation Commission and the Ogunquit Bicycle-Pedestrian Committee have indicated a desire to develop more trails in Ogunquit and connect them to surrounding networks.

Key Agencies

Great Works Regional Land Trust

GWRLT is a member-supported organization which provides conservation options and community programs for the Southern Maine communities of Eliot, South Berwick, Berwick, North Berwick, Wells and Ogunquit. Since 1986, the organization has preserved over 7,000 acres of natural, historic, agricultural, scenic and recreational resources.

The GWRLT has six preserves in Ogunquit that cover approximately 250 acres of conserved land. All preserves are open to the public and have trail networks which frequently connect to other conserved properties and towns.

Great Works Regional Land Trust Preserves in Ogunquit		
Preserve	Acres	Assets
Payeur Preserve A	20	Trails
Payeur Preserve B	35	1 mile loop trail, vernal pools, open wetland meadow
Kirkpatrick Woods	20	Trails
Old Boston Preserve - West and East	156.7	Trails
Footbridge Beach	0.26	Trail
Beach Plum Farm Preserve	21	1/2 mile trail, community gardens, scenic views
<i>Source: Great Works Regional Land Trust, GWRLT Preserves</i>		

Active Recreational Areas

Active recreational areas, in this context, refers to Town-owned and operated parkland on sites designed and laid out for the specific purpose of serving as a recreational amenity, rather than conservation areas or other undeveloped lands that are used for hiking or other low-disturbance activities. The Town owns and maintains a number of small parks and recreational areas spread throughout the community which are shown in the following table:



Agamenticus Park

Town Park Facilities		
	Location	Amenities
Dorothea Jacobs Grant Common	Adjacent to the Heritage Museum	Park benches, paid parking and portable toilets (seasonal)
Littlefield Park	Ledge Road and Park Lane	Bicycle racks and limited free parking
Josias River Park	Bournes Lane off Main Street	Park benches
Ogunquit Dog Park	End of Spring Hill Lane off Berwick Road	Fenced in area for dogs, chairs, benches and picnic tables. Limited free parking
Agamenticus Park	Agamenticus Road	Tennis and pickleball courts, ball field and free parking
Village School Playground	School Street (downtown)	Kid's play equipment, benches, basketball court. Easily accessible on foot, paid parking and restrooms.
Marginal Way	Between Perkins Cove and Shore Road	1.25-mile scenic pedestrian path. Paid parking available at certain locations.
Town Beaches – Main Beach, Footbridge Beach, North Beach, and Little Beach	Town waterfront	Open to the public for water-based activities, including swimming, fishing, surfing, paddleboarding and kayaking. Restrooms and paid parking.

The most famous and highly used recreational area is, of course, Ogunquit Beach. Regularly named as the top beach in New England, Ogunquit Beach is used year-round by residents and visitors. In the summer season, there are blankets and umbrellas from the mouth of the Ogunquit River to the Wells town line. In the winter, casual strollers, dog walkers, and surfers take advantage of the lack of crowds and ample parking to enjoy the fresh air and natural beauty.

Town-sponsored recreational activities taking place at the above facilities include:

- Pickleball
- Art (including painting and sculpture)

- Bicycling
- Kite flying
- Tennis
- Yoga
- Water-based activities (Ogunquit Beach)

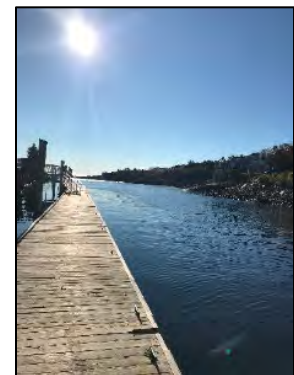


Boat Launches and Put-Ins

Two public boat launch sites are located within the town: one, the Footbridge Boat Launch, is located on Ocean Street off Route 1. The other is at Perkins Cove.

There is also a public easement over private land to launch small vessels (e.g., kayaks, canoes) in Perkins Cove.

There are private docks along the Ogunquit River Estuary.



Parks and Recreation Committee



Pursuant to Article VIII of the Town Code, the Ogunquit Parks and Recreation Committee consists of seven members appointed by the Select Board. The Committee, which meets monthly, oversees an approximately \$20,000 annual budget and coordinates recreational activities, events, and related programming for the benefit of town residents. The Committee does not have a designated staff person as of this writing, but interest has been expressed in hiring a director to support the Committee, as this role is one that has existed in years past.

Town Recreational Events

Each year, the Town of Ogunquit sponsors a plethora of family-friendly events reflecting the community's arts and cultural heritage, including the many artists, performers, and patrons of the arts who make Ogunquit their home. These events draw year-round residents, seasonal

visitors, and residents of adjacent communities and are funded via the Town Parks and Recreation Committee's annual budget as well as by the Chamber of Commerce and other local business sponsors.

Local Events

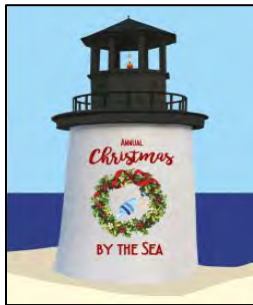
4th of July Celebration Events

Celebrating Independence Day with fireworks at Ogunquit Beach with great views from Main Beach all the way up to Footbridge and North Beaches.



BonAire

In partnership with local businesses, BonAire celebrates all that is Ogunquit: music, art, food, craft, family-friendly, and the LGBTQ+ community. At Agamenticus Field, attendees can see Ogunquit and the ocean from the air aboard a hot air balloon. Around town activities include live music on the Main Beach stage, an artisan craft fair featuring 90+ vendors, food trucks, artist demonstrations and family-friendly activities for all ages.



Christmas by the Sea

Welcoming the holiday season, now nearly 40 years running, this family event features concerts, craft shows, local artists, children's activities, a parade, bonfire and the crowd-pleasing Santa and tree lighting.

Festival

Free Movie Night at Levitt Theatre



Kite



Music in the Cove

Held on Wednesdays and Fridays between July and October in Perkins Cove and is sponsored by local businesses.



Music in the Park



Held at Dorothea Jacobs Grant Common each Sunday evening from June through September, this event has up to 200 attendees and as many as 4,000 online attendees at any given time. Genres of music include Jazz, Opera, Reggae, and Big Band.

Ogunquitfest

Across the town, throughout October, Ogunquitfest offers signature events including a classic car show, huge craft fair, children's activities, Halloween-themed events, High Heel Dash (a benefit for the Frannie Peabody Center) and the Dogtoberfest costume parade.



Plein Air Art Festival

One of Maine's premier cultural happenings. A time-honored festival for more than a century, Plein Air showcases painting and works in the tradition of the "artist colony of Ogunquit," including painting demonstrations, historical art talks, and live music. Drawing over 100 painters and artists, the festival stretches from Perkins Cove to the Dorothea Jacobs Grant Common each mid-September.

Pride Month

Ogunquit salutes Pride Month and the legacy of the LGBTQ+ community. Events include a flag raising in Veteran's Park, a community BBQ and many events sponsored by businesses, including music, movies and live entertainment.



Sandcastle Contest at Ogunquit Beach

Wonderful family-friendly event includes T-shirts for participants and the annual Sand Drawing with Sebastian.



Sand Artwork

Recreation and Arts

Goals, Policies and Strategies

Goals:

- To encourage and support recreational activities that are safe, accessible and draw wide participation from all age groups and abilities, and that reflect the people and charm of Ogunquit.
- To encourage and support artistic activities and performances year-round that reflect the people, history and charm of Ogunquit.

Policies:

- Create a list of recreation needs or develop a recreation plan to meet current and future needs. The Parks & Recreation Committee shall continue to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.
- Work with public and private partners to extend and maintain a network of trails and connect with regional trail systems, where possible.
- Continue to work with existing land use trusts or other conservation organizations to pursue opportunities to protect important open space or recreational land.
- Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property.

- Continue to work with public and private partners to support and extend the scope and diversity of the arts.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Analyze and make recommendations on costs/ benefits of adding a Recreation Director to coordinate, enhance and expand activities for residents and visitors to work with local land trust and conservation organizations to further protect open space and recreational land.	1	Town Manager
Analyze and make recommendations for improving accessibility to the beaches and water for people with disabilities.	2	Public Works
Analyze and make recommendations for repair of fencing along river and for improving Footbridge parking lot, boat ramp and walkway.	3	Public Works
Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine’s landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.	4	Parks and Rec
Research and make recommendations on the feasibility of creating an Ogunquit Historical/Marginal Way Walking tour, including self-guided support.	5	Marginal Way Committee
Create a page on the Town website to publicize town recreation activities, with hours, reservations, applications, etc. as well as information on Maine's landowner liability law regarding recreational and harvesting use.		Information Services
Analyze and make recommendations for encouraging more artistic activities.		Parks and Rec
Analyze and make recommendations for improving use of Agamenticus Park.		Parks and Rec
Create more offseason activities for residents.		Parks and Rec
Create local trail maps for publicly accessible walking paths.		Parks and Rec

Evaluate improved parking options for kayak/canoe/paddleboard access to Ogunquit River.		Public Works
Review the OZO food truck policy as appropriate for specific events with SB approval.		Planning Board
Create a list of recreation needs and develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.		Parks and Rec
Evaluate how the Town publicizes events to expand audiences.		OPA
Improve methods of collection and tracking of revenues for OPA events. This would include accepting credit cards and determining the makeup of the audience.		OPA
Recognize the role played by cultural organizations in Ogunquit and publicize their contributions to the Ogunquit experience.		Parks and Rec

Chapter 10: Transportation

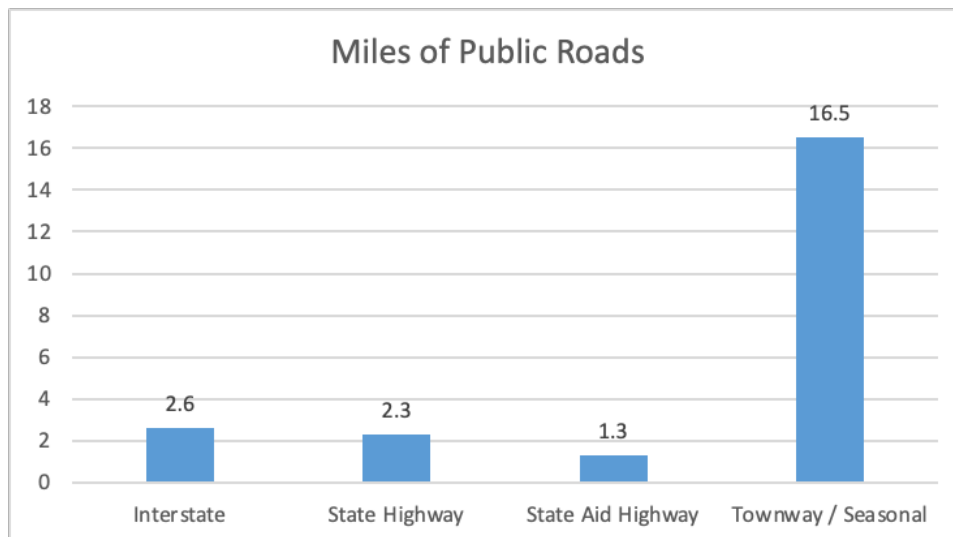
Introduction: Ogunquit's Roadway Network

The Town of Ogunquit's roadway system ranges from rural country roads, to the U.S. Route 1 corridor, to the six-lane Maine Turnpike (I-95), which serves as Maine's gateway from the Boston metropolitan area and the eastern United States. Both the Maine Turnpike and U.S. Route 1 are heavily traveled, especially during the ten-week summer tourist season from late June through Labor Day.

Ogunquit's transportation network consists of approximately 22.7 miles of public roadways.

A total of 22.7 miles of public roads lie within Ogunquit. According to data from MaineDOT, there are 2.6 miles of Interstate Highway, 2.3 miles of State Highway, 1.3 miles of State Aid Highway, and 16.5 miles of local roads. The meaning of each of these road designations will be explained within this chapter, along with data on road condition, bridges, a breakdown of different types of road users (also known as

"modal split"), the regulatory framework for review of transportation impacts associated with land development in the Town, and transportation-related Town policies.



Source: MaineDOT

Roadway Network and Classifications

Ogunquit's transportation network consists of approximately 22.7 miles of public roadways, including U.S. Route 1, the community's primary thoroughfare. The majority of Ogunquit's roads are local roads, providing access to State highways and service roads for adjacent property owners that accommodate little or no through traffic.

State Classification

In the early 1980s, the Maine Legislature authorized and directed MaineDOT to classify all public roads, which are referred to as *highways* by state and federal terminology, throughout the State. The basis of this classification system was that roads serving primarily regional or statewide needs should be the State's responsibility and roads serving primarily local needs should be municipal responsibility.

The State's classification system is set out below:

- **State Highways** form a system of connected routes throughout the state that primarily serve intra- and interstate traffic. The State is responsible for all construction/reconstruction and maintenance on the 2.3 miles of arterial highway (Route 1) in Ogunquit.
- **State Aid Highways** connect local roads to the State Highway System and generally serve intracounty rather than intrastate traffic movement. State aid roads are usually maintained by MaineDOT in the summer and by the municipalities in the winter pursuant to State Law 23 MRSA 1003. The State Aid Highway category generally corresponds with the federal 'collector' classification. Shore Road is the only State Aid Highway and is approximately 1.3 miles long.
- **Town ways** are all other highways not included in the State Highway or State Aid Highway classifications maintained by municipalities or counties. These roads are classified as federal 'local' roads. There are approximately 16.4 miles of local roads in Ogunquit.

Federal Functional Classification

In addition to the State classification system, there is the Federal Functional Classification system. The federal system complements the State's system and is based on the type of service the roadway is intended to provide. The federal classifications relate to traffic capacity and volume attributed to the roads and are divided into rural and urban systems. While State classification designates maintenance jurisdiction, federal functional classification creates a hierarchy of roads and determines which roads are eligible for federal highway funds. Functional classifications are reviewed after each census and updates are made to ensure classifications are in line with road functions.

There are three functional classes represented in Ogunquit as described below:

- **Minor Arterials** are roads that place a greater emphasis on land access than the principal arterial and therefore offer a lower level of mobility. They serve as links between larger and smaller towns or as connections between collectors and the primary arterials. In Ogunquit, Route 1 is the only Minor Arterial and therefore eligible for federal aid.

- **Major Collectors** differ from arterial roadways due to size and general service area. Collectors serve traffic in a specific area, whereas arterials generally serve traffic moving through an area. Average trip lengths on collectors are shorter than trips on arterials. Collectors gather traffic from local roads and streets and distribute it to the arterial. Major collectors are eligible for federal aid and include Shore Road in Ogunquit.
- **Local Roads** primarily provide access to residential areas. They are designed for low-speed travel and to carry low volumes of traffic relatively short distances and are generally not eligible for federal aid funding for improvements or maintenance.



Example of Minor Arterial Road

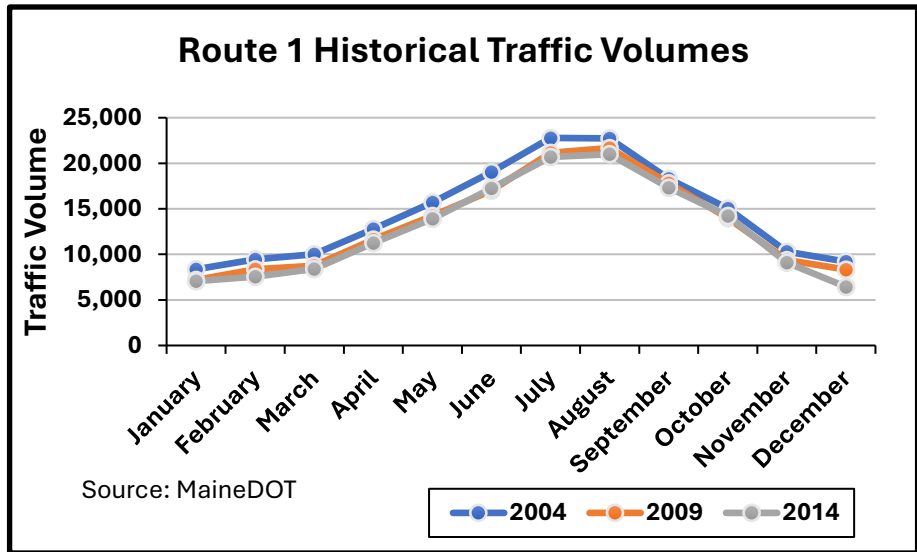
Traffic Volumes

MaineDOT monitors 71 permanent traffic recorder sites across the state, monitoring traffic volumes 365 days per year on an hourly basis. Maine DOT also monitors thousands of short duration count locations throughout Maine, including 35 locations in Ogunquit, typically collected on a three-year rotating schedule. The data from the short duration counts are adjusted using the States’s permanent counter data to develop Average Annual Daily Traffic (AADT) volumes. The data below displays AADT data from 9 locations in Ogunquit, not including Route 1.

Traffic Counts Locations: 2007, 2013, 2019	2007	2013	2019	2007-2013		2013-2019	
				Change	Percent	Change	Percent
Berwick Road west of US 1	2,250	1,880	2,290	-370	16.44%	410	21.80%
Berwick Road at Maine Turnpike / York Townline	1,010	810	1,080	-200	19.80%	270	33.33%
Agamenticus Road at York Townline	920	650	800	-270	29.35%	150	23.08%
Shore Road at York Townline	2,310	1,700	1,900	-610	26.41%	200	11.76%
Shore Road southeast of Bourne Lane	5,600	4,840	4,910	-760	13.57%	70	1.45%
Shore Road northwest of Obeds Lane	6,420	5,110	-	-1,310	20.40%	-	-
Beach Street east of River Road @ Bridge 3492	2,680	2,620	-	-60	-2.24%	-	-
Perkins Cove Road southeast of Shore Road	4,260	2,630	2,650	-1,630	38.26%	20	0.76%
Captain Thomas Road west of Route US 1	1,090	890	1070	-200	18.35%	180	20.22%

Source: MaieDOT

Until 2014, MaineDOT was collecting traffic data on U.S. Route 1 with a permanent traffic recorder, located just north of the intersection with Captain Thomas Road. Not surprisingly, the months of July and August experienced the most traffic along U.S. 1 in Ogunquit. Between 2004-2009, the traffic volume decreased, with all months experiencing at least a 2.8% reduction. Between 2009-2014, the traffic volume still decreased, but less significantly. These decreases are most likely a result of the economic downturn that began in 2008.



Motorists using Route 1 as an alternative to I-95 contribute to the congestion in the downtown area during the peak summer months. Despite the presence of many public and private beach parking lots, they fill to capacity quickly on summer days, causing traffic to back up on connecting roadways. In 2018 a permanent traffic counter was installed along Route 1 at the Wells town line. MaineDOT has published data for 2018, 2019, and 2021, which is displayed below. 2020 data was omitted due to the reduction of traffic as a result of the stay-at-home orders associated with the Covid-19 pandemic. Monitoring this location, and the associated detailed data, into the future can help with determining traffic growth rates and seasonal fluctuations.

Over 90% of town roads are in good and great condition.

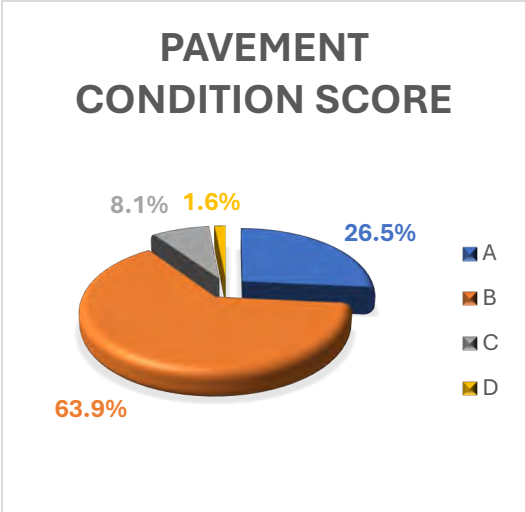
US Route 1 (Bridge over Ogunquit River) at Wells town line				
Year	2018	2019	2020	2021
AADT	12,460	13,140	NA	13,530
Source: MaineDOT				

Pavement Conditions

As part of MaineDOT’s asset management methodology, pavement condition data is collected every two years on all State Highways and State Aid Highways. MaineDOT uses the Pavement Condition Rating (PCR), a 0-5 scale that is composed of International Roughness Index, rutting, and two basic types of cracking. The A-F scale (A being great condition) varies by Highway Corridor Priority.

The months of July and August experienced the most traffic along U.S. 1.

As of 2022, less than 10% of Ogunquit’s State maintained roads fall into the C and D categories, with no segments of road falling into the F category. As seen in the following chart, over 90% of Town roads are in good and great condition (A or B) which is well above the statewide percentage. Although this data changes as sections of roads deteriorate and receive new pavement, it gives a general idea of the condition of State roads in Ogunquit and provides a benchmark for customer service level.



Because Ogunquit has only 16.5 miles of local roads, the Town does not use a road maintenance database system. The DPW evaluates the road conditions annually and schedules road and sidewalk repairs during the budget cycle, financed as capital projects. For example, the 2024 budget includes \$50,000 for repaving three roads and \$85,000 for improving one sidewalk and adding another. Road conditions in Ogunquit vary depending on the original construction, recent maintenance and preservation, traffic volumes and type, and geographical conditions which include stormwater drainage. Ogunquit street design and construction standards allow the Town to control how

new roads are constructed. Maine law allows towns to post roads to limit heavy truck traffic, which is known to cause significant damage to a road. The purpose of this restriction typically is to prevent as much damage as possible to the roadways while they are thawing and in a vulnerable state. As the season shifts toward spring, and the temperatures rise, the melting snow and ice saturates the ground under the roads, and this weakens the base that the asphalt is laid upon. This weakened base cannot support the stress of heavy loads and can result in costly and avoidable road damage.

Crash History and Trends

MaineDOT has a system that it uses to rate crash locations throughout the state called High Crash Locations (HCLs). HCLs are given greater attention for funding projects by MaineDOT for their safety programs. In order to qualify, HCLs must be at locations that have had at least eight crashes in a three-year period. It also must exceed the Critical Rate Factor (CRF) of 1 or greater. A CRF is the average expected rate of crashes for a location (based on statewide data of similar crashes). HCLs are updated annually using the previous three years of crash data.

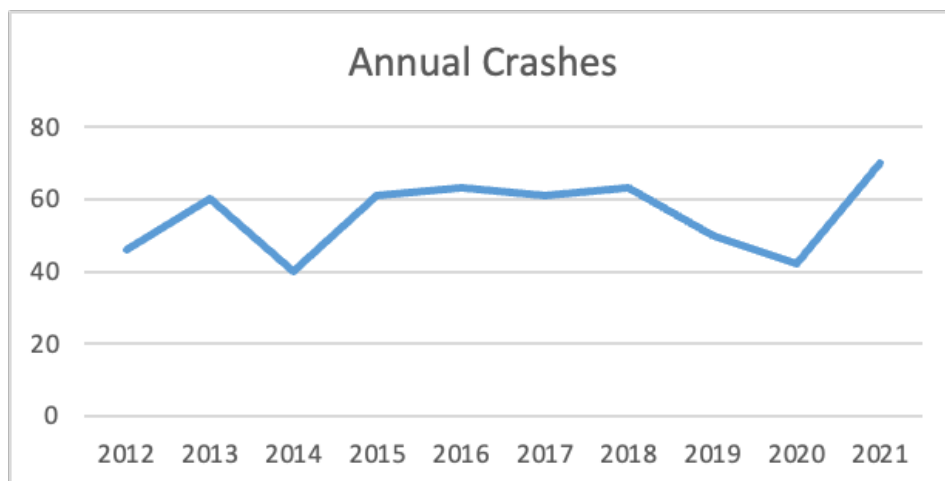
In Ogunquit, there are several road segments and intersections along Route 1 that have historically been identified as HCLs. The most common HCL in Ogunquit has been the intersection of Main Street, Beach Street and Shore Road.

The most common HCL in Ogunquit has been the intersection of Main Street, Beach Street and Shore Road.



Intersection of Route 1, Shore Road, and Beach Street

The Bicycle-Pedestrian Committee is currently working with the Maine DOT Village Partnership Initiative to investigate what actions could be taken to improve the safety of this intersection for drivers and alternative road users. Segments of Route 1 from School Street to Shore Road and from Glen Avenue to Grasshopper Lane, have been considered HCLs in the past. Overall, the total number crashes in Ogunquit trended down in 2019 and 2020 before hitting a record high of 70 crashes in 2021. Safety improvement projects along with reduced traffic and tourism as a result of the Covid-19 pandemic may have contributed to the low in 2020 while the high crash number in 2021 may reflect an increase in visitors returning in 2021. The table below indicates that there were 556 crashes in Ogunquit between 2012 and 2021.



Source: MaineDOT

Bridges

MaineDOT defines bridges as structures designed to convey traffic over a body of water or other obstruction with a span length equal to or greater than twenty feet. There are nine bridges in

Ogunquit. Three of them are owned and maintained by the Maine Turnpike Authority and the remaining six bridges are owned and maintained by MaineDOT.

Bridges in Ogunquit			
Bridge Name	Bridge Number	Owner / Maintainer	Federal Sufficiency Rating
Ogunquit River Bridge	1317	Maine Turnpike Authority	68.6
Captain Thomas Road	1316	Maine Turnpike Authority	99
North Berwick Road	1315	Maine Turnpike Authority	96.8
Wears	3759	MaineDOT	87.5
Ogunquit Beach	3492	MaineDOT	71
Phillips	2663	MaineDOT	63
Donnells	2239	MaineDOT	66
Dickens Hill	1252	MaineDOT	87.3
Sherburne	6122	MaineDOT	96

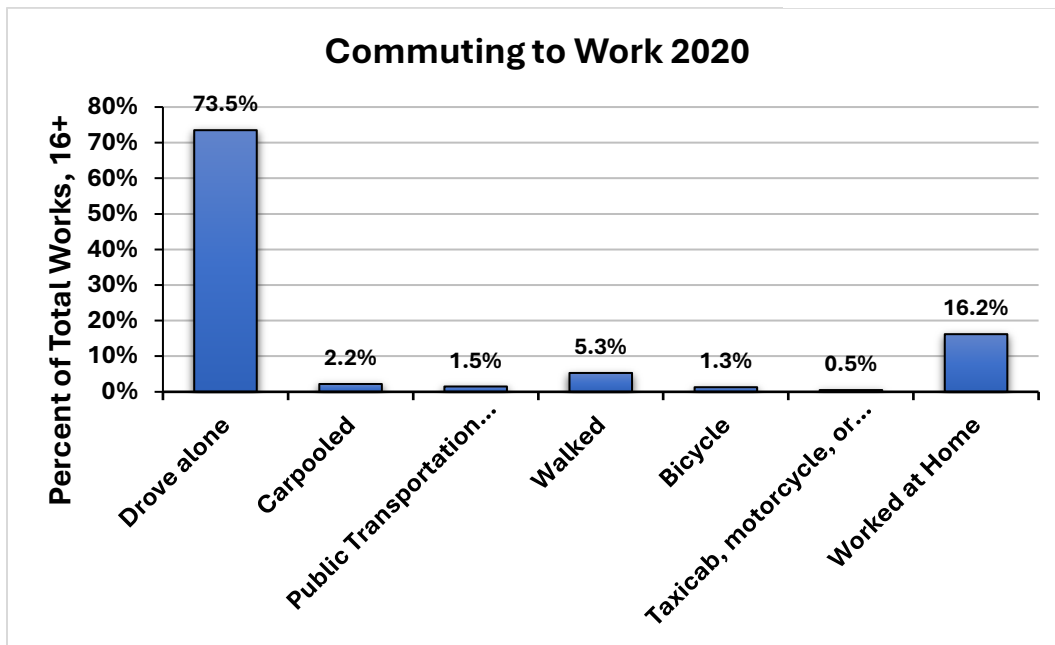
Source: MaineDOT, 2022

Bridge condition is monitored every two years and given a Federal Sufficiency Rating (FSR). Each FSR has a numeric indicator of the overall value of the sufficiency of the bridge. A rating between 0-100 is given to each bridge (0 indicates the worst and 100 indicates the best). This rating gives an overall value of the sufficiency of the bridge. Since functional obsolescence (too narrow or low weight capacity) may account for a large portion of the rating, one should not assume that a low sufficiency rating means the bridge could fail.

Ogunquit’s Transportation Users

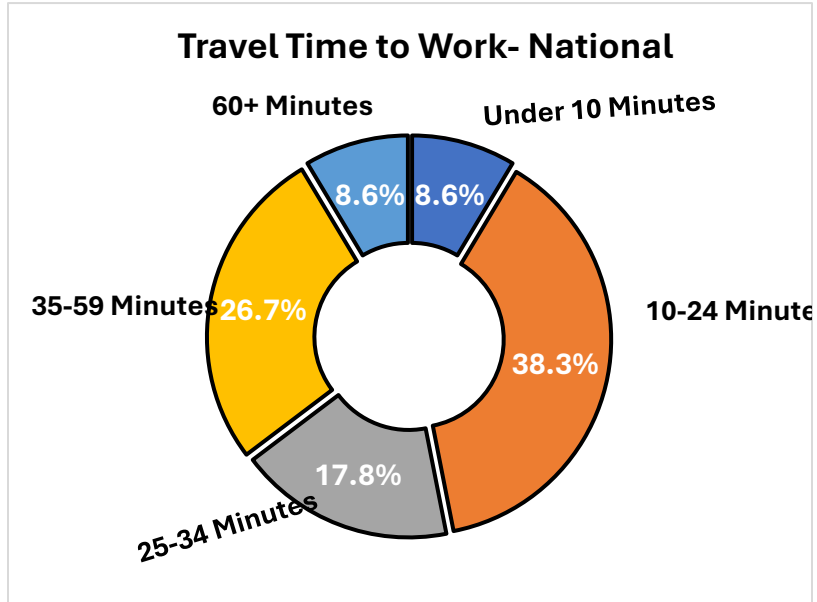
Similar to most Maine communities, the automobile supersedes all other modes as the predominant mode of transportation for Ogunquit residents and workers. Nearly 75% of all workers drove alone, while just 2% carpooled to get to work. While the car is dominant because of its convenience, it is notable that approximately 5% of all workers walked to work. This is a high percentage compared to other southern Maine communities and is reflective of the walkability that exists in Ogunquit. Bicycling does not appear statistically significant but that may be because workers who bicycle are not residents of Ogunquit or work seasonally.

Nearly 75% of all commuters drive alone.



It is also significant that around 16.2% of all workers did so from home. As the world becomes more and more interconnected via the internet, this could also have implications for the Town's transportation system as fewer residents need to leave their homes to work and contribute to traffic congestion.

A consistent issue throughout Maine and the rest of the country is that traffic tends to build up during the “commute hours,” or the time(s) of day when people are driving to and from work; in transportation parlance, this is known as “peak hour” congestion. Nearly 23% of workers in Ogunquit travel less than 10 minutes to work. Around 30% of workers commute between 10-24 minutes. Nearly 21% of workers commute an hour or more. Only 6.9 percent of the people who are employed and live in Ogunquit, work in Ogunquit, while the remaining 93.1% of Ogunquit’s residents who work commute elsewhere to work. Town residents have an average commute time of 29.9 minutes, per Census ACS data.



Source: 2019 estimate, U.S. Census Bureau, OnTheMap Application

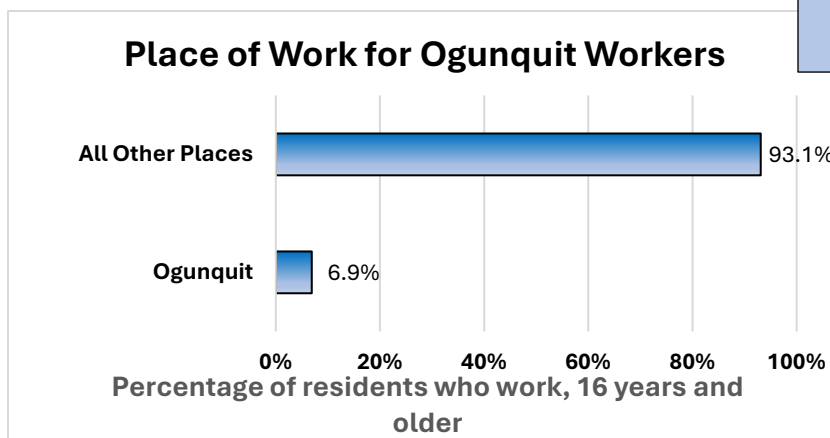
Alternatives to single occupancy vehicles

While the private automobile continues to be the primary means of transportation in Ogunquit, there are several additional motorized and nonmotorized modes of transportation, including bicycling, walking, the Ogunquit Trolley, and the Amtrak Downeaster passenger rail service. In recent years there has been a rise of personal and commercial “Low Speed Vehicle” registrations, these are used by residents and businesses for transporting people, typically in golf cart style vehicles.

Bicycling and walking help to reduce traffic congestion and promote healthy communities.

Bicycling and Walking

Active modes of such as walking congestion traffic, healthy and economic



transportation bicycling and help to reduce and vehicular promote communities, encourage vitality. Because



Bike racks located downtown.

Ogunquit is a destination community in the warmer months, its traffic flow differs from that of the average Maine community. The vehicular traffic flows denser and constant during the tourist season and ebbs considerably in the months of January – March. On any given summer day, groups of pedestrians stream steadily along Route 1 sidewalks and down side streets towards the beach carrying beach chairs and towels. Ogunquit’s seasonal workers often do not have access to cars. Biking and walking are important modes of travel for them as well as for residents who prefer not to drive. The completion of the MaineDOT Route 1 reconstruction resulted in better and more attractive sidewalks and pedestrian crossings as well as an improved main thoroughfare.

The reconstruction project added a separate marked bike lane for the two-mile length of Route 1 between the York and Wells town lines, except for the Ogunquit village area. “Share the Road”, “Bicycles may use full lane” and Bike Lane signage was added. The Town recently added sidewalks on Agamenticus Road and is proposing to extend the sidewalk on Berwick Road and add sidewalks on Obeds Lane. The Bicycle-Pedestrian Committee in Ogunquit advocates for and helps to raise awareness of bicyclists and pedestrians in the community. The Committee strives to make walking and biking in town safe and inviting. The Committee has close ties to the Bicycle Coalition of Maine; members regularly attend the annual National Bike Summit.

At the Committee’s recommendation, the Town has installed bike racks throughout town. Use and location are reviewed annually. In 2024, the committee will create an information card and a mobile app showing where these bike racks are. The Committee’s goal is to have Ogunquit named a Bicycle Friendly Community by The League of American Bicyclists. The Committee has also been investigating different ways to better regulate micromobility vehicles, which are becoming more common.

Ogunquit Trolley

The Ogunquit Trolley is a privately owned and operated public transportation service. Ogunquit has worked diligently to keep the trolley a viable and affordable option for visitors and residents. The trolley services Ogunquit from mid-June through Columbus Day weekend.



Trolley service in Ogunquit

Amtrak Downeaster at Wells Transportation Center via Shoreline Explorer

The Amtrak Downeaster is a passenger rail service that runs from Boston, Massachusetts to Brunswick, Maine. The closest station is located at the Wells Transportation Center. Although



Downeaster service to Boston

there is no public transportation connecting the Amtrak Downeaster to Ogunquit, in previous years, during the summer, the Trolley Service connected with the Shoreline Explorer through to the Wells Transportation Center. The Blue Line Trolley Service will not operate in 2024.

Bus and Other Services

While there are no commercial bus services in Town, C&J Bus runs out of Portsmouth, NH, and residents often use its services for trips to Boston and New York City, among others. C&J service from NYC to Ogunquit was recently discontinued. Tourist buses bring many visitors to town. York Hospital provides free transport services to several of its area facilities.

There are no local airports nor ferry services in Ogunquit. There are paid docking berths available in Perkins Cove for private vessels.

Land Use and Transportation Planning Framework

Review of Land Development Applications and Impacts Mitigation

Land use and transportation are deeply intertwined; with few exceptions, in Maine, new development must generally have frontage on a public way, such as a local street or arterial road, and both the type(s) of new uses and intensity of those uses on a parcel of land have implications for the transportation network within the jurisdiction and regionally. New development is often phased over years and the impacts of the final development, as well as the initial phase(s), on the transportation system should always be considered. The magnitude of new development determines the traffic impacts, and potential remedies (also known as *mitigation*) that the development will require to ensure that traffic flows and safety for all modes remain viable. Depending on existing traffic volumes, distribution patterns, roadway users, safety issues, and road conditions, development can often have significant impacts on the surrounding roadway network.

Certain elements of Ogunquit's land use regulatory regime stem from the outcome of a specific legal action that resulted from a proposed development. In 2006, the Ogunquit Planning Board approved an application for an age-restricted (55+) housing development on 50 acres of land located on Berwick Road. The Planning Board's approval was appealed by aggrieved parties to the York County Superior Court in a case generally known as *Bodack v Ogunquit*. This case is important because it has resulted in the requirement for most development in Ogunquit located within one

mile of the Berwick Road/Route 1 Intersection that either generates more than 50 new vehicle trips or requires ten or more new parking spaces to provide a Traffic Impact Study and show no new impacts to the level of service (LOS) for the impacted intersections. This sets a very high bar for any new development; many potential development opportunities have not been able to meet this threshold, precluding development that would have otherwise occurred.

Zoning Requirements and Transportation Implications

In Ogunquit, Chapter 225 of the Town Ordinance, Zoning, regulates what can be built, where it can be built, and what standards development must abide by. Subsection 225-8.13 sets forth requirements for traffic impacts and street access control. By requiring transportation impact

Subsection 225-8.13 sets forth requirements for traffic impacts and street access control. By requiring transportation impact studies for development that exceeds the thresholds set forth in that subsection, Ogunquit's Planning Board can effectively evaluate and mitigate the effects associated with any new development.

studies for development that exceeds the thresholds set forth in that subsection, Ogunquit's Planning Board can effectively evaluate and mitigate the effects associated with any new development. Through analysis, recommendations for project phasing and developer

participation in necessary improvements can be implemented and problems of safety, congestion, and expensive upgrades to roads that predate the automobile can be avoided.

Subsection 228.8.10 within the Zoning Code sets out off-street vehicle parking requirements. In the Downtown Business District and Shoreland General Development 1-Ogunquit Beach and Shoreland General Development 2-Perkins Cove nonresidential uses (with the exception of transient accommodations) are exempted from parking requirements. In all other zones, a minimum of one parking space per use is required, with most uses requiring additional spaces using a rubric that scales the parking requirement according to square footage of the use, number of employees, or other metrics. This allows new development to provide off-street vehicle parking in proportion to the type and intensity of the new use(s). The Ordinance does not expressly prohibit dead end roads in subdivisions. Land available for subdivisions is limited, and parcel sizes are relatively small, resulting in dead end or loop roads being the most feasible design for pending and future developments.

Regional Transportation Planning

KACTS, the Kittery Area Comprehensive Transportation System, is the Metropolitan Planning Organization (MPO) designated by the federal and state government to carry out transportation planning in the Maine portion of the Portsmouth and Dover-Rochester, New Hampshire urbanized areas, which includes the municipalities of York, Kittery, Eliot, South Berwick, Berwick, Ogunquit, Wells, Kennebunk, and Kennebunkport.

KACTS is housed within the offices of Southern Maine Planning and Development Commission and is responsible for planning and programming federally funded transportation projects within these municipalities. In addition to project-based planning, the MPO is required by federal law to develop a Long-Range Transportation Plan (LRTP) and a Transportation Improvement Plan (TIP) for the region. The TIP is a short-term capital improvement program that considers projected growth in population, employment, and residential and commercial development as the basis for new policies and projects to facilitate all modes of transportation, including roads and highways, rail, public transit, and biking and walking. As of this writing, Ogunquit does not have any projects slated for the 2024-2027 TIP, but this may change as new infrastructure needs are identified.

Complete Streets Policy

Complete Streets are designed to enable safe access for all users. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They also allow trolleys to run on time and make it safe for pedestrians. Cities and towns in Maine, large or small, can begin building a safer and more welcoming street network by adopting a Complete Streets Policy and then ensuring its full implementation. With the reconstruction of Route 1 the Maine DOT provided sidewalks where none previously existed along with numerous crosswalks right through the heavily pedestrian traveled downtown area.

As part of the Complete Streets Policy and encouragement of bike use in the community additional bike rack locations should be considered especially as more people are utilizing bikes to get around in the downtown area, avoiding the challenges of finding somewhere to park.

By adopting a Complete Streets Policy, communities direct planners, engineers, and other professionals to routinely design and operate the entire right of way to enable safe access for all users, regardless of age, ability, or mode of transportation. This means that every transportation project will make the street network better and safer for drivers, transit users, pedestrians, and bicyclists, making a community a



Looking north on Route 1

better place to live and visit. In 2017, the Town of Ogunquit developed a Complete Streets Policy with assistance from the SMPDC.

As mentioned earlier, U.S. Route 1 (Main Street) through Ogunquit was recently reconstructed by MaineDOT. The photo above was taken after the project was completed and is a great example of a Complete Street.

Other Existing Facilities

Electric Vehicle Charging Stations

MaineDOT, the Maine Turnpike Authority, Maine Department of Environmental Protection (DEP), as well as other agencies and organizations across Maine have been preparing a number of initiatives relating to the deployment of all electric and plug-in-hybrid vehicles. State and local governments, as well as public utility companies and private businesses have been working to expand the number of electric vehicle charging stations. There are EV charging stations located within the Town:

- 518 Main St: The Dunes on the Waterfront
- 62 Beachmere Place: The Beachmere
- 74 Main St: Meadowmere Resort

These stations are located on private property but are publicly accessible. Multiple EV stations are located in the Obeds Parking Lot adjacent to the Dunaway Center.

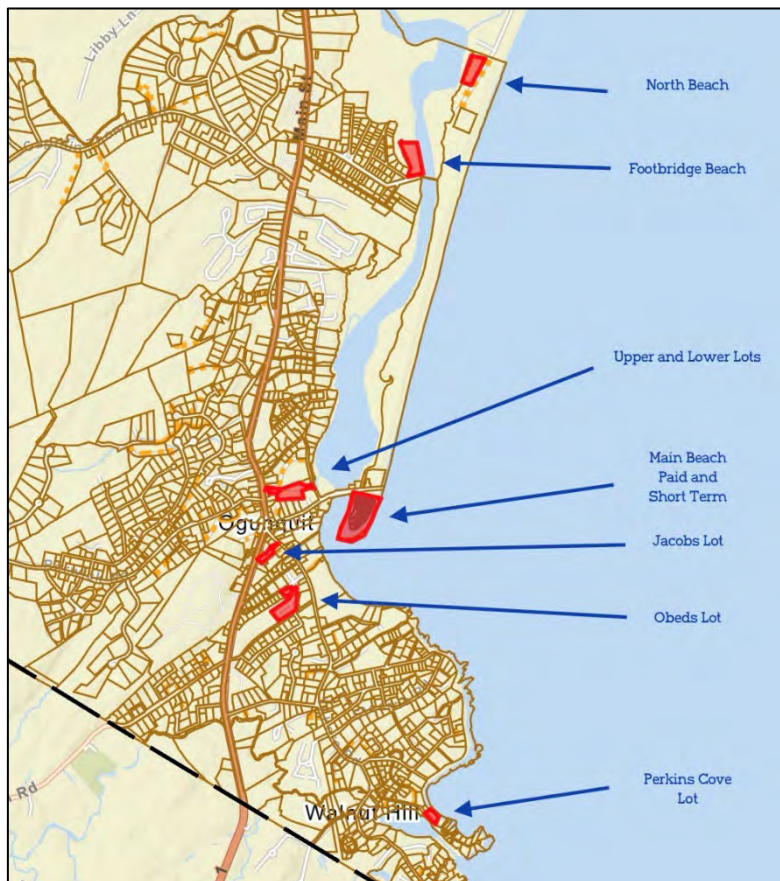
Public Parking



Main Beach Parking Lot

There are six public surface parking lots owned and managed by the Town of Ogunquit. There are four beach lots: Main Beach, Lower Lot, Footbridge and North Beach, and two commercial lots: Perkins Cove and Cottage Street / Obeds. In total these lots have approximately 1,050 parking spaces. From the middle of April to the middle of October each of these lots is a pay to park lot. For the 2014 season approximately 126,000 parking tickets were sold. For the fiscal year that ended June 30, 2015, gross revenue from the sale of parking spaces approximated \$1,710,000. In 2022, parking sessions jumped to 227,000 parking tickets

sold resulting in a gross revenue of \$3,060,000 an increase since 2015 of \$1,350,000; this is likely the result of increased tourism following the end of the acute phase of the pandemic. The Town also issues parking passes to employees and residents: In an average year, just over 2,000 passes per season are issued.



During the offseason, there are no parking problems in Ogunquit. During peak seasons, however, Town lots, especially beach lots, are often full before 10:00AM as demand exceeds supply. Late arrivals often line up waiting for spots, increasing already heavy traffic congestion. Recent additions of phone parking applications seem to have increased turnover somewhat, but

Map of parking areas

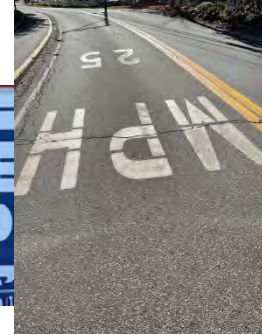
problems persist.

Conclusion

Ogunquit's transportation network is generally in good condition. It comes under less pressure in the winter when traffic

volume drops. As Ogunquit is likely to remain a highly desirable tourist destination, the need to accommodate vehicles in terms of both road capacity and parking will remain.

The seasonal nature of Ogunquit’s economy sees an increase in people walking, cycling, and using the trolley service in the warmer months. New mobility concepts including e-bikes, scooters, bikeshare, and rideshare, offer alternative modes of travel within the town without additional strain on the street network. These options are more affordable than cars for seasonal workers. However, allowing these travel modes to mix safely with cars and pedestrians will need creative interventions in allocating street space. Proliferation of electric vehicle charging, aided by efforts from Efficiency Maine and Maine DEP, offer additional opportunities to facilitate low-carbon transport.



Transportation

Goals, Policies and Strategies

Goal:

- To make it safer and easier to move to, from and around Ogunquit for everyone, irrespective of their mode of travel.

Policies:

- To prioritize community and regional needs by the safe, efficient, and optimal use of transportation systems.
- To meet the diverse transportation needs of residents and visitors.
- To promote public health and enhance livability by maximizing the efficiency of the transportation system and minimizing increases in vehicle miles traveled.
- To maximize the efficiency of the State and State-Aid Highway network.

- To creatively increase parking capacity to relieve congestion.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Identify traffic conflict points, such as the location of crosswalks which are causing delays on Route 1, and recommend remedial action.	1	Town Manager
Execute feasibility study for satellite parking lots including a shuttle/trolley to take people to and from town.	2	Visitor Services
Increase public transportation including options to bring key workers to and from Ogunquit, shopping areas and link to the Wells transport hub.	3	Town Manager
Identify and remedy potential accident locations including improving visibility where sightlines are poor.	4	Public Works
Add signs on Route 1 to provide information about the availability of parking spaces in beach lots.	5	Visitor Services
Consider a non-motorized transportation plan for Ogunquit, such as the creation of additional sidewalks.		Bicycle-Pedestrian Committee
Establish a comprehensive rolling program of road maintenance, including identifying more durable road surface materials.		Public Works
Initiate or actively participate in regional and state transportation efforts.		Town Manager
Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with Maine State law.		CEO
Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.		Planning Board
Explore options for regional delivery of local services.		Town Treasurer

Maintain, enact, or amend local ordinances as appropriate to address or avoid conflicts with: Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); State access management regulations pursuant to 23 M.R.S.A. §704; and State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.		Town Manager
Evaluate options for the use of electric bikes in Ogunquit.		Bicycle-Pedestrian Committee
Analyze and make recommendations for remodeling intersections that are not at 90° (e.g. School Street and Rte. 1, Bayview Ave. and Ocean St.) to improve safety for alternate road users.		Public Works
Analyze and make recommendations for adding curbs to protect pedestrians without impacting bicyclists.		Public Works
Explore options for local transportation services.		Visitor Services

Chapter 11: Public Facilities and Services

Public facilities include buildings, utility infrastructure, physical plants, and other service-oriented buildings and programming used by residents of the community. A thorough understanding of Town and district public services is necessary to determine any current constraints to growth and identify any growth-related challenges that the town is likely to face in the future. This section will identify and describe Ogunquit’s public facilities and services, including those operated by Town government and those operated by quasi-governmental districts and private actors. While some of Ogunquit’s buildings are site specific, such as the bathrooms at the beach, the Town’s current major facility investments are all located in the downtown growth area.

Public Utilities

Water



The Town is a member of the Kennebunk, Kennebunkport, and Wells Water District (KKWWD), a quasi-municipal water utility as established in 1921 by an act of the Maine State Legislature. In 2005, KKWWD

helped to create Southern Maine Regional Water Council (SMRWC), a State-chartered nonprofit entity, whose purpose, in addition to coordinating efforts to save costs and improve customer service, is to develop a comprehensive, long-term regional water supply plan for coastal southern Maine between Portland and Kittery.

KKWWD is governed by a four-member Board of Trustees, elected from each of the towns serviced, and has 40 employees. Its service area extends 25 miles along the York County coast and includes the towns of Kennebunk, Kennebunkport, Wells, Ogunquit, Arundel and portions of Biddeford and York, serving a population that ranges from a low of 30,000 to a seasonal high of 100,000 people, with water demands that ramp up accordingly. Customer growth has averaged over 1% annually over the past several years. At the end of 2019, KKWWD had 14,124 accounts, making it the third largest water utility in Maine.

As of June 2023, KKWWD reported 1,240 individual accounts in Ogunquit; this includes residential and commercial customers.

In response to growing demands, the system has been interconnected to the York Water District and Biddeford & Saco Division of Maine Water Company, water utilities located to the north and south, respectively, and KKWWD has completed construction of its hydraulic “backbone” from Biddeford to Ogunquit. Most water is sourced from Branch Brook and adjacent wells, as well as from the Saco River.

KKWWD’s transmission and distribution system includes over 800 public and private fire hydrants and 207 miles of mains, and it strives to replace about 1% of its mains every year, a number consistent with the guidelines of the American Water Works Association (AWWA). Total water storage equals 7.7 million gallons, which is strategically located throughout the distribution system. All site plan review applications are required to attach a letter from KKWWD to confirm

that KKWWD has reviewed and approved the water system design. Municipal water is widely used west of Route 1. Ogunquit requires that all applications include the following: when water is to be supplied by private wells, evidence of adequate groundwater supply and quality shall be submitted by a well driller or a hydro geologist familiar with the area.

Ogunquit Sewer District



The Ogunquit Sewer District was established by the State Legislature in 1963 as a quasi-municipal corporation, formed for the purpose of wastewater treatment and disposal and to ensure the health, welfare, comfort and convenience of the inhabitants

of the district. It is governed by a three-member Board of Directors who are elected by Town voters. 1,749 customers are served by the District in Ogunquit.

The Sewer District maintains an office and sewage treatment facility located at 80 Marshview Lane in Ogunquit, and twelve pumping stations located at various parts of town and approximately 20 miles of sewer line. The Sewer District has six employees under the direction of the Superintendent: Senior Operator, Master Electrician, Operator, Mechanic and Office Manager.

The sewage treatment plant is adjacent to the northern portion of Ogunquit Beach, where sewage is treated. The system is generally continuous with the KKWWD service area covering most of the Town east of Route 1 and a northern portion of the Town of York. The PFAS (forever chemicals) related bill (LD1911, Prohibiting Contamination from PFAS) passed in the spring of 2022, places a ban on the sale or application in Maine of all wastewater derived sludges and biosolids, including compost derived from sludge. This means all wastewater sludges in the state now have to go to secure landfills. The plant has an existence of at least 30 more years before the effects of climate change, sea level rise, and tidal flow adversely affect the viability of its location.

The Superintendent has estimated that the plant has an existence of at least 30 more years before the effects of climate change adversely affect the viability of its location.

The Sewer District's twelve pump stations convey wastewater to the treatment plant, with portable generators available to power the pumping stations in the event of power outages. Based upon completed studies some of the pumping stations have been elevated, as has been a portion of the treatment plant, to avoid higher tides. Additional work to protect the plant and pumping stations is ongoing. For that reason, the Sewer District has acquired a parcel of land on the westerly side of the Maine Turnpike for possible relocation of the treatment plant.

Annually, the Trustees determine the rates charged to the users of the Sewer District, who are billed for the costs of sewage treatment and disposal. All site plan review applications are required to attach a letter from the Sewer District to confirm that the Sewer District has reviewed and approved the sewer system design.

Municipal sewage is not widely available west of Route 1. Ogunquit requires that all applications include the following: when sewage disposal is to be accomplished by subsurface wastewater disposal systems, a septic system design, prepared by a licensed site evaluator or professional engineer, shall be submitted. The Town requires and tracks that all septic systems outside of the Shoreland Zones are pumped out every five years, and every three years within Shoreland Zones.

Stormwater Management

Due to the fragility of the watershed and estuary systems — listed as impaired by the Maine DEP — stormwater management is a critical issue in Ogunquit. The Town routinely takes water samples at multiple points along the Ogunquit River and has always found that bacterial counts reach highest levels after significant rainfall. During the State Route 1 renovation in 2016, 6.5 miles of drainage was replaced, and stormwater runoff was routed into storm gardens. Ogunquit does not treat stormwater, but a Maine DEP Fund Grant helped install filters in several catch-basins in specific locations. These filters are maintained by the Town DPW. More detail is available in the Water Resources chapter. Ogunquit was among the first communities in the country to enact an ordinance to control the use of inorganic pesticides and herbicides that can contaminate stormwater runoff.

The Town recently installed four charging stations in the Obeds parking lot.

Electrical Power



Ogunquit is served by Central Maine Power (CMP), a for-profit company and subsidiary of Avangrid, and purchases electricity through ISO New England, the nonprofit interconnection authority responsible for the electrical grid within the six New England states. ISO oversees the region's high voltage transmission system, buys and sells wholesale electricity, and plans for future regional needs. All electricity in Town enters through the substation on Route 1, opposite the Ogunquit Playhouse. Three phase power is available.

Broadband, Video and Landline Phone Services

Several companies provide cable and high-speed internet service to Ogunquit using a variety of technologies.

Throughout York County, most internet infrastructure is traditional copper based coaxial cable owned and operated by Charter Communications, but the buildout of high-speed fiber-optic cable by internet service providers continues to increase. There is currently no fiber-optic service in Ogunquit.

Cell Phone Service and Mobile Internet

AT&T, Verizon, US Cellular System and T-Mobile are the primary cellular communications service providers for the Town. Spectrum also offers service via Verizon’s network. The signal level for each carrier, which is determined by the distance from each carrier’s nearest tower location, impacts the user experience for cell phone calls and mobile internet access. There are currently four communication towers in Town; new towers are restricted to the Farm District. Recently, cell phone providers have added unobtrusive boosters on utility poles along Route 1.

EV Charging

There are seven publicly accessible Level II electric vehicle charging stations in Ogunquit, located at Meadowmere Resort, Beachmere Inn, the Dunes on the Waterfront, and the parking lot adjacent to the Dunaway Center. Less than one percent of vehicles on the road in the United States are electric.

Health and Social Services

Ogunquit has no medical facilities and relies on facilities within surrounding communities as a source of medical care for residents; these include York Hospital in several sites in southern York County and Southern Maine Health Care (SMHC) in Biddeford. However, York Hospital is experiencing some difficulties. In September 2023, the hospital announced it would be closing its birthing center due to declining births and problems with shortages of health care workers.

A recent MaineCare rate reform initiative before the 2024 Legislature could adversely affect York Hospital’s ability to continue serving surrounding communities, including Ogunquit.

A recent MaineCare rate reform initiative before the 2024 Legislature could adversely affect York Hospital’s ability to continue serving surrounding communities, including Ogunquit. The Ogunquit Fire Department has two ambulances with EMTs to handle medical events. Additionally, the Wells/Ogunquit Community Service Center in Wells provides a meeting place for senior citizens and a social outlet for morning coffee and conversation.

Provider	
Charter Communication (Spectrum)	Cable
Consolidated Communications (Fidium)	Fiber-Optic
Hughes Network Systems, LLC (HughesNet)	Satellite
Redzone Wireless, LLC	Fixed Wireless

Schools

The Town of Ogunquit is a member of Consolidated School District 18, which serves Wells and Ogunquit, and school aged children are transported to the elementary, middle, and high schools located in the Town of Wells. The Town shares costs based

At present there are 39 students from Ogunquit.

on property assessments of education with Wells. At present there are 39 students from Ogunquit attending the Consolidated School District.

The school district is overseen by a six member School Board elected by residents of Wells and Ogunquit (three from each Town) in staggered three-year terms; and directed by an appointed School Superintendent. For FY2024, the budget was \$29,721,021. Ogunquit school aged children will be at or below the current number of students for the foreseeable future. There are no projected plans for school expansion.



Wells High School

Town Facilities and Campus Plan

The Town-owned Ogunquit Village School (OVS), closed in 2004 when it was deemed unsafe, has been demolished as part of the new Municipal Campus project which was approved by voters at the June 2023 Town Meeting. An engineering review prepared for the Town determined that the Dunaway Center was inadequate for the Town's current and future needs, leading to the adoption of the \$11.93 million campus plan. When complete, the project will provide:

- A new 3 story building housing a police station with garage type sally port facing Cottage Street and a Town office facility facing School Street, each with separate entrances;
- A basketball court and children's playground; and
- A park-like environment, with benches and lighting.

A key element of the project is the renovation and upgrade of the S. Judson Dunaway Center at 23 School Street, built in 1974 with a gift from S. Judson Dunaway and his family for use as a community center. Currently, the Center houses the Town Manager, Town Treasurer, Town Clerk, Codes and Planning, Visitors Services, Town Information (IT) Services, WOGT radio, and the Ogunquit Performing Arts organization (OPAC). The Police Department, previously located in the basement, is temporarily located in separate premises at 102 Main Street.

The Town-owned Ogunquit Village School (OVS), closed in 2004 when it was deemed unsafe, has been demolished as part of the new Municipal Campus project which was approved by voters at the June 2023 Town Meeting.

Upon completion of the work, the Center will be returned to its original purpose as a community center and a base for the Performing Arts, complete with auditorium and public restrooms. There will continue to be provision for disabled access.

Municipal Government Overview

Ogunquit's Town Government operates under a charter originally adopted in March 1991 and subsequently amended through November 8, 2016, and revised most recently in 2022, conforming to the Maine State Statutes as the "Town Meeting – Select Board – Town Manager" form of government. A Town Meeting provides for the election of municipal officers and other elected officials, appropriation of funds, approval of warrants, adoption of ordinances and any other business that may legally come before the meeting. The Town Meeting serves as the municipal legislative body for the Town and elects a five member Select Board for three-year staggered terms.

The Town currently has over 20 Boards, Commissions and Committees, some of which are permanent and others, such as the Town Manager Search Committee, which are created to address specific needs or initiatives. They are staffed by volunteers and in most cases have a Select Board liaison to facilitate effective communication between volunteers and Town government. The Town maintains [a full list of Boards](#) on its website.

Town Manager

The Town Manager is appointed by the Select Board as the chief executive and administrative official of the Town. The duties of the post are [set out in Section 405 of the current Town Charter](#), among them:

- To be the chief executive and administrative official of the Town and be responsible to the Select Board for the administration of all departments and offices over which the Select Board has control;
- To appoint, subject to Select Board confirmation, all department heads except those otherwise provided for under State Statute or the Charter;
- To keep the Select Board and the residents of the Town informed with respect to the financial condition of the Town;
- To collect the necessary data and prepare the budget for the Select Board.

Finance and Tax Collection

The Assistant Town Manager / Treasurer's Department is responsible for a range of professional, administrative and supervisory work overseeing all of the technical and finance functions including the collection, receipt, investment, expenditure and custody of all municipal funds, the short and long-term borrowing of money and maintenance of fiscal records and systems. The Treasurer also serves as Tax Collector, responsible for the payment of real estate and personal property taxes and tax-related matters such as liens and discharges.

Town Clerk

The Town Clerk also serves as Registrar of Voters and Notary Public. The chief responsibilities of the department include recording, maintaining and issuing Town of Ogunquit vital records; acting as Custodian of Records for the Town and maintaining its archives; coordinating all municipal election procedures for state and federal elections; registering businesses which have met inspection and regulatory requirements; registering residents' vehicles; and issuing various types of licenses.

Codes and Planning

The Codes and Planning Office serves as a resource to several Town departments and Boards and is responsible for the orderly development of the Town as well as the administration of various land use regulations, including the zoning ordinance and subdivision review standards. The primary role of the Town's State-certified Code Enforcement Officer is to review and approve building, plumbing and electrical permits, which includes application of the Maine Uniform Building and Energy Codes (MUBEC). The Code Enforcement Officer acts as local plumbing inspector (LPI), Shoreland Zoning Administrator, and Flood Plain Code Enforcement Officer.

The Planning Office is also housed within this department, with responsibilities that include providing direction and assistance in implementing the goals, objectives, and policies of the Town's Comprehensive Plan as adopted by the residents of Ogunquit, liaising with appointed land use boards such as the Planning Board and Zoning Board of Appeals, and overseeing the site plan review and approvals process in connection with the consulting planner from SMPDC.

The OPD has a total of 11 full time officers; this includes a Chief, Deputy Chief, Lieutenant, two sergeants, a detective, and several officers.

Ogunquit Police Department

The Ogunquit Police Department (OPD) occupied approximately 1,830 square feet in the basement of the Dunaway Center, with a shared access ramp from Cottage Street. Police vehicles parked in the public lot on Cottage Street adjacent to the pedestrian ramp access to the building. The OPD has moved temporarily to 102 Main Street, until the new facility is completed.

The OPD has a total of 11 full time officers: a Chief, Deputy Chief, Lieutenant, two sergeants, a detective, and several officers. There are eight seasonal part-time officers, five seasonal community service officers, one administrative assistant, and an animal control officer. The OPD has seven patrol vehicles of varying ages.

TYPE OF CALL : AVERAGE RESPONSE TIME:

Motor Vehicle Crash:	5.32
Burglary:	3.65
Check Well-being:	6.41
Domestic:	1.97
Alarms:	1.74
Disturbance:	2.58
Citizen Assist:	3.58

NOTE: Time denotes minute / tenths of a minute.

The FY2024 budget for the OPD is \$1,911,784. The proposed budget includes body cameras with training for each officer. The department engages in regular training programs as required by the State of Maine and specialty training each year for each officer. Additional training is conducted by departmental personnel.



Based on national, State, county, and local standards, the Ogunquit Police Department has been operating below the minimum recommended staffing levels. The following table depicts the average police staffing to citizen ratio. These figures do not include part-time personnel. These recommended ratios are solely based on police to citizen and do not consider the low crime statistics for this area. The current police staffing ratio in the town is 0.91 full-time officers per 1,000 people.

Police Staffing Levels vs Population			
	Officers/1000	2022 Population	# Of Officers (Incl Chiefs)
Nationally	2.4	332,403,650	~665,380
State-wide	2.2	1,372,247	~2,921
Ogunquit	0.91	1,207	11

Ogunquit Fire Department

The Ogunquit Fire Department (OFD) occupies a standalone central station with three bay doors and through-access to School Street and Cottage Street adjacent to the east side of the Dunaway Center.

The OFD operates with nine active career members and twelve call members. They include the Chief, four captains, and four firefighters with the following roles: three firefighter-EMTs; two firefighters; three drivers; and one paramedic.



Ogunquit Fire Station

OFD operates with one engine/pump, one rescue engine, one ladder truck, one brush truck and two EMT-staffed ambulances. The department is a member of the regional Mutual Aid System of six communities covering a combined area of 268 square miles.

Annually, the OFD responds to approximately 1,000 calls and is responsible for yearly inspections of seasonal rentals and life safety plan reviews of facilities, including 2,454 housing units of all sizes and 294 commercial properties (small shops to multi-level large hotels, inns and bed and breakfasts).

	Avg Turnout Time (min)	Avg Time (min)	Avg Total Time (min)
Fire	2.3	9.7	31.7
Rescue & Emergency Service	1.1	4.1	51.9
Hazardous Condition	0.8	3.5	61.3
Service Call	2.0	4.5	53.7
Good Intent	1.3	5.6	12.2
False Alarm	1.8	4.3	15.8

The OFD maintains the Regional Training Center at 30 Salt Shed Drive where recent testing has discovered PFAS materials in the ponds on those premises.

The Fire Chief is responsible for the Ogunquit Ocean Rescue service, which operates on Ogunquit’s beach during the summer. and two EMT-staffed ambulances.

Recently, the Fire Chief advised purchasing several sets of turn-out gear to avoid firefighters being potentially exposed to the effects of prior incidents.

The Fire Chief is responsible for the Ogunquit Ocean Rescue service, which operates on Ogunquit’s beach during the summer. The lifeguards have



approximately 18 members under the direction of the Lifeguard Captain and are available daily during summer in teams of two lifeguards at each station on the beach, as follows:

- North Beach
- Footbridge Beach
- Littlefield Beach
- Main Beach North
- Main Beach South (ATV & Jet ski)
- Main Beach Riverside
- Ontio/Little Beach

The lifeguards are certified by the American Red Cross, are trained in CPR and First Aid, and possess a United States Lifeguard Association (USLA) Certification, which includes a daily training routine. In 2022, there were 1,719 Preventive Actions; 17 Water Saves; and 105 Assists with 5,249 contacts and 34 lost children found. Those actions were based upon 90,323 total beach patron interviews, of which 14,857 were swimmers.

Public Works Department

The Town's emergency response systems rely on both in-house and the shared services such as Mutual Aid, 9-1-1 call management, and are available in the Regional Coordination Program. Ogunquit also uses text messages and the Code Red Mobile Alert application. It sends emergency alerts and Facebook posts. These were especially useful during the recent storms as residents were informed about damage across the Town.

The Town also uses regional and State purchasing programs



Public Works Garage

The Ogunquit Public Works Department (DPW) strives to preserve and enhance Ogunquit's public infrastructure for the residents, businesses, and visitors of the Town, making it a sustainable and desirable place to live, work, and visit. Services include maintenance of streets, parks, beaches, storm drains, streetlights, equipment, and vehicles.

Along with other towns in the SMPDC region, the Town participates in a program to purchase bulk materials, including sand and salt, which allows the Town to take advantage of cost efficiencies. The DPW operates from a garage/barn located on Captain Thomas Road, where there is also a salt shed, and maintains all public buildings, bathrooms, beach bath houses and lifeguard stations, public parking lots, Town roads, and public cemeteries. The DPW provides snow and trash removal.

Town buildings maintained by DPW include the following:

- Dunaway Building – 23 School Street
- Main Beach Public Restroom and Lifeguard Station – 124 Beach Street
- Perkins Cove Public Restroom Facility – 118 Perkins Cove Road
- Jacobs Lot Public Restroom Facility – 180 Main Street
- Footbridge Public Restroom – 149 Ocean Street
- North Beach Public Restrooms Facilities – 5 Marshview Lane
- Ogunquit Heritage Museum – 86 Obeds Lane
- Ogunquit Radio Repeater Shed – 21 South Street
- Old DPW Garage (Cold Storage) – 100 Captain Thomas Road
- Main DPW Building – 30 Salt Shed Drive
- DPW Salt Shed – 30 Salt Shed Drive
- Ogunquit Fuel Island – 28 Spring Hill Road

The Town maintains parks and the beach for the recreation and enjoyment of open space as listed in the Recreation and Arts chapter. While Ogunquit does not have a street tree program, most of the Town streets are tree-lined and, as part of the Climate Change and Sea Level Rise chapter, the Plan encourages the Town and residents to add trees to provide shade and conserve energy.

Transfer Station



Transfer Station

DPW operates the Town's Waste Transfer Station and Trash Disposal area, which is located on Berwick Road and consists of an office/garage, a trash compactor, several haul-away trash containers for recyclable cans and bottles, cardboard and consumer/commercial construction, and household materials. There are ten steel haul-away dumpsters, arranged for various categories of recyclable materials, which

are transported to various off-site locations for eco-favorable disposal. Household waste is received in prepaid "pay as you throw" bags for compacting. There are programs for household and yard waste composting, household appliances and tire disposal and brush disposal. The facility has adequate capacity to handle anticipated growth, and that capacity is evaluated every year during budget season. Three full-time employees, including a manager, and one part-time employee operate the station.

FISCAL YEARS							
YEAR	2017	2018	2019	2020	2021	2022	2023
VEHICLES	40,185	43,470	48,247	50,192	52,053	47,738	36,328
BUDGET	\$316,471.00	\$311,318.00	\$351,915.00	\$358,311.00	\$375,004.00	\$390,015.00	\$469,919.00
MSW	532.08	579.77	663.37	669.91	743.8	591.31	542.82
TOWN TRASH	88.48	95.66	93.19	87.25	86.19	90.33	52.48
CONST. & DEMO.	218.37	220.37	249.56	211.79	218.49	338.61+	326.44+
WOOD	76.22	58.62	72.32	73.84	54.24	5.76+	
SS*/Glass/Plastic	212.79*	142.62*	25.21/5.45	IN TRASH	4.74	12.6/4.61	6.34
Rev. Rec. Plastic	(\$3,294.50)	(\$670.16)	\$359.16		\$761.69	\$2,280.75	\$296.80
METAL	52.04	50.46	66.17	69.02	61.2	53.07	63.34
Rev. Rec. Metal	\$2,787.14	\$2,336.31	\$6,033.71	\$4,185.13	\$6,267.14	\$7,564.20	\$8,376.70
CARDBOARD	140.42	157.25	138.14	126.61	153.55	178.77	160.39
Rev. Rec. CB	\$8,446.45	\$8,994.15	\$2,244.47	\$1,558.58	\$4,141.41	\$20,329.05	\$4,946.69
REC PROD REV TOT	\$11,233.59	\$11,330.46	\$8,637.34	\$5,743.71	\$11,170.24	\$30,174.00	\$13,620.19
REV FROM FEES	\$90,233.00	\$89,853.00	\$107,886.00	\$89,992.00	\$80,344.00	\$173,899.68	\$195,261.77
							\$18,000.00
							\$12,000.00
							\$225,261.77

Ogunquit Heritage Museum

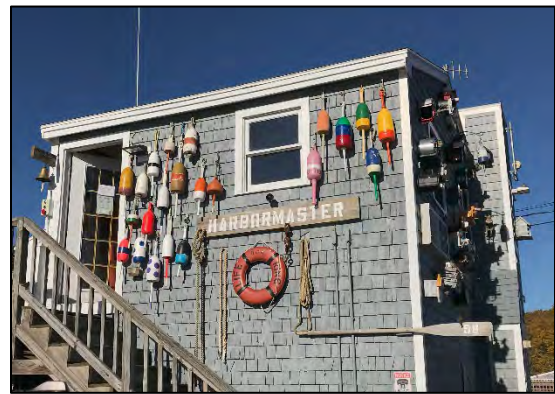
The Town owns and operates the Ogunquit Heritage Museum (OHM) at the Winn House located at Obeds Lane in the Dorothea Jacob Grant Common, a Town park. The museum is administered by staff and supported by the Ogunquit Heritage Museum Committee and the non-profit Friends of the Friends of the OHM. The building dates to circa 1780 and is on the National Register of Historic Places. The museum collects, preserves and exhibits items and documents related to Ogunquit's heritage, including the unique Ogunquit Dory.



Ogunquit Heritage Museum

Ogunquit Harbormaster

The Harbormaster occupies a building adjacent to the iconic pedestrian drawbridge, which spans Perkins Cove. The Harbormaster supervises the bait wharf and docks adjacent to the building and the moorings for the commercial fishing boats and pleasure boats using Perkins Cove. In the winter, the Harbormaster operates an ice-breaking vessel to break any ice floes in the cove to enable passage by commercial fishing boats. The Harbormaster is responsible for the maintenance of the drawbridge, the docks, a chain fall ramp for hauling boats, and for overseeing the repair of those facilities. The drawbridge and adjacent structures require repairs and replacement, and a federal grant has been obtained towards the cost of such work.



Harbormaster building

Parks and Recreation



View from the Marginal Way

The Marginal Way is a scenic 1.25 mile walk along the cliffs above the Atlantic Ocean that has been listed on the National Register of Historic Places and is administered by the Town's Marginal Way Committee and supported by the Marginal Way Preservation Fund, a 501 c3 organization. The Marginal Way Committee has a program to remove invasive plants from the path which runs between Shore Road and Perkins Cove.

The Town maintains park areas for the recreation and enjoyment of open space as listed within the Recreation and Arts chapter.



Public Cemeteries

Three municipally supported cemeteries are located in Ogunquit:

- Locust Grove at 180 Shore Road
- Riverside, also known as Walnut Grove
- Old Burial Ground at Bourne Lane, behind the Ogunquit Playhouse

Locust Grove and Riverside are decorated with flags on Memorial Day weekend and by the Wreaths Across America charitable organization. In addition to these three cemeteries, there are private cemeteries at various locations within the Town.

Coming Soon: New Municipal Campus



The New Municipal Campus will include a Police Station, Administrative offices, and a playground.

Public Facilities and Services

Goals, Policies and Strategies

Goals:

- To preserve and maintain public buildings, facilities, equipment, practices, and programs to maintain the charm of Ogunquit and to support municipal employees.
- To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
- To encourage municipalities to create age-friendly communities where policies, services, settings and structures support and enable residents to actively age in place, and that recognizes the capabilities, resources and needs of older adults, planning to meet these needs in flexible ways that promote the inclusion and contributions of older adults and protects those who are most vulnerable.

Policies:

- Support and oversee the development and construction of the municipal campus as adopted by the voters in June 2023.
- Establish a Town Beautification process.
- Support the upgrading, development, and maintenance of all Town property and facilities, including roadways, parks, parking lots and sidewalks.
- Support and oversee the repair and/or replacement of the Perkins Cove Bridge, docks and boat moorings, Harbormaster buildings, and the dredging of the waters of the Cove to support maritime activities.
- Growth areas: plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
- Encourage age friendly communities to enable residents to actively age in place. Efficiently meet identified public facility and service needs.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
-------------	----------	----------------

Implement the municipal campus project and complete funding.	1	Town Manager
Implement the Plan for replacement and/or repair of the Perkins Cove Bridge, docks, bait wharf and shack, Harbormaster office, and ramp., including sea level rise mitigation.	2	Harbormaster
Review adequacy of facilities (e.g., Fire, Public Works) and possible expansion plan.	3	Fire Chief
Evaluate public safety levels (Police, Fire, Public Works) and equipment needs to maintain service quality and fund necessary improvements.	4	Select Board
Explore grant and other funding opportunities to assist capital investments.	5	Town Manager
Include memorabilia from the Ogunquit Village School and any historic documents in the campus plan.		OHPC
Inventory any vacant or unused Town properties and devise and submit a plan for re-use or disposition.		Town Manager
Review procedures for replacement or addition of police equipment and reserves for funding.		Police Chief
Maintain and improve the maintenance of Town parks, squares, bathrooms, and parking lots.		Public Works Director
Investigate the feasibility of creating remote parking lots and implementing a shuttle service.		Town Manager
Install additional bicycle racks at town-owned locations.		Public Works Director
Evaluate partnering with neighboring communities to share services, reduce costs and improve services.		Town Manager
Develop a street tree program.		Public Works Director
Improve Wi-Fi in Town facilities.		Information Services
Install electric vehicle chargers in Town parking lots.		Visitor Services

Transition Public Works use of two-stroke engines to electric equipment (e.g., leaf blowers, mowers) when equipment needs to be replaced.		Public Works
Analyze and make recommendations on costs and feasibility of adding solar panels to town structures and parking lots.		Town Manager
Develop a 20-year capital improvement plan.		Town Manager
Evaluate the Town waste stream and develop ways to reduce it, especially during tourist season. Consider expanding composting.		Transfer Station
Analyze and make recommendations on feasibility of adding showers at Town beaches.		Town Manager
Analyze and make recommendations on improving internet connections for Town residents.		Information Services
Analyze and make recommendations on improving Dunaway Center audio/visual systems for Ogunquit Performing Arts Committee.		Information Services
Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.		Town Manager
Explore options for regional delivery of local services.		Town Manager
Ensure that all public buildings and services are ADA compliant, including digital services.		Town Manager
Analyze and make recommendations to use pervious pavement on new paving projects. Require maintenance reporting with enforcement mechanisms to ensure long-term compliance.		CEO
Analyze and make recommendations on providing designated parking spots for residents.		Visitor Services
Analyze and make recommendations to develop Town beautification standards.		Select Board
Identify and make recommendations to use technology to enhance resident and visitor experiences.		Information Services
Revisit the use of Big Belly trash compactors at high-trash locations: downtown, Perkins Cove, and beach outlets.		Town Manager

Develop Town-wide beautification strategy and assign to appropriate Board.		Town Manager
--	--	--------------

Chapter 12: Fiscal Capacity and Capital Improvement Plan



Rainbow over downtown Ogunquit

Photo by Rick Barber

Purpose

Ogunquit is the newest town in Maine and has established a strong fiscal discipline since its incorporation in 1980. Fiscal capacity determines how the Town can continue to grow while meeting the needs of its residents, businesses, and visitors. This chapter will provide the current status of the financial condition of Ogunquit and analyzes its ability to develop and grow while maintaining the charm that has attracted so many.

Ogunquit is the newest town in Maine.

Overview

The population of Ogunquit has fluctuated dramatically since its incorporation, from under 900 to almost 1,600, but the large seasonal influx of tourists—with estimates of 15-30,000 daily visitors—has a major impact on the need for services. For example, additional police presence is required as well as a large lifeguard force. Many Town businesses are only open during the tourist season: hotels and inns are typically fully booked throughout the summer; shops open to serve tourists; and restaurants open for the summer or expand hours to meet the massive demand. That influx drives a large increase in seasonal employment, putting ever greater strain on workforce housing supply. Traffic, especially on Route 1 and Shore Road, slows to a crawl,

Ogunquit continues to be an LGBTQ+ friendly community. The large senior community, with the highest median age in Maine, encourages retirement here.



Main Beach Photo by David Sullivan

exacerbated by the many pedestrians, and parking lots fill up early in the day, increasing the need for enforcement. The tourist business provides many benefits as well as challenges for the Town. Some locally owned businesses provide services for residents year-round. Demand for property in our charming town has raised property values far above the Maine average. Parking lot fees provide significant

revenue to help pay for municipal services.

Population Growth

The 2020 census showed a large increase in full-time residents, from 892 in 2010 to 1,577. There are several factors behind that increase. Retirees continue to move to Ogunquit, often converting summer rentals to year-round homes. The Town's proximity to Portland, Boston, Portsmouth and the scenic Maine coastline makes it a desirable location. Ogunquit continues to be an LGBTQ+ friendly community. The large senior community, with the highest median age in Maine, encourages retirement here. The increase in remote work opportunities has also contributed to Ogunquit's growing permanent population.

Currently, only 14% of residents live in rented accommodations, far below the state average of 27%. There are only 39 students attending school, and 29 of them live in rented housing units. Population projections estimate 1,775 residents by 2024, doubling the 2010 census count.

Currently, only 14% of residents live in rented accommodations,, far below the state average of 27%. There are only 39 students attending school, and 29 of them live in rented housing units. Population projections estimate 1775 residents by 2040, doubling the 2010 census count. While growth is limited by the town's small area of 4½ square miles, that growth will drive the need for

more homes across the price spectrum, from rentals to workforce and affordable housing to senior living to luxury homes. That growth, while providing more tax revenue, will put strains on the Town resources of all types. For example, voters have rejected the addition of a Recreation Director and a Natural Resources Coordinator/Assistant Code Enforcement Officer, but Town management believes those positions are still needed, as well as additional firefighters.

Real Estate and Assessed Values

Ogunquit was completely reassessed to 100% of market value in 2023, bringing the total assessed value from \$1,294,065,048 in 2010 to \$2,029,113,530 in 2023. The median home value as of July 2023 was \$615,233, with an average value of \$725,220. 60% of Town homes are vacant off-season, with owners headed elsewhere. The tax mil rate for 2023 was 6.32%—among the lowest in Maine—and tax revenues were \$12,823,997. rentals mostly unused over

Year	ASSESSMENT		Assessment Ratio	State	Town	Tax Mil Rate
	Town Valuation	State Valuation		Valuation % Change	Valuation % Change	
2010	1,294,065,049	1,327,550,000	100.00%	1.16%	2.06%	6.76
2011	1,291,225,850	1,297,600,000	100.00%	-2.31%	-0.22%	6.88
2012	1,294,277,300	1,282,500,000	100.00%	-1.18%	0.24%	7.31
2013	1,301,390,430	1,272,150,000	100.00%	-0.81%	0.55%	7.31
2014	1,312,786,150	1,256,200,000	100.00%	-1.27%	0.87%	7.50
2015	1,318,256,550	1,303,550,000	100.00%	3.63%	0.41%	7.76
2016	1,329,576,720	1,296,200,000	100.00%	-0.57%	0.85%	8.07
2017	1,339,378,640	1,334,200,000	100.00%	2.85%	0.73%	8.10
2018	1,444,974,260	1,342,100,000	100.00%	0.59%	7.31%	7.58
2019	1,450,636,800	1,466,650,000	100.00%	8.49%	0.39%	7.91
2020	1,457,785,760	1,529,150,000	95.00%	4.09%	0.49%	8.00
2021	1,469,558,300	1,686,350,000	90.00%	9.32%	0.80%	8.00
2022	1,482,624,102	1,797,700,000	85.00%	6.19%	0.88%	8.14
2023	2,029,113,530	2,025,250,000	100.00%	11.24%	26.93%	6.32

each winter.

Municipal Budgets and Independent Financial Audits

The Ogunquit annual budget cycle runs from July 1 through June 30, with new budgets approved at the annual Town Meeting in June. The budget process begins with a thorough review of the current year and projections by each department for the coming year. The Town Manager

The Ogunquit annual budget cycle runs from July 1 through June 30, with new budgets approved at the annual Town Meeting in June.

presents that initial document, which is then thoroughly reviewed, line item by line item, by the elected Budget Review Committee and the Select Board, with further input from the Town Manager, Town Treasurer, and department heads as necessary. Capital improvements are prioritized, including an assessment of current debt maturity. Every attempt is made to keep cost increases at a minimum while achieving the Town’s goals. The budget is finalized early in the year, and public hearings are held throughout the Spring. Budgets are approved by department, by committee, by capital request, and miscellaneous items.

The Town has historically relied on the issuance of debt to fund capital items but has recently developed a Reserve Account policy to fund other expenditures, such as large maintenance and repair costs, using debt for larger capital items. The Town has a State cap on debt of 7.5% of the last full State valuation, which was \$151,900,000 in 2023. The 2023 year end debt for Ogunquit was \$8,304,151, with authorized unissued bond items of \$13,460,500—driven mostly by the construction of a new town hall/police station and the modernizing of the community center, as detailed in the Public Facilities inventory.

The 2023 approved budget was \$10,177,521.43.

The 2023 approved budget was \$10,177,521.43 (plus school budget costs of \$5731, 654.81 and county fees of \$817,146.01). The 2023 actuals were \$9,878,803.69 (plus school costs and county fees). As mentioned above, only 41 Ogunquit residents attend school in the Wells/Ogunquit

School District. The approved 2024 budget is \$10,926,179, comprised of \$9,551,132 operational, \$1,189,047 in existing debt service, \$153,000 in FY2024 capital funds, and \$33,000 in annual reserve funding. Bonding of \$12,533,000 has been approved but not yet bonded. The revenue budget was \$4,627,450, including \$533,000 of unassigned funds (\$200,000 to offset taxation and \$153,000 to cover capital items). The FY2024 Municipal appropriation from taxation is \$6,298,729, an increase of 2.75% from FY2023. In November, residents approved a transfer of \$456,000 from the Unassigned Fund to reserves to strengthen capital planning, and an additional bonding of \$185,000 for capital items.

TAX COLLECTION

As of June 30th					
Fiscal Year	Committed	Tax Receivable	Collected	Collection Rate	
2023	12,823,997.25	583,489.65	12,240,507.60	95.45%	
2022	12,068,707.01	577,498.61	11,491,208.40	95.21%	
2021	11,756,466.00	299,145.41	11,457,320.59	97.46%	
2020	11,662,286.08	910,381.08	10,751,905.00	92.19%	2021 COVID
2019	11,474,537.08	384,601.08	11,089,936.00	96.65%	
2018	10,952,904.89	271,768.89	10,681,136.00	97.52%	
2017	10,853,235.75	184,864.75	10,668,371.00	98.30%	

Annual Revenue and expenses

	2019	2020	2021	2022	2023
Gov. Revenue	\$4,478,683	\$4,337,794	\$5,743,802	\$4,534,233	\$4,835,566
Tax Collection	\$10,751,905	\$10,751,905	\$11,457,320	\$11,491,208	\$12,240,507
Total	\$15,230,588	\$15,089,699	\$17,201,122	\$16,025,441	\$17,076,073
Expenditures	\$8,357,034	\$8,530,839	\$9,090,349	\$9,266,630	\$9,878,803
Transfers	\$6,117,488	\$6,237,495	\$6,289,891	\$6,496,831	\$6,581,801
Total	\$14,474,522	\$14,768,334	\$15,380,240	15,763,461	\$16,460,604

The Town is audited annually, and the results are posted on the Town website. The audit analysis provides three components: government-wide financial statement (which provide a broad view of the Town’s operations), fund financial statements (accounts segregated for specific purposes), and notes to those statements. The most recent published audit, conducted by RHR Smith & Company for the fiscal year 2022, found no instances of noncompliance with laws, regulations, contract and grant agreements which could have an effect on determination of compliance.

Capital Improvement Plan and Long-Term Financing Mechanisms

The Town has a Capital Asset policy dated 2002 and a Capital Improvement Planning policy dated 2017, with a new policy recently released. Ogunquit is updating all its financial policies in order to obtain a national rating by Standard and Poor and/or Moody's for use in debt issuance for the recently approved municipal campus plan.

The Town's Capital Improvement Plan includes a list of all capital improvements proposed in the next five fiscal years, some of which will be funded through indebtedness. The Town is also working to set aside reserves for acquisition, repair, or maintenance of various capital items, such as vehicles and equipment.

The Town evaluates capital spending during each annual budget cycle, considering the impact on tax rates, the unassigned fund balance and debt service levels against operational and capital needs. Department Capital Budget requests must be renewed and prioritized every year. All Capital Budget requests are agreed by the Select Board before being submitted for voter approval. The Budget Review Committee collaborates and advises the Town, and its vote is shown on each warrant article. Each request is included on the annual Town Meeting warrant as a separate article with a description of financing and each must be approved by voters.

Ogunquit also has a State and Federal Funds Management Policy to provide guidelines for applying for and managing grants when available. Grants have been used recently to help fund storm damage repairs on the Marginal Way. Recent grants have been approved for replacing the Perkins Cove Footbridge as well as storm repairs to the Main Beach Parking Lot.

The Town participates in the Climate Ready Coast cohort of SMPDC to help plan a Regional Coastal Resilience Plan. Ogunquit also partners with its neighbors to develop a Southern Maine Energy Navigator Pilot to help roll out a home weatherization and electrification program, as well as working to develop and action plan to address stormwater runoff. Ogunquit and Wells police and fire departments work cooperatively to minimize response times. In addition, Ogunquit has worked closely with the York Land Trust and Great Works Regional Land Trust to protect more forest and open space at the best costs for Town residents.



VIEW FROM COTTAGE STREET



VIEW FROM SCHOOL STREET

Ogunquit’s total outstanding debt, as of June 30, 2023, is at \$8,304,151 from projects dating back to 2003. The table below projects total debt service by year. The next table details

Budget by Fiscal Year						
	FY22	FY23	FY24	FY25	FY26	FY27
Total Debt Service Budget	1,105,713	1,166,940	1,187,599	1,142,205	1,051,964	1,011,845
Net In(de)crease From Prior Year				(45,394)	(90,242)	(40,118)
	FY28	FY29	FY30	FY31	FY32	FY33
Total Debt Service Budget	869,659	808,280	621,653	492,926	370,208	303,762
Net In(de)crease From Prior Year	(142,186)	(61,380)	(186,626)	(128,728)	(122,718)	(66,445)
	FY34	FY35	FY36	FY37	FY38	FY39
Total Debt Service Budget	197,975	177,361	171,028	14,554	14,019	0
Net In(de)crease From Prior Year	(105,787)	(20,614)	(6,333)	(156,474)	(535)	(14,019)
	FY40	FY41	FY42	FY43	FY44	FY45
Total Debt Service Budget	0	0	0	0	0	0
Net In(de)crease From Prior Year	0	0	0	0	0	0

approved debt that has not yet been bonded. The Town is responsible for its proportionate share of the County and School District’s debt. As of June 30, 2022, the Town’s share of debt was approximately \$5,638,955.

Authorized Unissued Bonds as of June 30th 2023	Town Meeting	Amount
Parking Lot Improvements	Jun-17	45,000
Paving Projects	Jun-23	50,000
Nine Pilings	Jun-22	32,000
Police Cruiser	Jun-23	88,000
MW Repair Projects	Jun-22	250,000
Main Beach project	Jun-22	600,000
Campus Project	Jun-23	11,935,500
Ambulance	Jun-23	375,000
Sidewalk Improvements	Jun-23	85,000
		13,460,500

Conclusion

Ogunquit has a history of conservative financial management. While the Town’s small size and population limit its tax revenue, town parking lots, providing convenient access to its many attractions, provide a significant revenue boost. The additional revenue helps fund year-round, full-time police and fire departments. That revenue is potentially at risk due to sea level rise (which also impacts the Ogunquit Sewer District, a separate quasi-municipal entity, but those impacts will affect Ogunquit residents). With the much-anticipated municipal campus project approved by the voters and getting ready to start, Ogunquit looks toward the future in strong financial shape.

While the Town’s small size and population limit its tax revenue, town parking lots, providing convenient access to its many charms, provide a significant revenue boost.

Fiscal Capacity and Capital Improvement Plan

Goals, Policies, and Strategies

Goal:

- To provide the most effective possible municipal government at the best possible cost.

Policies:

- To finance existing and future facilities and services in the most cost-effective manner.
- To continue to explore grants and gifts available to help fund capital investments within the community.
- To continue to control Ogunquit’s tax burden.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Develop long-term capital improvement plan, identifying all known projects, with costs and timetables.	1	Town Manager

Assess the financial impact of sea level rise and corresponding reduced income from parking lots on taxes.	2	Town Treasurer
Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital improvements to increase cost savings and efficiencies.	3	Town Treasurer
Continue to identify public/private funding opportunities.	4	Town Treasurer
Identify opportunities for municipal employees to develop revenue streams, especially for services to tourists.	5	Town Manager

Chapter 13: Existing Land Use

Purpose

The major emphasis of the law then, and now, was how to provide for growth in specific areas (Growth Areas) served by public infrastructure (particularly water and sewer), close to municipal services while also maintaining rural areas able to support natural resource-based industries, wildlife habitat, and conservation of natural features.

This chapter discusses existing land use patterns in Ogunquit. Understanding land use patterns, the history of how land has been modified for human activity and used to date, and recent trends is important for determining the Town’s ability to absorb future growth. The [Growth Management Act of 1988](#) was the catalyst for a more technical examination of how Maine cities and towns should manage their growth and was the result of a decade of extremely strong residential growth. The major emphasis of the law then and now was how to provide for growth in specific areas (Growth Areas) served by public infrastructure (particularly water and sewer), close to municipal services while also

maintaining rural areas able to support natural resource-based industries, wildlife habitat, and conservation of natural features. The State of Maine considers the Land Use chapter of any comprehensive plan to be the essential part of the plan. Specifically, this section:

- Summarizes the breakdown of developed and undeveloped land in terms of estimated acreage and location.
- Discusses the regulatory regime that facilitates land development activities within the Town.
- Provides an overview of land use trends, issues, and the general trajectory of how land is likely to be used in the future.

Background and Land Use History

Ogunquit is a unique coastal community with a history steeped in appreciation of nature, the ocean, and the arts. As is the case throughout Maine, the land on which the town sits was once occupied by the Wabanaki indigenous people. The community has long been a haven of the arts within southern Maine. Formerly an incorporated village in the Township of Wells, Ogunquit incorporated as a standalone jurisdiction in 1980. The town consists of approximately 2,443 acres of land (4.18 square miles), includes a 3.5-mile-long barrier beach and dune system, and is bisected north-south by the Maine

Turnpike (Interstate 95). The eastern side of Town includes the overwhelming majority of developed land as well as sandy beaches and dunes, restaurants, and the Town's central business district, with dozens of small-scale retail storefronts. Each day during the summer high tourism season, tens of thousands of people per day visit the Town to enjoy its world class beaches, independent restaurants, and small retail establishments. West of the Maine Turnpike, settlement patterns are rural, primarily consisting of conservation areas interspersed with a small number of homes. Between these two divergent areas lies a vibrant commercial community centered on Route 1 and housing located on small lots, with single family homes interspersed with larger buildings.

Development in Ogunquit predates the establishment of the zoning and land use regulations that are in use today. In Maine, the first local zoning and subdivision Ordinances were adopted in the 1920s. In Ogunquit, the first zoning Ordinance was adopted in 1957, and by then, the

The Town consists of approximately 2,443 acres of land (4.18 square miles), includes a 3.5-mile-long barrier beach and dune system, and is bisected north-south by the Maine Turnpike (Interstate 95).

The first zoning Ordinance was adopted in 1957, and by then, the Village of Ogunquit was already a mature community with development patterns in place for decades. Today, the Town consists of 1,578 parcels of land split into 16 zoning districts.

Village of Ogunquit was already a mature community with development patterns in place for decades. Today, the Town consists of 1,578 parcels of land split into 16 zoning districts, each with a specific regulatory purpose designed to facilitate the orderly growth of the community and to maintain a high quality of life for residents, businesses, and visitors.

This Land Use inventory chapter seeks to provide a clear picture as to how land in the community is inhabited today, to aid in decision-making as to where growth should be directed in the future to help meet regional housing needs and how to best preserve undisturbed natural areas for the foreseeable future.

Throughout Maine, zoning is intended to serve as the vehicle for implementing the goals, strategies, and policies of the Comprehensive Plan, serving as the blueprint and framework for the preservation and development of inhabited land. In Ogunquit, the last Comprehensive Plan was adopted in 2003, with the current zoning ordinance adopted into law in 1998, in compliance with the statutory requirements of the Growth Management Act and most recently amended in 2018. This Land Use chapter seeks to provide a clear picture as to how land in the community is inhabited today, to aid in decision-making as to where growth should be

directed in the future to help meet regional housing needs and how to best preserve undisturbed natural areas for the foreseeable future.

Existing Land Use Analysis

Data provided by the Town Assessor's office was used to analyze how land in the town is used today. Below is a table that breaks down the land uses into separate categories:

- Residential (includes single family, two family, and multifamily housing of all types)
- Commercial (includes retail businesses, offices, restaurants, hotels and other lodging and related hospitality uses, commercial parking lots and related uses)
- Industrial (includes areas with light manufacturing uses, and in certain cases, utility-oriented uses if privately owned and operated)
- Vacant (includes both undisturbed land and land that may have previously contained a structure that has since been demolished)
- Public (includes Town-owned land, land owned by other government entities, churches, other non-private entities, or held in trusts)

For the purposes of this analysis, these categories are mutually exclusive. In other words, a parcel cannot be coded as both vacant and public/tax exempt; if owned by a church, for example, the parcel would be coded as public/tax exempt, but if privately owned and vacant, it would likely contain a vacant code. As the table on the next page and accompanying land use map show, residential uses constitute the overwhelming majority of

Residential uses constitute the overwhelming majority of parcels, at 77.4%, as well as the largest single aggregation of acreage by use type, at 44.7% of town acreage.

parcels, at 77.4%, as well as the largest single aggregation of acreage by use type, at 44.7% of Town acreage. Commercial land represents just under 10% of parcels in the town and 5% of town acreage. Vacant land constitutes nearly 27% of Town acreage; the hundreds of acres of undeveloped land flanking both sides of Interstate 95 and between Berwick Road to the south and Captain Thomas Road to the north fall into this category, as does much of the public/tax exempt land (22.6% of Town acreage) and some beachfront parcels. At between approximately five and nine acres in size on average, these constitute the largest parcels of land in the Town, while residential and commercial parcels are the smallest, at 0.9 and 0.83 acres, respectively.

Land Use Category	Total Acres	Share of Total Acreage	Parcel Count	Share of Total Parcels	Average Parcel Size (acres)	Median Parcel Size (acres)
Residential	1092.96	44.74%	1221	77.38%	0.90	0.31
Commercial	130.43	5.34%	157	9.95%	0.83	0.34
Industrial	15.91	0.65%	4	0.25%	3.98	0.38
Vacant	652.49	26.71%	137	8.68%	4.76	0.46
Public/Tax Exempt	551.10	22.56%	59	3.74%	9.34	0.90
Total	2442.89	100.00%	1578	100.00%	1.55	0.34



Regarding parcel sizes, in Maine, beachfront parcel boundaries extend to the low water mark; this means that beachfront parcels may be quite large but have an actual land area that is significantly less.

Residential Land Uses

The following table provides a breakdown of where residential uses are located within the Town, and the analysis reveals that the R (Residential) district contains the greatest share of these uses, at 26.2% of residential land in the Town. The Farm (F) zoning district west of the Maine Turnpike, contains the second largest number of parcels coded as residential, at 24.4% of the total share of residential land in the Town. The Downtown Business zone, which prohibits almost all residential uses, has less than 1% of land coded for residential uses. The Shoreland General Development zones, which prohibit most residential use except single- and two-family residences and upper-story accessory dwellings in commercial buildings, also have a miniscule share of this land use type. For the purposes of this analysis, percentages below 0.1% appear as rounded to 0.0%.

Zone	Acres Coded for Residential Use	Share of Acres Coded for Residential Use
DB - Downtown Business	0.19	0.0%
F - Farm	256.72	24.4%
GB1 - General Business 1	11.26	1.1%
GB2 - General Business 2	25.47	2.4%
LB - Limited Business	14.59	1.4%
OFR - 1 Family Residential	51.08	4.9%
R - Residential	275.83	26.2%
RR1 - Rural Residential 1	206.11	19.6%
RR2 - Rural Residential 2	62.75	6.0%
SG1 - Shoreland Gen. Develop 1	0.00	0.0%
SG2 - Shoreland Gen. Develop 2	0.26	0.0%
SG3 - Shoreland Gen. Develop 3	0.00	0.0%
SLC - Shoreland Limited Comm.	2.14	0.2%
SLR - Shoreland Limited Res.	97.54	9.3%
SP - Stream Protection	10.47	1.0%
RP - Resource Protection	37.91	3.6%
Total	1014.40	96.4%
Shoreland Zone Subtotal	110.40	10.5%

Residential Development Analysis

In 2010, Ogunquit had approximately 2,009 total housing units. That increased to 2,104 by 2020 (4.7%); this is less than the housing growth in neighboring Wells as well as that of York County, but greater than the growth in housing stock within the Town of York and the state at large.

	2010	2020	2010-2020 Change
Ogunquit	2,009	2,104	4.7%
Wells	8,557	9,336	9.5%
York (Town)	8,649	9,049	4.6%
Maine	721,830	739,072	2.4%
York County	105,773	112,198	6.1%

As of this writing, Ogunquit has 97 multi-unit structures with 2,089 dwelling units.

As of this writing, Ogunquit has 97 multi-unit structures with 2,089 dwelling units. Multifamily residential structures have become more popular and accepted development in recent years, especially in southern York County, with further development of this type expected to increase statewide pursuant to the [Maine Statute](#)

[Title 30-A, §4364-B.](#)

The table below includes a breakdown of the number of detached single-family homes that received a building permit during the year in question. As the table shows, 2021 represented a peak in permits issued, with numbers fluctuating between a low of seven in 2018 and 2021's 17 issuances.

Single Family Home Starts 2015-2023	
Year	Number of Starts
2023	15
2022	13
2021	17
2020	10
2019	12
2018	7
2017	12
2016	14
2015	14

The following table breaks down the allocation of residential units by zoning district. The Residential (R) zoning district that flanks the Route 1 corridor has the greatest share of units among all of the zones, at 34.5%, followed by Shoreland Limited Residential (SLR) at 21.4%.

Zone	Dwelling Units	Share of Total Dwellings
DB Downtown Business	8	0.5%
F Farm	59	3.7%
GB1 General Business 1	65	4.0%
GB2 General Business 2	76	4.7%
LB Limited Business	99	6.1%
OFR One Family Residential	151	9.4%
R Residential	555	34.5%
RP Resource Protection	55	3.4%
RR1 Rural Residential -1	121	7.5%
RR2 Rural Residential - 2	49	3.0%
SG1 Shoreland General Development - 1	0	0.0%
SG2 - Shoreland General Development - 2	1	0.1%
SG3 - Shoreland General Development - 3	1	0.1%
SLC Shoreland Limited Commercial	8	0.5%
SLR Shoreland Limited Residential	345	21.4%
SP Stream Protection	17	1.1%
Total	1610	100.0%
Shoreland Zone Subtotal	372	23.1%

Interestingly, nearly all of the zoning districts, even those with purpose statements that emphasize nonresidential uses, contain at least one dwelling unit, with the exception of the Shoreland General Development 1 (SG1) district.

Commercial Land Uses

The General Business 1 zone, which contains the core of downtown Ogunquit, holds 9.6% of commercial land uses within just 11.26 acres of land.



On the next page is a table that breaks out commercial land uses by zones. The data shows that the General Business 2 zone that extends north-south along the Route 1 corridor contains the largest share of these uses,

with the many hotels, inns, and other hospitality-related uses within the Shoreland Limited Commercial containing another 24.9% of these uses. The General Business 1 zone, which contains the core of downtown Ogunquit, holds 9.6% of commercial land uses within just 11.26 acres of land, which is indicative of the small commercial lots that are home to

Downtown Business District

retail storefronts and restaurants within the densest part of the town. The presence of a small (<1%) number of commercial uses in the One Family Residential zone, which prohibits all commercial uses, indicates that pockets of nonconforming commercial uses exist there, as is the case for the Residential zone, which contains 3.2% of Town land with commercial uses within 4.1 acres. The commercial uses in these areas likely predate the establishment of Ogunquit’s current zoning ordinance and are grandfathered as a legally non-conforming use.

Zone	Acres Coded for Commercial Use	Share of Acres for Commercial Use
DB - Downtown Business	5.08	3.9%
F - Farm	0.00	0.0%
GB1 - General Business 1	12.60	9.6%
GB2 - General Business 2	40.43	30.9%
LB - Limited Business	9.01	6.9%
OFR - 1 Family Residential	0.93	0.7%
R - Residential	4.14	3.2%
RR1 - Rural Residential 1	0.00	0.0%
RR2 - Rural Residential 2	0.00	0.0%
SG1 - Shoreland Gen. Develop 1	1.90	1.5%
SG2 - Shoreland Gen. Develop 2	2.67	2.0%
SG3 - Shoreland Gen. Develop 3	2.44	1.9%
SLC - Shoreland Limited Comm.	32.48	24.9%
SLR - Shoreland Limited Res.	18.06	13.8%
SP - Stream Protection	0.40	0.3%
RP - Resource Protection	0.53	0.4%
Total	130.14	99.6%
Shoreland Zone Subtotal	57.94	44.3%

Industrial/Manufacturing Land Use

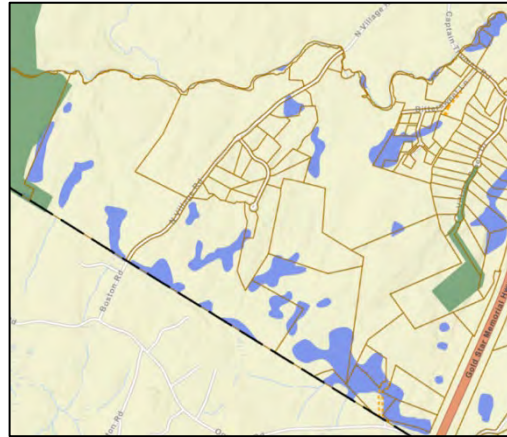
As shown in the table on the next page, very few industrial uses are located in the Town; two sites coded as industrial include a CMP substation at 23 Main St, and a building owned and operated by Consolidated Communications at 684 Main Street; while coded as industrial within Assessor's data, both are functionally utility-oriented uses.

Zone <i>Existing Industrial Use</i>	Acres Coded for Industrial Use	Share of Acres for Industrial Use
DB - Downtown Business	0.00	0.0%
F - Farm	0.00	0.0%
GB1 - General Business 1	0.00	0.0%
GB2 - General Business 2	1.03	6.4%
LB - Limited Business	0.00	0.0%
OFR - 1 Family Residential	0.00	0.0%
R - Residential	0.00	0.0%
RR1 - Rural Residential 1	0.00	0.0%
RR2 - Rural Residential 2	13.90	86.4%
SG1 - Shoreland Gen. Develop 1	0.00	0.0%
SG2 - Shoreland Gen. Develop 2	0.00	0.0%
SG3 - Shoreland Gen. Develop 3	0.00	0.0%
SLC - Shoreland Limited Comm.	0.00	0.0%
SLR - Shoreland Limited Res.	0.00	0.0%
SP - Stream Protection	0.00	0.0%
	1.16	7.2%
	14.92	92.8%
	0.00	0.0%



Vacant Land Use

59 percent of vacant land lies within the Farm zoning district, west of the Maine Turnpike. This 354-acre assemblage of land, most of which are landlocked, undeveloped parcels without access to street frontage, public sewers, or other infrastructure, appears as one contiguous wooded area that extends to the Wells and South Berwick town lines. However, vacant land can be found in other districts, most notable the Rural Residential 1 District (17.8%), the Residential District (12.1%), and the Resource Protection District (4.6%). Given their distance from Route 1, the very high cost of economic and political capital that would be needed to build a new Maine Turnpike interchange, and the need to build out a new street network (likely through the subdivision process) to allow access to these parcels, they are highly likely to stay in an undeveloped state for the foreseeable future. Additionally, a significant share of land in this area is wetlands, as shown in blue to the right.



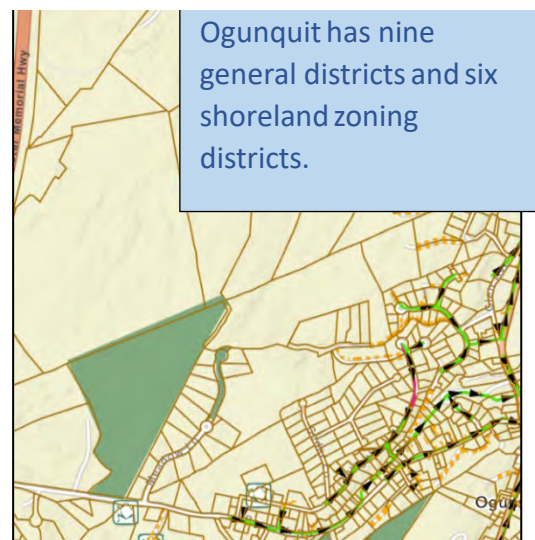
Map of vacant land

Zone	Acres Coded as Vacant	Share of Acres Coded as Vacant
DB - Downtown Business	0.00	0.0%
F - Farm	354.24	59.0%
GB1 - General Business 1	0.00	0.0%
GB2 - General Business 2	2.83	0.5%
LB - Limited Business	0.36	0.1%
OFR - 1 Family Residential	3.69	0.6%
R - Residential	72.59	12.1%
RR1 - Rural Residential 1	107.00	17.8%
RR2 - Rural Residential 2	6.99	1.2%
SG1 - Shoreland Gen. Develop 1	0.00	0.0%
SG2 - Shoreland Gen. Develop 2	0.09	0.0%
SG3 - Shoreland Gen. Develop 3	4.05	0.7%
SLC - Shoreland Limited Comm.	0.85	0.1%
SLR - Shoreland Limited Res.	19.80	3.3%
SP - Stream Protection	0.58	0.1%
RP - Resource Protection	27.53	4.6%
Total	573.08	95.4%
Shoreland Zone Subtotal	25.37	4.2%

Public/Tax Exempt Land Use

Much of the Town's share of public and tax-exempt land is located east of the Maine Turnpike, in the Rural Residential 1 zone (50.2%). Based upon observed signage, a portion of this is Maine Tree Farmland, while other lands lie in trusts for the expressed purpose of maintaining these parcels as undisturbed land. Like the vacant lands west of the Maine Turnpike, these parcels, some of which are quite large with an average size of more than nine acres, lack access to street frontage and below grade utilities, which presents an obstacle to any future development. The image to the right shows where the existing municipal sewer systems are located (in green), well east of these parcels.

Map of public/tax exempt land



Existing Zoning Districts

Zoning controls the land uses in a community by encumbering all zoned land with requirements as to what may be built, where it may be built, and how to do so in a manner that mitigates

Zone	Acres Coded for Public & Tax-Exempt Use	Share of Acres Coded for Public & Tax-Exempt Use
DB - Downtown Business	0.72	0.1%
F - Farm	9.84	2.0%
GB1 - General Business 1	0.44	0.1%
GB2 - General Business 2	0.00	0.0%
LB - Limited Business	1.82	0.4%
OFR - 1 Family Residential	3.09	0.6%
R - Residential	12.31	2.5%
RR1 - Rural Residential 1	250.04	50.2%
RR2 - Rural Residential 2	3.61	0.7%
SG1 - Shoreland Gen. Develop 1	8.18	1.6%
SG2 - Shoreland Gen. Develop 2	0.33	0.1%
SG3 - Shoreland Gen. Develop 3	5.53	1.1%
SLC - Shoreland Limited Comm.	0.86	0.2%
SLR - Shoreland Limited Res.	1.29	0.3%
SP - Stream Protection	0.80	0.2%
RP - Resource Protection	199.15	40.0%
Total	298.87	60.0%
Shoreland Zone Subtotal	17.00	3.4

impacts on natural areas and reduces the potential for conflicts between abutting property owners. The ability for a community to enact local zoning is delegated from the State to local government, with communities generally having wide latitude to zone in a way that is consistent with the locally adopted comprehensive plan and State statute. While zoning cannot create a real estate market where it does not already exist, it does influence the market in powerful ways.

Both the Town zoning map and zoning code (Chapter 225 of the Town Code) are legal documents in nature and thus changing them to facilitate different forms of development is a legislative act subject to a high degree of scrutiny. As zoning encourages certain uses within a given zoning district while discouraging other uses, it is a regulatory tool that provides a community with predictable parameters for how growth is likely to occur. When examining the current zoning regimen in Ogunquit, it is important to recognize the residential development pattern in Town and the commercial opportunities available in specific areas. Ogunquit has nine general districts and six shoreland zoning districts. The following is the list of zones, including the purpose statement for each, as described within the Ogunquit Zoning Ordinance:

Residential Districts:

One-Family Residential District (OFR) To preserve the physical aesthetic and social quality of Ogunquit's developed residential areas.

Residential District (R) To provide areas within the Town of Ogunquit for future residential growth consistent with anticipated growth demands.

Rural Residential District 1 (RR1) To preserve the rural nature of large sections of the Town and to discourage large-scale development from occurring in areas of the Town of Ogunquit that cannot be readily serviced by public utilities.

Rural Residential District 2 (RR2) To preserve the rural nature of large sections of the Town and to discourage large-scale development from occurring in areas of the Town that cannot be readily serviced by public utilities.

Shoreland Limited Residential District (SLR) The Shoreland Limited Residential District includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District, or Stream Protection District, and areas used less intensively than those in the Shoreland Limited Commercial District or the Shoreland General Development Districts.

Business and Commercial Districts:

Downtown Business District (DB) To provide general retail sales, services and business space within the downtown area of the Town of Ogunquit in locations capable of conveniently servicing community-wide and/or regional trade areas and oriented primarily to pedestrian access.

General Business District 1 (GB1) To preserve the architectural character inherent in the district and to provide general retail sales, services and business space within the Town of Ogunquit in locations capable of conveniently servicing community-wide and/or regional trade areas and oriented to automobile and pedestrian access.

General Business District 2 (GB2) To provide general retail sales, services and business space within the Town of Ogunquit in locations capable of conveniently servicing community-wide and/or regional trade areas and oriented primarily to automobile access.

Limited Business District (LB) To preserve the architectural character inherent in the Limited Business District and thus maintain the property's value.

Shoreland Limited Commercial District (SLC) The Limited Commercial District includes areas of mixed, light commercial and residential uses, exclusive of the Stream Protection District, which should not be developed as intensively as the Shoreland Districts. This district includes areas of two or more contiguous acres in size devoted to a mix of residential and low-intensity business and commercial uses. Industrial use is prohibited.

Shoreland General Development Districts (SG1, SG2, SG3) Ogunquit Beach, Perkins Cove, and Ogunquit Playhouse. The General Development Districts include the following types of existing, intensively developed areas:

(a) Areas of two or more contiguous acres devoted to commercial or intensive recreational activities, or a mix of such activities, including but not limited to the following:

[1] Areas devoted to lodging, restaurant, retail trade, nonprofit performing arts theaters, and service activities, or other commercial activities; and

[2] Areas devoted to intensive recreational development and activities, such as, but not limited to, trails and public beaches.

(b) Areas otherwise discernible as having patterns of intensive commercial or recreational uses.

Other Zoning Districts:

Farm District (F) To provide space for farming in the Town of Ogunquit in locations capable of conveniently servicing the needs of such establishments and preserving open space in rural areas of the community without negatively impacting the established character of the Town or adjoining zoning districts.

Stream Protection District (SP) The Stream Protection District includes all land areas within 75 feet, horizontal distance, of the normal high-water line of a stream, exclusive of those areas within 250 feet, horizontal distance, of the normal high-water line of a great pond, or river, or within 250 feet, horizontal distance, of the upland edge of a freshwater or coastal wetland. Where a stream and its associated shoreland area are located within 250 feet, horizontal distance, of the above

water bodies or wetlands, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.

Resource Protection District (RP) The Resource Protection District shall include the following areas when they occur within the limits of any Shoreland Zone, exclusive of the Stream Protection District, except that areas which are currently developed and areas which meet the criteria for Shoreland Limited Commercial or Shoreland General Development need not be included within the Resource Protection District:

- In nontidal shoreland areas, the land area below the upland edge or high-water line of any freshwater wetland, river, or stream.
- Areas within 250 feet, horizontal distance, of the upland edge of freshwater wetlands, salt marshes and salt meadows, and wetlands associated with great ponds and rivers.
- Floodplains along rivers and floodplains along artificially formed great ponds along rivers.
- Within the Shoreland Zones, areas of two or more contiguous acres with sustained slopes of 20% or greater.
- Within the Shoreland Zones, areas of two or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater or coastal wetland as defined, and which are not connected to a water body during the period of normal high water.
- Land areas along rivers subject to severe bank erosion, undercutting, or riverbed movement, and lands adjacent to tidal waters which are subject to severe erosion or mass movement, such as steep coastal bluffs.
- Any significant wildlife habitat, including significant vernal pools, as defined in the Department of Environmental Protection, Chapter 335, Rules on Significant Wildlife Habitats, whether or not they are included on the Official Zoning Map.

Design Review: Preserving the architectural character and charm of the village of Ogunquit is important to the residents and visitors to the town. Through the Design Review process the Planning Board works to ensure that the renovations to existing structures and new construction are designed in a manner compatible with the character of a given area.

Land Use Regulatory Structure

Town Codes and Planning staff

The Town's Codes and Planning office, serves as the professional staff charged with working with architects, developers, engineers, regulatory boards, and the public to ensure that growth and development within Ogunquit takes place in accordance with all applicable Town codes. SMPDC reviews land use applications in coordination with the Planning Board. Codes and Planning staff have the ability to conduct staff approvals for certain categories of uses, such as single-family homes and other low impact uses, allowing them to proceed to a building permit application without review by the Planning Board.

Regulatory Boards

- **Planning Board:** this five-member appointed body is tasked with administering the Town's zoning ordinance, site plan standards, and subdivision regulations. Actions carried out by the Planning Board include site plan review, subdivision review, design review, and recommendations on zoning applications.
- **Zoning Board of Appeals:** this five-member appointed body hears petitions for variances to the Town's land use regulatory standards by applicants as well as Administrative Appeals.
- **Ogunquit Historic Preservation Commission:** Per Chapter 97 of the Town Code, the OHPC is requested to comment on applications filed with the Planning Board that affect buildings in the District constructed prior to December 31, 1930.
- **Conservation Commission:** this seven-member board, constituted per Chapter 49 of the Town Code, reviews development applications to ensure that impacts to natural resources and wildlife are minimal, to protect open space, and to implement policy recommendations in the Comprehensive Plan related to the natural environment.

The Town also maintains a map (see following map) delineating floodplains and ensures the floodplain management ordinance is up to date, is consistent with State and federal standards, and is consistently enforced. The flood plains are protected by the application of the shoreland zoning regulations, and the Town also participates in the National Flood Insurance Program.



The following charts describe current lot dimensional standards.

Town of Ogunquit

Table 703.1
Dimensional Requirements of Each Zoning District
[Amended 4-1-2006; 11-4-2008, effective 4-1-2009; 6-12-2012; 6-12-2018; 6-11-2019 ATM by Art. 5;
at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

District	OFR	R	RR1	RR2	DB	GB1	GB2	LB	F	SLR	SLC	SG1	SG2	SG3	SP	RP
Minimum Lot Area (square feet)																
With public sewer and water	12,500	12,500	30,000	30,000	None	10,000 ¹	20,000	10,000 ¹	N/A	30,000 tidal 40,000 non-tidal	40,000	None ¹	None	30,000	NP	NP
Without public sewer and water	30,000	30,000	60,000	60,000	N/A	N/A	20,000 ¹	N/A	200,000 ⁴	30,000 tidal 40,000 non-tidal	N/A	N/A	N/A	N/A	NP	NP
Minimum Net Residential Area Per Dwelling Unit (square feet)																
With public sewer and water	12,500	12,500	30,000	30,000	12,500	12,500	20,000	12,500	N/A	30,000 tidal 40,000 non-tidal	40,000	12,500	None	12,500	N/A	N/A
Without public sewer and water	30,000	30,000	60,000	60,000	N/A	N/A	40,000	N/A	60,000	30,000 tidal 40,000 non-tidal	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Street and Shore Frontage (feet)																
With public sewer and water	75	75	100	100	None ⁵	75	100	75	N/A	150 tidal 200 non-tidal	200	100	None	100	Note 2	Note 2
Without public sewer and water	100	100	100	100	N/A	N/A	100	N/A	250 ⁴	150 tidal 200 non-tidal	Note 2	Note 2	Note 2	N/A	Note 2	Note 2
Setbacks (feet)																
Front ¹⁵	20	20	30	30	10 ⁶	20	30	20	50 ⁷	Note 2	Note 2	10 ⁶	15	30	Note 2	Note 2
Side and rear ¹⁵	15	15	20	20	10 ⁶	10 ¹⁰	15 ⁹	10 ¹⁰	20	Note 2	Note 2	10 ⁶	None	None	Note 2	Note 2
From vernal pools (significant or non-significant, see § 225-1.3F)	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75
From water bodies and wetlands that meet the criteria for inclusion in the Shoreland Zone	75	75	75	75	75	75	75	75	75	75	75	50	50	75	75	75
Maximum Building Coverage																
With public sewer and water	30%	30%	20%	20%	None	30%	30%	30%	N/A	20 ¹¹	20 ¹¹	20 ¹¹	20 ¹¹	70% ¹⁴	0%	0%
Without public sewer and water	20%	20%	10%	10%	N/A	N/A	30%	N/A	20%	20 ¹¹	N/A	N/A	N/A	N/A	0%	0%

225 Attachment 2:1

Supp 1, Jun 2022

OGUNQUIT CODE

District	OFR	R	RR1	RR2	DB	GB1	GB2	LB	F	SLR	SLC	SG1	SG2	SG3	SP	RP
Maximum Building Height¹²																
Feet	35	35	35	35	35	35	35	35	35	35	35	35	27	35 ¹⁵	35	35
Stories	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2 ¹⁵	2 1/2	2 1/2

NOTES:

- For a residential use, the minimum lot area shall be 12,500 square feet.
- Same as nearest adjacent non-shoreland zone.
- For residential use, the minimum lot area shall be 30,000 square feet.
- For residential use, the minimum lot area shall be 60,000 square feet and the minimum street frontage shall be 100 feet.
- Residential uses, except accessory dwelling units on the second floor above a commercial use, shall require a minimum street frontage of 75 feet.
- The minimum front setback for a structure existing on the effective date of this chapter shall be 10 feet or the existing structure's front setback, whichever is less.
- The minimum front setback for a structure existing on the effective date of this chapter shall be 50 feet or the existing structure's front setback.
- The side and rear setbacks for a structure abutting a residential use shall be 15 feet. The minimum side and rear yards for a structure existing on the effective date of this chapter shall be the setback indicated above or the existing structure's setback, whichever is less.
- The side and rear setbacks for a structure abutting a residential use shall be 25 feet. The minimum side and rear yards for a structure existing on the effective date of this chapter shall be the setback indicated above or the existing structure's setback, whichever is less.
- The side and rear setbacks for a structure abutting a residential use shall be 15 feet.
- In the Shoreland Zones, the total area of all buildings, structures, parking lots and any other nonvegetated surfaces shall be included in the computation of maximum building coverage, and shall not exceed the indicated percentage of the lot area, or portion of the lot area thereof, located in the Shoreland Zone. See definition of "coverage, building" in Article 2.
- No structure shall contain more than 2 1/2 stories or the indicated height.
- Expansions of legally nonconforming hotels/motels in all zoning districts in which new hotels/motels are prohibited shall meet all the dimensional requirements of the zones in which they are located according to Table 703.1, as well as the standards of §§ 225-3.5 and 225-9.8.
- In the SG3 District, if proposed new development on a lot would cause the total building coverage on that lot, including those portions of that lot that were legally occupied by buildings, structures, parking lots and any other nonvegetated surfaces on the effective date of this footnote 14, to exceed 40%, all new development that would increase the building coverage on that lot above 40% shall conform with the Low Impact Development Practices set forth in Volume III, Chapter 10, of the "Maine Stormwater Best Practices Manual" published by the Maine Department of Environmental Protection. Under no circumstances shall the total building coverage on any lot exceed 70%.
- In the SG3 District, for that portion of a nonprofit performing arts theater commonly known as a "fly tower," which encloses apparatus commonly known as a "fly system" employed to lift from, or lower to, the stage area items such as scenery, lighting and/or other equipment or utilities, the maximum building height shall be 85 feet, regardless of the number of stories. In addition, for that part of a nonprofit performing arts theater commonly known as the "back of house," which is located behind the stage and fly tower and is ordinarily inaccessible to members of the public attending performances, the maximum building height shall be 50 feet or three stories, whichever is greater.

Overview of Land Use Factors Impacting Development

Bodack v Ogunquit case

As described within the Transportation chapter, the 2006 Bodack v Ogunquit case, which requires that any new development within one mile of the Berwick Road/Route 1 intersection show no net impacts on the level of service on roadways, has resulted in the curtailment of development that would have otherwise taken place in the community. As land use and transportation are intimately tied together, and new land uses typically have a baseline increment of new vehicular trip generation associated with them, this threshold likely proves an impossible test for many projects to meet and thus halts most new development in the town within the one-mile intersection radius.

Formula Restaurants

As set forth in Sec. 225-7.13 of the zoning code, Ogunquit does not allow formula restaurants within the community, along with any restaurants with a drive-through window.

Per the Zoning ordinance, the definition of a formula restaurant is as follows:

Formula Restaurant shall mean a restaurant that stands alone as a principal use or with another use as an accessory use, and which prepares food or beverages on site for sale to the public, and which is required by contractual or other arrangements to maintain any one or more of the following standardized features, which causes it to be substantially identical to other restaurants, regardless of the ownership or location of those other restaurants: name, menu, food preparation and presentation format; decor, employee uniforms, architectural design, signage; or any other similar standardized features.

This provision within the ordinance is designed to ensure that the Route 1 corridor in Ogunquit

The Town's survey results indicated a strong desire to restrict formula development for other land use categories.

does not become a formula restaurant corridor with chain, franchised fast food restaurants as is frequently found in communities across the US. The Town's survey results also indicated a strong desire to restrict this type of formula development for other land use categories, such as retail and lodging.

Short Term Home Rentals

Short-term home rentals are currently an issue being confronted by every coastal community in southern Maine. Currently, Ogunquit requires owners who wish to rent their property on a short-term basis (a minimum of seven days) to register with the Town.

The issues that frequently arise in discussion regarding short term home rentals include:

- The number of individuals staying at a property at any one time.
- The noise from overnight parties and accumulation of trash occurring on short-term rental properties.
- Implications of short-term rentals for the local housing market.

As of June 2023, there were 238 active Short-Term Rentals within the town per data provided by the AirDNA.

As of June 2023, there were 238 active Short-Term Rentals within the Town per data provided by the AirDNA database; note this number does fluctuate significantly, generally peaking in the third quarter of the year.

Projected Land Acreage Needed for

Development

The Housing inventory chapter includes housing demand projections based on a 12.6% and 25.3% increase in population between 2020 and 2040. Utilizing the 2020 household size of 1.91 persons as the baseline, this analysis yielded an estimate of between 193 and 343 additional housing units needed by 2040. For the purposes of this analysis, these calculations assume that the existing zoning dimensional and use requirements contained in the Ogunquit Zoning Ordinance remain as-is in perpetuity.

As contained within the parcel dataset used to complete the analyses within this chapter, the average parcel size for lots coded as single family within the Assessor’s record is 0.7 acres, 0.33 acres for lots coded as two-family, and 2.16 acres for lots coded as containing three or more units. This works out to a calculated average of 1.42 units per acre for single family residences, 6.06 units per acre for two family residences, and 5.8 units per acre for three or more units. Using the single family average parcel size of 0.7 acres per parcel and assuming household sizes stay the same at 1.91 persons per household, the town would need 135.1 acres of additional developed land area to accommodate the needed housing units using the 12.6% growth scenario, up to as much as 240.1 acres under the higher 25.3% growth scenario. However, when the smaller two-family parcel average size of 0.33 acres is used for this calculation, only 63.69 acres of developed land area are needed under the 12.6% growth scenario, up to 113.19 acres under the 25.3% growth scenario. This reduction demonstrates the ability of denser residential development patterns to help conserve land within the community, reducing impacts on natural areas.

Conclusion

Ogunquit's future development is restricted because most undeveloped land is open space or woodland in the Farm District or along rivers and streams. According to future population estimates, the Town will need at least 193 more homes in the next ten years. Most of that growth will come from the expansion of use from single-family homes to multi-unit homes or the addition of accessory dwelling units. Industrial use is prohibited in Ogunquit. Commercial use is limited to districts along Route 1, Shore Road and the downtown area. There are very few undeveloped parcels in growth districts, so future growth will have to be accommodated by change of use or redevelopment of existing properties.

According to future population estimates, the Town will need at least 193 more homes in the next ten years.

Chapter 14: Future Land Use Plan

The Future Land Use Plan is integral to the implementation of the goals, policies and strategies outlined in the other chapters of the Comprehensive Plan. The Plan reflects the following guiding principles with respect to the general pattern of development.

- Downtown Ogunquit should continue as a vibrant, densely developed, pedestrian oriented, mixed-use village like community.
- The areas adjacent to the downtown area and located along Route 1 and Shore Road should continue as mixed-use areas with a predominantly pedestrian orientation. Multifamily dwellings should be encouraged here.
- The older residential areas, mainly east of Route 1 and along Shore Road, should be maintained as residential areas.
- The outer portions of the Route 1 corridor should continue to serve as locations for hotels and motels to serve the Town's visitors.
- The area west of Route 1 extending to the Maine Turnpike should continue to be developed with housing that is, to the extent feasible, served by public water and sewer.
- The area west of the Turnpike should continue to remain as farmland and otherwise be lightly developed with housing accompanied by significant open space. Further subdivisions should be restricted.

In addition, the plan attempts to address challenges such as:

- Encouraging development in areas served by public infrastructure.
- Sustainable economic development—including the provision of workforce, affordable and senior housing.
- Improving stormwater quality.
- Protecting our natural, water, and marine resources.
- Protecting open space, wildlife corridors, and farmlands.

The future land use plan embodies the concept that the Town should identify and designate growth areas and rural areas. Growth areas include areas of Town that can accommodate development served by public water and sewer. Rural areas include areas with significant natural resources, open space and farmland and/or areas not served by public water and sewer. Implementing the Future Land Use Plan will be the responsibility of the Planning Board and the Code Enforcement Officer.

Ogunquit’s spending has typically focused on maintenance items, such as roads, sidewalks, and vehicles for Town departments. Recently, spending has focused on rebuilding Town buildings. For example, the Town has rebuilt all Town bathroom facilities, located at the beaches, Perkins Cove, and downtown. The Town is now re-developing the site of the former Ogunquit Village School as a Town Hall and Police Station, followed by renovating the existing community center, as detailed in the Public Facilities section. Now, increased focus is shifting towards monitoring stormwater management to reduce contamination throughout the Town watersheds. Also, Ogunquit has started looking at climate change projects, such as replacing streetlights with LED fixtures, purchasing an electric car for the Code Enforcement Officer as a pilot, and installing EV chargers at one Town parking lot as another pilot. This Comprehensive Plan seeks to focus future spending on climate change issues—to preserve our unique and popular natural resources—and on increasing affordable and senior housing, both to help provide workforce housing and to provide housing for anticipated population growth. As noted in the Housing Chapter, Maine census estimates that Ogunquit will need between 193 and 343 housing units by 2040.

The Town has rebuilt all Town bathroom facilities, located at the beaches, Perkins Cove, and downtown. The Town is now re-developing the site of the former Ogunquit Village School as a Town Hall and Police Station.

Because the Town is heavily developed in residential zoning districts, and residents are striving to preserve undeveloped land protecting the fragile watersheds and estuary, most of that development will occur in the growth zones defined in the table below. Maine statutes allowing accessory dwelling units and tiny homes may help. Additionally, Ogunquit recently approved a multi-unit senior living facility on Route 1, which will provide almost 40 units when complete, with 20% designated as affordable. The growth areas will see the most expansion, both residential and commercial.

Housing Demand Projections, 2020 through 2040				
	2020	2030 (Projected)	2040 (Projected)	Change 2020-2040
	(Actual)			
Population Change				Additional Population
12.6% Population Growth Scenario	1,577	1,694	1,775	198
25.3% Population Growth Scenario	1,577	1,971	2,464	887
Total Occupied Housing Units (Assuming Household Size Stays Same)				Additional Units Needed
<i>Average Household Size (Calculated)</i>	<i>1.91</i>	<i>1.91</i>	<i>1.91</i>	-
12.6% Population Growth Scenario	709*	799	900	193
25.3% Population Growth Scenario	709*	889	1,114	343

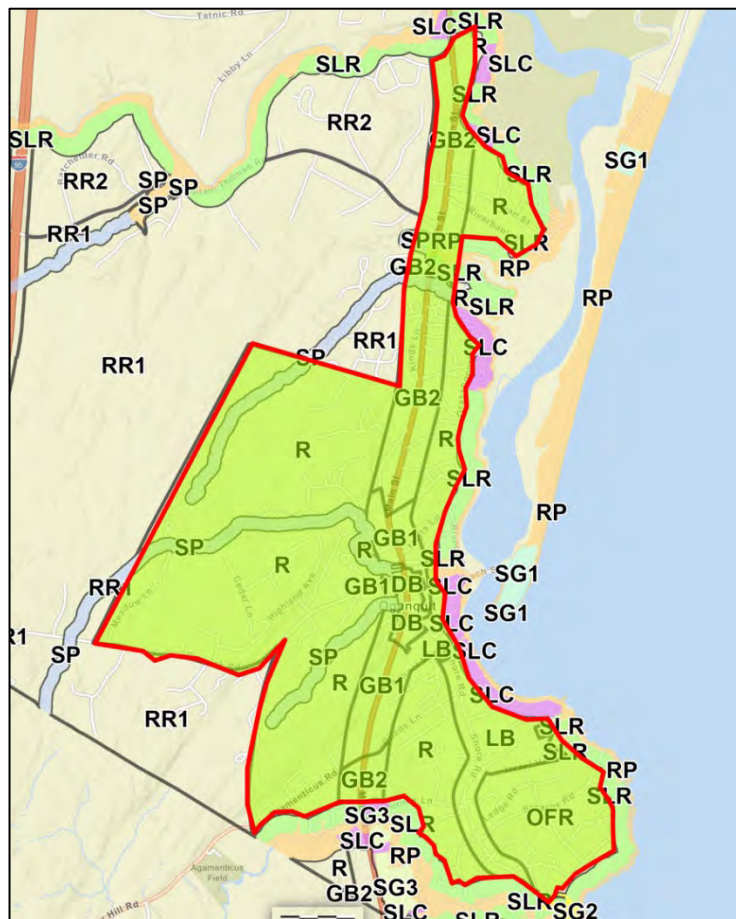
Growth Areas

District	Relationship to vision	Infrastructure Available	Why Suited for Growth	Compatibility to Current Uses	Anticipated Capital Investments
-----------------	-------------------------------	---------------------------------	------------------------------	--------------------------------------	--

Single Family Residential (to be changed to "Residential.")	Between Shore Road and the Marginal Way, heavily developed with residential properties, historically restricted to single-family dwellings.	Town roads, power via overhead lines, KKWWD water, and OSD sewer.	Limited growth potential, as already heavily developed. Some opportunities to convert some single-family dwellings to multifamily or to add ADUs.	Change the OZO to allow multi-family homes, as well as Tiny Homes and ADUs or tiny homes.	May need to increase water and sewer capacities as well as road capacity.
Residential	West of Route 1 and between Route 1 and Shore Road. Heavily developed with residential properties	Town Roads, power via overhead lines. Some KKWWD water service, some OSD Sewer	Limited growth potential as heavily developed; some undeveloped properties still remain.	Change the OZO to allow future multifamily opportunities or to add ADUs	Consider extending KKWWD water and OSD sewer lines
Downtown Business	Downtown Ogunquit, heavily developed with mostly commercial properties.	Town roads, power via overhead lines, KKWWD water, and OSD sewer	Heavily developed with established businesses, but business ownership constantly changing.	Same. A strategy suggests allowing contract zones for senior and affordable housing within this district	May need to increase water and sewer capacities
General Business 1	Along Route 1, north and south of Downtown, heavily developed with mostly commercial properties	Town roads, power via overhead lines, KKWWD water, and OSD sewer	Heavily developed with established businesses and homes	Same. A strategy suggests splitting this district between DBD and GBD-2, A strategy suggests allowing contract zones for senior and affordable housing within this district	May need to increase water and sewer capacities
General Business 2	Along Route 1, north and south of GB1. Heavily developed, with a mostly commercial properties.	Town roads, power via overhead lines, KKWWD water, and OSD sewer	Heavily developed with established businesses and homes	Same. A strategy suggests allowing contract zones for senior and affordable housing within this district	May need to increase water and sewer capacities

Limited Business	Along Shore Road, with a mix of residential and commercial properties	Town roads, power via overhead lines, KKWWD water, and OSD sewer	Heavily developed with established businesses and homes	Same. A strategy suggests creating a municipal zone for Town owned land	
------------------	---	--	---	---	--

Following is a [map of the Growth Areas in Ogunquit](#), highlighted in green. These are existing business districts and residential zones.



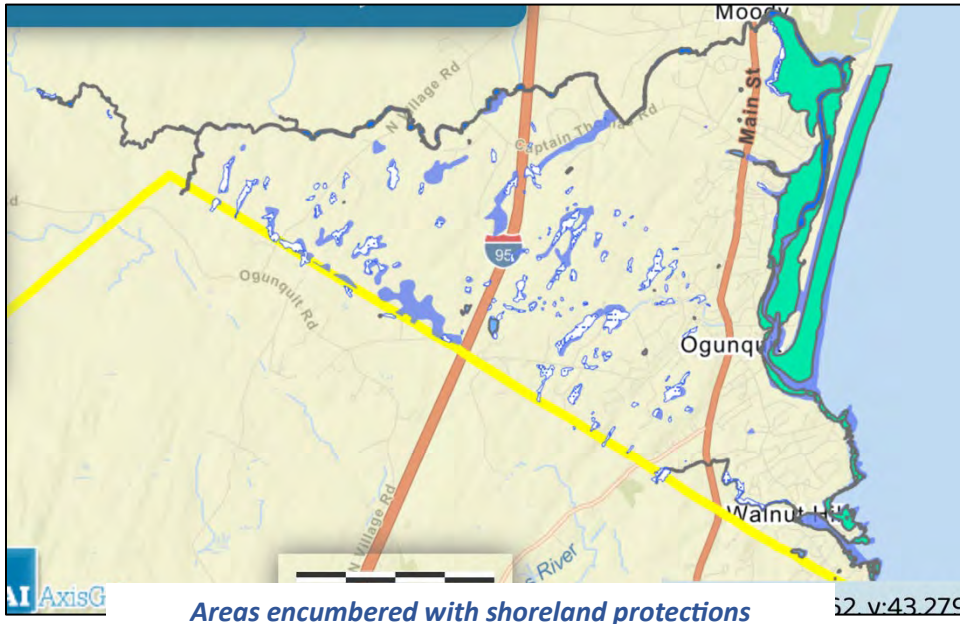
Growth areas within the town

Critical Districts--Shoreland and Rural Areas

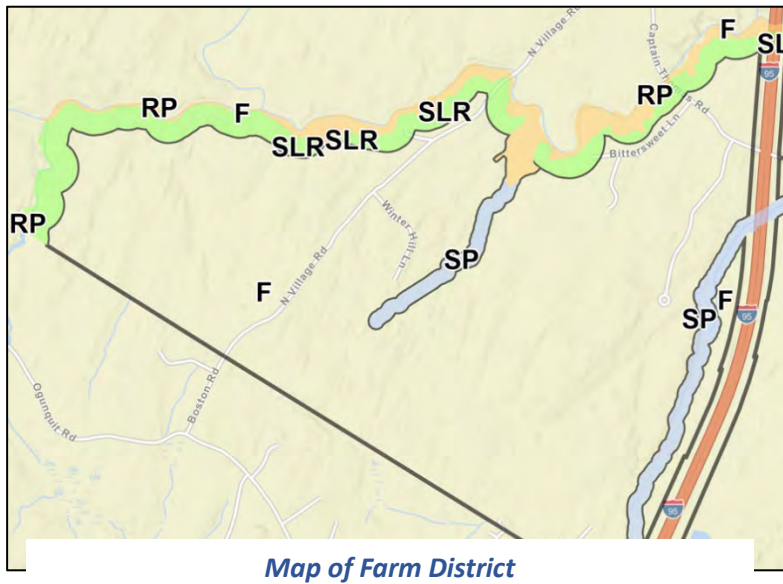
District	Relationship to vision	Opportunities/ Constraints	Proposed Land Uses	Compatibility to Current Uses	Anticipated Capital Investments
Farm	To maintain the area west of Route 95 as a rural zone, with open space and undeveloped forest areas.	The only farm in town. Much of the area is developed or protected.	Farming, protected areas, and limited development.	Compatible	Capital investments to protect open space and woodlands.
Shoreland Limited Residential	Areas adjacent to protected areas with current residential development.	Much of this zone is developed, with shoreland restrictions.	Continue as limited residential uses.	Compatible	Possible upgrades to storm drain system.
Shoreland Limited Commercial	Areas adjacent to protected areas with current commercial and residential development.	Mostly along the coast and Josias River. Already heavily developed with shoreland restrictions.	Continue for limited commercial uses.	Compatible	Possible updates to storm drain system.
Shoreland General Development 1- Ogunquit Beach	The currently developed area at Ogunquit Beach.	Heavily developed, on the dune area at the mouth of the Ogunquit River.	Limited development due to proximity to beach and dunes, with exposure to sea level rise.	Compatible	Capital investments to improve stormwater management, revetment, parking lot maintenance.
Shoreland General Development 2- Perkins Cove	The currently developed area at Perkins Cove.	Heavily developed, at the mouth of the Josias River.	Maintain working waterfront, with homes and tourist attractions.	Compatible	Capital investments to replace footbridge, dredge, and repair sea wall.
Shoreland General Development 3	The currently developed area around the Ogunquit Playhouse.	Limited to Playhouse use and development.	Further development of the Ogunquit Playhouse facilities.	Compatible	No Town investment.
Rural Residential 1	Land between Route 95 and Route 1.	Some Town roads, power can be available. Little access to	Mostly undeveloped, with some unprotected	Compatible	Possible road upgrades if sewer and

	Intended to be lightly developed. Much of this zone is undeveloped.	KKWWD water or OSD Sewer.	wetlands. Many properties are landlocked.		water services are extended.
Rural Residential 2	Two small districts between RR1 and the Ogunquit River. Mostly residential development.	Town roads, power available via overhead lines. Some water via KKWWD,, some OSD Sewer.	Mostly developed with residences.	Compatible	Possible road upgrades if sewer and water services are extended.
Stream Protection	All areas within 75' of the high-water line of a stream, not previously protected elsewhere.	Defined by local streams.	Continue to restrict future development in the district.	Compatible	Possible upgrades to storm drain system.
Resource Protection	Areas containing or adjacent to shoreland, including saltmarshes, freshwater or coastal wetlands, and significant wildlife habitats.	Defined by waterfront and wetlands.	Continue to restrict future development in the district.	Compatible	Possible upgrades to storm drain system.

The following map illustrates the Ogunquit River, Josiah River, Wetlands throughout the town, and the waterfront, protected within the Ogunquit Zoning Ordinance.



The following map shows the Farm District, with the only working farm in Ogunquit.



Future Lar

Goals, Policies, and Strategies

Goal:

- To encourage thoughtful growth and development while protecting and preserving the charm and natural resources Ogunquit cherishes.

Policies:

- To coordinate the community’s land use strategies with other local and regional land use planning efforts.
- To protect critical rural and waterfront areas from the impacts of development.
- To incorporate policies and strategies from all Comprehensive Plan chapters into the Ogunquit Zoning Ordinance.
- To support the level of financial commitment necessary to provide needed infrastructure in growth areas.
- To ensure that permitting procedures are in keeping with the Comprehensive Plan, especially in growth areas.
- To ensure that Ogunquit Zoning Ordinance allows appropriate development through designated growth areas.
- To encourage affordable workforce housing within the Town.
- To protect natural resources from overuse and overdevelopment.
- To encourage visitors and part-time residents to enjoy the Town, while preserving Ogunquit’s sense of community.
- Encourage a more climate friendly Town.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Change OZO to provide stricter regulations regarding construction storm water runoff, especially prohibit silt fence use.	1	Planning Board

Add enforcement mechanisms to OZO 225-8.14 C. (4) (Wastewater Pollution) for failure to report and remedy.	2	CEO
Reduce allowable impervious surface coverage percentage in all Shoreland zones.	3	Planning Board
Expand Shoreland Zones to include more wetlands.	4	Planning Board
Revise OZO 240-10.5 A. (1) (Storm Drainage Design Standards) to accommodate a 50-to-100-year storm.	5	Planning Board
Update OZO to reflect changes to Single Family Zones, reflecting Tiny Home and ADU provisions.		Planning Board
Revise road construction requirements to be more environmentally friendly.		Planning Board
Research and propose incentives for conserving open space or wooded coverage on applicable projects.		Planning Board
Create Municipal Zone and regulations for town owned properties.		Planning Board
Review tightening requirements in OZO 225-3.3.H (Additional Requirements in Shoreland Zones).		Planning Board
Define Erosion Control Plan in definitions in OZO and Subdivision ordinance.		Planning Board
Add definition of stormwater management to OZO and reference to Subdivision ordinance.		Planning Board
Add a stormwater management reporting requirement for construction sites to OZO and Subdivision Ordinance.		CEO
Add requirements for pre- and post-construction stormwater runoff inspection to subdivision Ordinance.		CEO
Require regular reviews of the impact of growth on Town infrastructure and natural resources. Track new development in the community by type and location. Consider developing impact fee ordinance.		Town Manager
Tighten the OZO language regarding formula restaurants to increase enforceability for these uses.		Planning Board

Consult Town Attorney to review the Town’s ability to prohibit formula hotel chains and retail stores in OZO.		Planning Board
Merge DB and GBD1 zones based on parking requirements.		Planning Board
Develop and add Form Based Zoning in areas requiring Design Review.		Planning Board
Map Contract Zones for affordable and senior housing in DB, GBD1 and GBD2.		Planning Board
Revisit outdoor sales, adding specific allowances and prohibitions to OZO.		Planning Board
Require alternative energy and/or minimal energy use on new projects.		Planning Board
Expand Dark Sky lighting requirements for all subdivisions, new construction, and structural alterations, both commercial and residential.		Planning Board
Potentially establish a single zone for properties, except properties in Shoreland Zones, currently situated in multiple zones.		Planning Board
Analyze and report on feasibility and desirability of allowing food trucks at Footbridge and North Beach.		Planning Board
Encourage the extension of and connection of sewer lines into all Shoreland Zones.		Town Manager
Audit and monitor subdivision restricted land areas for compliance.		CEO
Add definition of “impervious surfaces” to OZO.		Planning Board
Update Site Plan application checklist in OZO to require State stormwater permits and federal permits where required, and review waiver of stormwater plan.		Planning Board
Analyze and report on costs and viability of adding Soils layer to Town GIS map.		CEO
Ensure that the capital improvement plan includes costs associated with implementation of strategies.		Town Manager

Coordinate with neighboring communities regarding land use designations and regulatory and non-regulatory strategies.		Town Manager
Provide that the Code Enforcement Officer is supported and trained and meets State certification requirements.		Town Manager
Direct that a minimum of 75% of new municipal capital investment goes into growth areas.		Town Manager
Periodically (at least every 5 years) evaluate progress on implementation of the Plan. Set a date in 2029.		Select Board/ Implementation Committee
Analyze and make recommendations regarding the OZO's noise Ordinance, with suggestions for improvements, including equipment noise and early morning/late night disturbances.		Town Manager
Ensure that all Town-managed lights meet Dark Sky lighting standards.		Public Works
Simplify the process of adding cell boosters in Town.		CEO
Assign responsibility for implementing the Future Land Use Plan to the appropriate Board or municipal official.		Select Board
Track development that will impact Town resources in the community by type and location.		CEO
Evaluate whether Ogunquit can manage a strategic retreat from the coastline if or when sea level rise becomes untenable.		Town Manager
Streamline permitting requirements for development in the designated Growth Areas.		Planning Board
Identify and consult with external expert resources, as needed.		Select Board

Chapter 15: Climate Change and Sea Level Rise

Purpose

Much of Ogunquit's identity, economy, and population are inextricably tied to, dependent on, and concentrated along its coastline, making coastal climate impacts of critical concern for the town. As such, this chapter will focus on sea level rise rather than climate change in general.

Overview

Climate change is already impacting Ogunquit.

Climate change is already impacting Ogunquit and poses significant threats to the community, including its beaches, natural resources, historical and cultural resources, infrastructure, people, and economy. Warming air and ocean temperatures, shifting precipitation patterns, more frequent and intense storm events, sea level rise, increasing risk of drought, habitat loss, reduced biodiversity, and increasing prevalence of vector-borne diseases such as Lyme are just some of the climate hazards and impacts facing the Town.



Main Beach storm surge from 1/24 storm

Climate change will exacerbate existing hazards and issues, but also cause new risks and challenges for

Extreme heat and drought will threaten public health and natural resources.

Ogunquit. Intense precipitation events could cause more stormwater runoff, amplifying existing water quality problems. Increasing storm intensity and frequency will likely cause more power outages that last longer, disrupting the community's normal activities, impairing public safety, and straining local resources. Shifting terrestrial habitat conditions and warming ocean temperatures could encourage the expansion of existing invasive species, like green crab and knotweed, and enable the arrival of new invasive species, jeopardizing traditional recreation and fishing activities like shellfish harvesting. Extreme heat and

drought will threaten public health and natural resources.

Ogunquit has a relatively high percentage of older individuals (65+) living alone, characteristics that contribute to elevated social vulnerability as they tend to be associated with social isolation and decreased ability to prepare for and respond to storms, flooding, and other natural disasters.

While climate change will likely impact every facet of the community in some way, those impacts will not be felt evenly across the community and will not be uniformly distributed among population groups. Individuals who already have increased social vulnerability or have been traditionally marginalized and underrepresented will be disproportionately affected by climate hazards, as they generally have lower capacity to prepare for, respond to, and recover from hazard events and disruptions. Those populations include children and older adults, households with lower or moderate incomes, individuals with pre-existing health conditions, people of color, and those living alone. Ogunquit has a relatively high percentage of older individuals (65+) living alone,

characteristics that contribute to elevated social vulnerability as they tend to be associated with social isolation and decreased ability to prepare for and respond to storms, flooding, and other natural disasters. As a result, the community likely has an elevated level of vulnerability to natural hazards and climate impacts.

The Community likely has an elevated level of vulnerability to natural hazards and climate impacts.

Sea Level Rise Background

Ogunquit can expect to see a 15-fold increase in coastal flooding by 2050.

Sea level rise is a global phenomenon

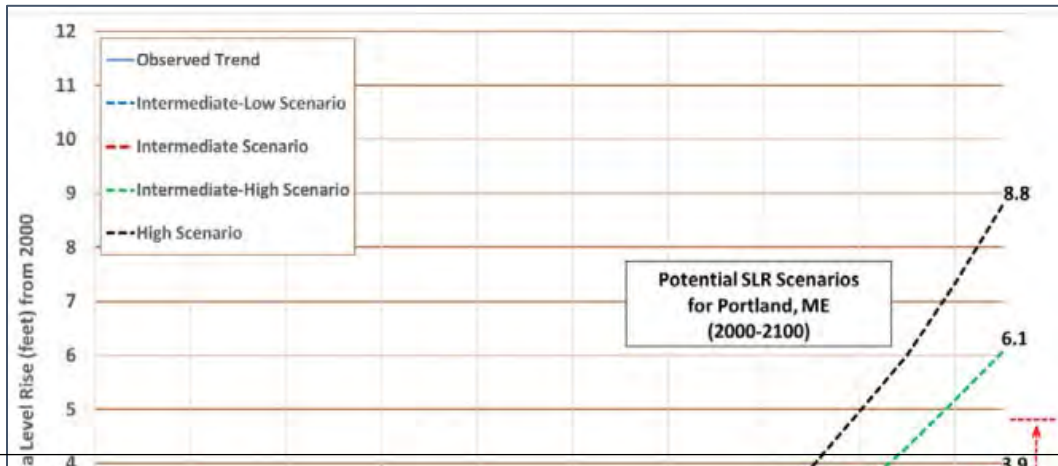
driven by two primary factors related to climate change: an increase in the volume of ocean water caused by the

melting of land-based ice sheets and glaciers, and thermal expansion of seawater as it is warmed by increasing global temperatures. While sea level in Maine has been rising in the long-term, over the past few decades the rate of rise has accelerated. Nearly half of the documented sea level rise that has occurred locally over the past century has happened since 1993, representing a rapid increase in the rate of change. That rise is increasing the frequency of nuisance or high tide flooding, with southern Maine seeing four times as many nuisance flooding events over the last decade compared with the average of the past 100 years. According to a State 2020 study, under intermediate global greenhouse gas emissions scenarios there is a 67% probability that sea level will rise between 1.1 and 1.8 feet by 2050, and between 3.0 and 4.6 feet by the year 2100 relative to 2000 water levels, with higher sea level rise amounts possible. With that rate of sea level rise, not accounting for increased intensity and frequency of storms, Ogunquit can expect to see a 15-fold increase in coastal flooding by 2050.



*Flooding in Perkins Cove
1/24 storm*

Those scenarios do not account for more intense rainfall that climate change is bringing to the region, which will exacerbate flooding.



Graph illustrating historical sea level rise in Portland (solid blue line) and scenarios from 2000-2100 with

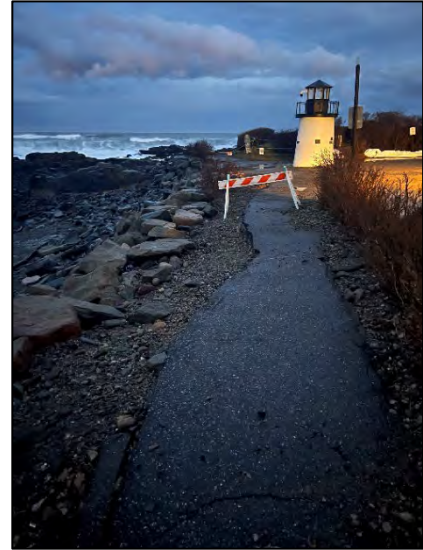


Main Beach Parking Lot 1/24 storm



Aftermath of 1/24 storm at Ogunquit River

Historically, coastal flooding has been the most common type of weather-related disaster in coastal southern Maine, causing an average of \$800,000 in property damage annually across the region since the mid-1990s. As sea level rises in the future, normal high tides will be higher and storms, and accompanying storm surge (the abnormal rise in ocean water level above the normal predicted astronomical tide during a storm event), will be more impactful, causing extensive coastal flooding to roads, homes, and businesses. Storm surge can cause extreme flooding in coastal areas, especially when storm surge coincides with normal high tide, as was the case during a late December 2022 coastal storm when Ogunquit experienced a roughly 2.5-foot surge that hit at high tide causing significant and damaging tidal flooding leading to road closures and extensive power outages. The December 2022 storm and more recent January 2024 storm highlighted how increasing storm intensity and frequency coupled with sea level rise will impact the community. Of local concern is the impact of power outages from future storms on Ogunquit’s relatively large population of vulnerable older residents who rely on medical services and equipment that require electricity. While future sea level rise will occur gradually over time, extreme storm events can cause damaging flooding episodically in the short-term.



Marginal Way after storm

In addition to rising seas, storm surge, and more nuisance flooding events, southern Maine is experiencing more frequent and intense precipitation events. As noted above, the intensity and frequency of precipitation is expected to increase in the future with climate change. Stormwater runoff from intense rainfall events combined with storm surge and future sea level rise will lead to more extensive flooding, potentially increasing pollution and intensifying water quality issues in Town. That threat is further exacerbated by development pressure throughout the Ogunquit River and Josias River Watersheds and increasing impervious coverage within the region. Precipitation events can cause widespread flooding and damage, especially when coupled with elevated ocean water levels.

Maine is experiencing more frequent and intense precipitation events.

Sea Level Rise Impacts on Ogunquit

As storms and rising seas erode beaches and damage beach-dune systems, some of the natural and recreational services that beaches provide will disappear, resulting in tangible losses to the local economy.

Sea level rise is projected to cause regular inundation of low-lying coastal areas during high tide; contamination of groundwater and drinking water wells from saltwater intrusion; septic system failure from flooding and elevated groundwater levels; and increased erosion of the coastline, including sandy beaches, dunes, and salt marshes. In Ogunquit, beaches, marshes, beach parking areas, cultural and historic resources, coastal roads, water and sewer

infrastructure, and the wastewater treatment plant are at risk of flooding. The concentration of residential and commercial development in coastal areas, tourism-based economy, and proximity of significant community resources, like the Marginal Way and Perkins Cove, to the coastline make Ogunquit particularly vulnerable to sea level rise. The Town has undertaken efforts to improve its understanding of flood risks of and vulnerabilities to sea level rise by participating in several regional sea level rise and coastal resilience planning projects.

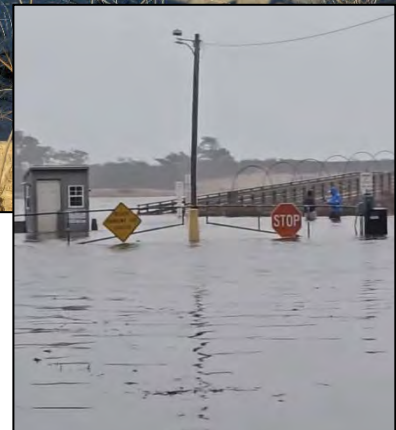
Ogunquit's beaches are vital economic,

Loss of beach parking during and after coastal storms is a serious risk to Ogunquit's fiscal health as the revenues represent 20% of the municipal budget.

An assessment by the MGS reveals that 1.6 feet of sea level rise will reduce Ogunquit's dry beach area by 42%, which could happen by 2050 or earlier depending on the rate of sea level rise and natural sand supplies.

recreation, and cultural resources for the town. As storms and rising seas erode beaches and

damage beach-dune systems, some of the natural and



Main Beach parking lot after 1/24 storm

recreational services that beaches provide will disappear, resulting in tangible losses to the local economy. There is already a minimal dry beach around the southern end of Main Beach during regular high tide. Shoreline data collected annually by the Maine Geological Survey (MGS) through the Maine Beach Mapping Program show that overall, Ogunquit's beach and dune areas are not experiencing erosion from year to year, but rather are accreting or growing slightly. According to MGS, from 2017 to 2021, Ogunquit saw strong positive trends in dune and beach change, while the mean dry beach width stayed about the same. From 2020-2021, dry beach width decreased near the river, but increased along most of the beach. Despite the current positive trends, sea level rise is expected to accelerate the rate of erosion and cause more beach areas to be inundated during tidal cycles. An assessment by the MGS reveals that 1.6 feet of sea level rise will reduce Ogunquit's dry beach area by 42%, which could happen by 2050 or earlier depending on the rate of sea level rise and natural sand supplies. That finding has serious implications for Ogunquit's economy, as well as for the overall community, its residents, and local businesses that rely on having healthy beaches to support tourism and recreation. In addition to the beaches themselves, beach parking areas are critical assets for the Town. The Main Beach parking lot, Footbridge Beach parking lot, North Beach parking lot, and the Lower Lot are vulnerable to sea level rise, as are road access to the lots and footpath access from the lots to the beaches. Flooding of those areas could result in costly damage to pavement and parking lot infrastructure and lead to partial or entire closures of parking lots for extended periods of time. Depending on when these closures occur (during the tourist season or off-season), they could result in decreased parking revenue and beach visitation. Municipal data show that the Town's public beach lots brought in over \$3 million annually during the fiscal years ending in 2018-2020. That revenue makes up over 20% of Ogunquit's municipal budget. Therefore, loss of beach parking during and after coastal storms is a serious risk to Ogunquit's fiscal health. Additionally, access to parking is a key determinant of beach visitation. If future sea levels rise and coastal storms decrease the availability of beach parking, beach visitation and beach-centered tourism in Ogunquit could change as well.

Perkins Cove and the Marginal Way are also vulnerable to sea level rise.

Historic and cultural assets that are significant drivers of tourism, including Perkins Cove, Wharf Lane, and the Marginal Way, are also vulnerable to sea level rise. Sea level rise modeling shows that the Marginal Way itself is not projected to be directly impacted by flooding from 1.6 or 3.0 feet of sea level rise combined with storm surge. However, the path already experiences significant erosion

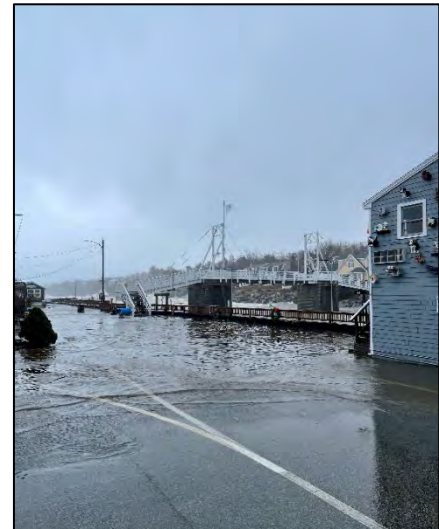
Ogunquit's municipal budget is highly dependent on revenue from local property taxes and coastal development provides a substantial portion of the municipal tax base, generating vital funds that sustain community operations, services, and programs.



*Waves pounding Marginal Way
(Photo: Joan Griswold)*

damage during storm events from pounding waves and high-water levels. Sea level rise will cause elevated base water levels that will likely cause higher storm tide water levels and worsening erosion from more intense and direct wave action potentially resulting in loss of integrity to the path and safety concerns.

In addition to impacts to the tourism economy, sea level rise, and climate change in general, pose risks to municipal fiscal health. Like other coastal communities in Maine, Ogunquit's municipal budget is highly dependent on revenue from local property taxes and coastal development provides a substantial portion of the municipal tax base, generating vital funds that sustain community operations, services, and programs. However, it is that same development that is most susceptible to coastal flooding, placing residents, visitors, and municipal tax revenue at greatest risk. Studies have shown that coastal hazards and climate change diminish the value of impacted properties. A [2022 study](#) by SMPDC found that coastal properties totaling approximately \$98,900,000 in assessed value are exposed to flooding from 1.6 feet of sea level rise combined with storm surge. That figure increases to \$112,200,000 with 3.0 feet of sea level rise combined with storm surge, representing 10% of the Town's FY2021 municipal budget. Municipal fiscal health could be affected as coastal properties, which generate a large portion of local tax revenue, are increasingly exposed to flooding and potentially decrease in value due to the increasing flood risk.



*Road flooding Perkins Cove 1/24
storm*

Most of the properties at direct risk of flooding in Ogunquit are designated as uses other than residential single-family homes, amplifying potential negative impacts to the local economy.

Road flooding poses risks to public health, safety, and wellbeing as it disrupts local travel.

Ogunquit has 0.7 miles of road vulnerable to 1.6 feet of sea level rise plus storm surge, almost 0.5 miles of which are local roads. Road flooding poses risks to public health, safety, and wellbeing as it disrupts local travel, the provision of emergency services, and access to emergency evacuation routes in town. Additionally, flooding can cause costly damage to road infrastructure.

Roads that are vulnerable to flooding from sea level rise include Beach Plum Lane, River Road, Ocean Street, Riverbank Road, Beach Street, Bridge Street, Lower Lot Road, and Perkins Cove Road.



The Ogunquit Sewer District's (the District) wastewater treatment plant, access to it via Ocean Avenue in Wells, and pump station are extremely vulnerable to sea level rise. The plant, which is in a coastal sand dune system, is projected to experience

significant inundation in the 1.6-foot scenario and is entirely inundated by the 3.0-foot scenario. It has experienced significant flooding in the past, particularly during the Patriot's Day Storm in 2007. Both the District and the Town have undertaken or been involved with studies to examine the impacts of sea level rise, storm surge, and flooding at the plant. Considerable measures are being investigated and implemented by the District to reduce the critical facility's vulnerability to flooding by relocating it inland to an area of lower flood risk. The District purchased land outside of the designated regulatory floodplain to eventually relocate the treatment plant as necessary. The District has also moved existing electrical equipment out of the flood-prone basement of the plant, installed flood gates on entry doors, and is planning to elevate other critical equipment to mitigate flood impacts.

Considerable measures are being investigated and implemented by the District to reduce the critical facility's vulnerability to flooding by relocating it inland to an area of lower flood risk.

While sea level rise and coastal flooding threaten both commercial and recreational fishing activity through direct impacts to harbor infrastructure at Perkins Cove and access to that infrastructure, there are additional climate-related impacts on the marine environment. Water quality issues negatively impact coastal wildlife, including commercially harvested species. Additionally, climate change causes both warming and acidification of marine waters. The Gulf of Maine is warming faster than 97% of the world's oceans.

The Gulf of Maine is warming faster than 97% of the world's oceans. Ocean acidity levels have already risen 30% and will continue rising alongside growing greenhouse gas levels.

Climate impacts will lead to some marine species migrating northward to colder water and disappearing from traditional fishing grounds. This is expected to reduce catches and associated revenue for local fishermen and could detrimentally impact Ogunquit's recreational fishing activity.

Ocean acidity levels have already risen 30% and will continue rising alongside growing greenhouse gas levels. Ocean acidification has already impacted some shellfish harvesting operations statewide and will increasingly affect marine organisms that produce calcium carbonate to build shells, such as oysters, scallops, clams, mussels, and sea urchins. These combined climate impacts will lead to some marine species migrating northward to colder water and disappearing from traditional fishing grounds. This is expected to reduce catches and associated revenue for local fishermen and could detrimentally impact Ogunquit's recreational fishing activity. See <https://smpdc.org/rsrp> for further information.

Impacts to Marshes

Maine's State shoreland zoning regulations define *coastal wetlands* as all tidal and subtidal lands which have salt water tolerant vegetation present and any marsh, bog, swamp, beach flat or lowland that is subject to tidal action during the highest tide level. These coastal wetlands can also include portions of the coastal sand dunes. Ogunquit is protected by coastal wetlands called marshes. Low marsh is defined as intertidal marsh: it is exposed and covered by the tide each day. High marsh is defined as the area of salt marsh that is sporadically only covered by water.

Marshes are important to the ecosystem. They provide pollution filtering, slow and buffer water during coastal flood events and provide a wildlife habitat. They are also important in slowing erosion in areas. As in many Maine communities, marsh migration can be an issue for Ogunquit. Flooding from sea level rise poses a threat to Ogunquit's coastal wetlands at risk of flooding in Ogunquit.

As in many Maine communities, marsh migration can be an issue for Ogunquit. Flooding from sea level rise poses a threat to Ogunquit's coastal wetlands at risk of flooding in Ogunquit.

Our carbon output, such as tailpipe and factory emissions, contribute to climate change. Anything that soaks up carbon dioxide helps to offset what we put out into the world. Blue carbon reservoirs, such as marshes, salt hay and eel grass slow climate change by trapping carbon dioxide in the marsh.

Small amounts of sea level rise have the potential to cause extensive changes to marshland such as the inland migration of marshes. When sea level rise increases, high marsh environments cannot survive the increase inundation. This leaves only low marsh environments. This decreases the diversity of saltwater marsh and diminishes its ability to buffer the shoreline from erosion. If the sea level rises too rapidly or abruptly, it can drown the low marsh, leaving the shoreland unprotected. Marshes can migrate landward

If the sea level rises too rapidly or abruptly, it can drown the low marsh, leaving the shoreland unprotected.

to keep pace with sea level rise when there are no physical barriers (e.g., houses, roads, rock walls, etc.) hindering their migration.

Storms and Potential Hurricanes

Due to climate change, storms are more intense than in earlier decades with heavier rainfall and higher winds. Because of Maine’s tidal variation, the potential combination of astronomical tide and storms is concerning.

Potential hurricane inundation mapping has been done in Maine through a FEMA grant to Maine’s Floodplain Management Office in consultation with the National Hurricane Partnership representatives on tool development, proposed process and techniques. Modeling potential hurricane



Main beach, Marginal Way, and Perkins Cove flooding after 1/24 storm

Flooding from sea level rise poses a threat to Ogunquit’s coastal wetlands and the vital services they provide (e.g., wildlife habitat, water filtration, flood mitigation, and absorption of wave energy).

inundation scenarios can assist towns with investigating potential impacts on critical infrastructure, emergency management, community outreach and education.

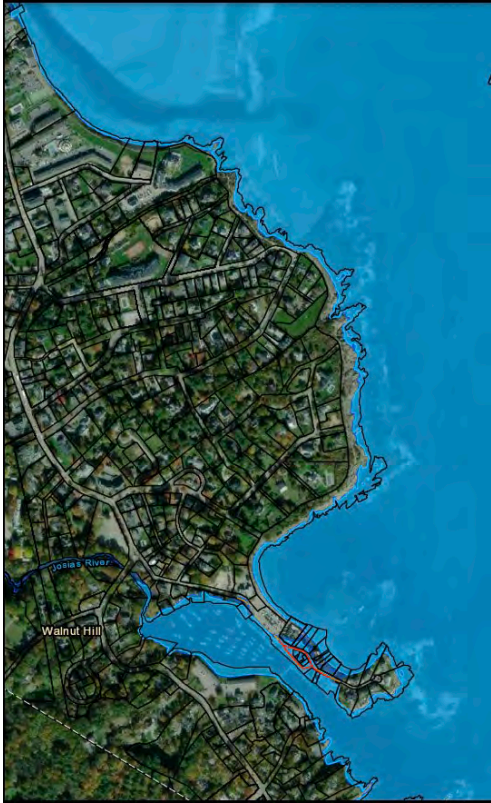
Lastly, flooding from sea level rise poses a threat to Ogunquit’s coastal wetlands and the vital services they provide (e.g., wildlife habitat, water filtration, flood mitigation, and absorption of wave energy), as it can drown saltmarsh vegetation. According to a [2013 study](#) by the National Oceanic Atmospheric Administration, there are 97 acres of coastal wetland at risk of flooding in

Ogunquit. The January 2024 storms, with beach and dune damage, coastal flooding at Perkins Cove, and damage to the Marginal Way starkly illustrate Ogunquit’s exposure.



Examples of flood impacts

Climate change poses an existential threat to Ogunquit. The rise of sea level is of concern for the Town, as it threatens the coastal community's character, economy, public safety, infrastructure, and natural resources. Ogunquit is already taking action to plan for climate change by participating as a founding member in the [Southern Maine Regional Sustainability and Resilience Program](#), enrolling in the [State's Community Resilience Partnership program](#), undertaking watershed studies and stormwater management improvements, conserving important natural areas, participating in regional coastal resilience planning projects, converting streetlights to LEDs, pursuing funding to install solar panels on the Dunaway Center, converting portions of the municipal fleet to electric vehicles (EVs), and installing EV charging stations in municipal parking lots. Continued commitment to climate action will be critical in the future to ensure the sustainability and resilience of the community.



Storm Surge + 1.6ft of
Sea Level Rise
Inundation Boundary



Storm Surge + 3.0ft
of Sea Level Rise
Inundation
Boundary



Roads Impacted by
the 1.6ft Scenario:
—
Roads Impacted by
the 3.0ft Scenario
—

Projected inundation from 1.6 and 3.9 feet of sea level rise combined with storm surge from the 1% annual chance event overlaid with Ogunquit parcels. Impacted roads account for bridge elevation, as LiDAR was used to confirm whether a bridge would be overtopped based on bridge deck elevations and the water surface elevations of the inundation scenario. If the inundation boundary appears to 'cover' a bridge, the bridge is only projected to be inundated by water if it is shown as red or orange on the map. (Source: SMPDC. 2022. Economic Resilience Assessment and Plan for Coastal York County).

Climate Change and Sea Level Rise

Goals, Policies and Strategies

Goal:

- To acknowledge and respond to the full potential of climate change impacts on residents, properties and natural resources.

Policies:

- To continue to monitor the effects of sea level and climate change and their impact on the Town of Ogunquit.
- Review and update polices and ordinances accordingly.
- Use cost benefit analysis to make decisions regarding any new retrofitting and fortification as needed due to sea level rise or climate change.

Strategies:

Priority: 1-5 with 1 being the highest priority.

Description	Priority	Responsibility
Continue to work with Maine’s southernmost coastal communities and SMPDC to assess impacts of coastal hazards, including sea level rise and erosion. Develop strategies and nature-based solutions for making the region(s) more resilient to coastal hazards and research grants to fund these solutions.	1	Town Manager
Identify and prioritize Ogunquit’s most vulnerable areas for sea level rise such as: <ul style="list-style-type: none"> • Ogunquit Beach, Footbridge Beach and North Beach and parking lot, roads leading to the beach, residential and commercial businesses in beach area. • Perkins Cove and waterfront, Perkins Cove Road, Parking lot, commercial and residential buildings. • Rocky coastline, especially in the area along the Marginal Way path which features basaltic dikes, glacial features and sedimentary rocks. • Ogunquit Sewer Treatment Plant. Ogunquit Sewer District has already purchased land outside of the floodplain, relocated electrical equipment and is planning on staging emergency equipment off site. 	2	Town Manager
	2	Town Manager

Develop plans/solutions to protect the people, infrastructure and natural resources in vulnerable areas.		
Analyze the economic impact of sea level rise and climate change on identified vulnerable areas and develop long-range plan(s) to combat negative economic changes to the Town and residents. Identify and secure the type of capital investment needed to safeguard at-risk infrastructure.	3	Town Manager
Develop an evacuation plan for residents and visitors in areas vulnerable to sea level rise.	4	Town Manager
Continue to increase the use of renewable energy resources (such as solar panels on Town structures and in parking lots), make carbon-free decisions and use cost effective materials created from recycled material. Educate and encourage homeowners to do the same.	5	Town Manager
Develop an education plan, in collaboration with residents and businesses, to educate residents and businesses as to what steps the Town is taking to address and plan for climate change and sea level rise.		Sustainability Committee
Annually review floodplain management and land use ordinances to protect vulnerable areas, especially set-back areas in shoreland areas.		CEO
Continue to research and recommend suggestions to reduce carbon emissions, beach erosion, soil erosion and maintain Best Management Practices (BMP) for stormwater run-off to Select Board.		Sustainability Committee
Educate and enforce the Maine Statute that prohibits idling vehicles.		Police Department
Encourage the planting of additional trees on Town property and residential property to provide shade and conserve energy.		Conservation Commission
Increase fines and tighten enforcement for trespassing on the dunes.		Town Manager

Appendices

Table of Contents

Appendix	Page
A. State Consistency Confirmation	281
B. Glossary and Information Links	283
C. State of Maine Legislative Incentives	289
D. Marginal Way	291
E. Ogunquit Performing Arts	296

Appendix A

State Consistency Confirmation

Appendix B

Glossary and Informational Links

2004 Plan: The most recently approved Ogunquit Comprehensive Plan.

<https://www.ogunquit.gov/DocumentCenter/View/477/Comprehensive-Plan-2003-to-2004-PDF>

ACS: The US Census American Community Survey. <https://www.census.gov/programs-surveys/acs>

ADU: Accessory Dwelling Unit. As an accessory use to a single-family dwelling, the creation and renting of a single apartment within the dwelling, attached to the dwelling or freestanding from the main dwelling shall be permitted, provided that all conditions are met. The full text is at: <https://ecode360.com/33478340 - 33478340>

Bike-Ped: Ogunquit Bicycle – Pedestrian Committee. <https://www.ogunquit.gov/274/Bicycle---Pedestrian-Committee>

Boards: Used throughout the Plan as an abbreviation for “boards, commissions, and committees,” following the language of the current Ogunquit Charter.

Board of Assessment Review: <https://www.ogunquit.gov/228/Board-of-Assessment-Review>

Budget Review Committee: <https://www.ogunquit.gov/275/Budget-Review-Committee>

CEO: Ogunquit Code Enforcement Officer. <https://www.ogunquit.gov/192/Codes-Planning-Land-Use>

ConCom: Conservation Commission, created by the Town and responsibilities are detailed in the Municipal Ordinances Chapter 49. <https://ecode360.com/33508874 - 33508874>

Contract Zoning: The process by which the property owner, in consideration of the rezoning of that person's property, agrees to the imposition of certain conditions or restrictions not imposed on other similarly zoned properties. (From OZO 225-2.2, Definitions.)

CPC: Ogunquit Comprehensive Plan Committee:
<https://www.ogunquit.gov/277/Comprehensive-Plan-Committee>

DEP 319 Grant: <https://www.maine.gov/dep/water/grants/319.html>

Designated Growth Area: An area that is designated in a municipality's comprehensive plan as suitable for orderly residential, commercial or industrial development, or any combination of those types of development, and into which most development projected over ten years is directed. See Chapter 14 Future Land Use for designated zones.

The District: From the OZO 225-11.2 Definitions, "district" refers to the Downtown Business District, the General Business Districts 1 and 2, the Limited Business District, the Shoreland General Development 1 District, the Shoreland General Development 2 District, the Shoreland General Development 3 District, or the district in which a use, structure or building development requires Design Review.

Form Based Code: A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation. <https://formbasedcodes.org/definition/>

Growth Management Act of 1988: A set of state goals to provide overall direction and consistency to the planning and regulatory actions of all State and municipal agencies affecting natural resource management, land use and development. <https://legislature.maine.gov/statutes/30-A/title30-Ach187.pdf>

Heritage Museum Committee: <https://www.ogunquit.gov/282/Heritage-Museum-Committee>

KKW: Kennebunk, Kennebunkport, and Wells Water District. <https://www.kkw.org/>

LiDAR: Light Detection and Ranging ([lidar](#)) is a technology used to create high-resolution models of ground elevation with a vertical accuracy of 10 centimeters (4 inches). Lidar equipment, which includes a laser scanner, a Global Positioning System (GPS), and an Inertial Navigation System (INS), is typically mounted on a small aircraft. The laser scanner transmits brief pulses of light to the ground surface. Those pulses are reflected or scattered back, and their travel time is used to calculate the distance between the laser scanner and the ground. <https://www.usgs.gov/faqs/what-lidar-data-and-where-can-i-download-it>

Maine Geological Society: **The Geological Society of Maine is a non-profit organization dedicated to geological issues and education in Maine.** <https://www.gsmmaine.org/>

Maine Healthy Beaches Program: The Maine Healthy Beaches Program was established to ensure that Maine's saltwater beaches remain safe and clean. <https://www.maine.gov/dep//water/beaches/>

Maine Municipal Planning Assistance Program: For more information: https://www.maine.gov/dacf/municipalplanning/comp_plans/index.shtml

Maine State Economist: <https://www.maine.gov/dafs/economist/>

Maine Tree Farm Program:

https://www.maine.gov/dacf/mfs/policy_management/tree_farm.html

Managed Retreat: Coastal Managed Retreat is a strategy used to protect coastal communities and infrastructure from the impacts of coastal erosion, sea level rise, and other coastal hazards, such as storms and flooding, when a decision is made to no longer follow a “hold the line” strategy for managing coastlines. https://en.wikipedia.org/wiki/Managed_retreat

Marginal Way Committee: <https://www.ogunquit.gov/283/Marginal-Way-Committee>

MS4: <https://www.epa.gov/npdes/stormwater-discharges-municipal-sources>

Municipal Campus Workgroup: <https://www.ogunquit.gov/279/Municipal-Campus-Workgroup>

Municipal Zone: As proposed as a strategy in Future Land Use, a zone comprising only town-owned property, with a separate zone with its own standards.

NAICS: North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

<https://www.census.gov/naics/>

National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/index.htm>

OFD: Ogunquit Fire Department. <https://www.ogunquit.gov/204/Fire-Department>

Ogunquit Municipal Ordinances: Town codes. <https://ecode360.com/OG3870>

Ogunquit River Watershed Restoration Project: The Ogunquit River Watershed Restoration Project aims to improve and protect water quality in the Ogunquit River and its estuary.

<https://ogunquit.gov/250/Protect-the-Ogunquit-River-Watershed>

OSD: Ogunquit Sewer District. A quasi-municipal body that operates the Town sewerage infrastructure. <https://www.ogunquitsewerdistrict.org/>

OHPC: Ogunquit Historic Preservation Commission, created by the Town and responsibilities are detailed in the Municipal Ordinance 97. <https://ecode360.com/33509320 - 33509320>

OPAC: Ogunquit Performing Arts Committee. <https://ogunquit.gov/295/Ogunquit-Performing-Arts-Committee>

OPD: Ogunquit Police Department. <https://www.ogunquit.gov/195/Police-Department>

OZO: Ogunquit Zoning Ordinance. <https://ecode360.com/33478250#33478250>

Parks & Rec: Ogunquit Parks and Recreation Committee. <https://ogunquit.gov/294/Parks-Recreation-Committee>

Passive Recreation Areas: Areas that occur on undisturbed and/or undeveloped land. <https://www.maine.gov/decd/programs/maine-office-of-outdoor-recreation>

Perkins Cove Harbor Committee: <https://www.ogunquit.gov/281/Perkins-Cove-Harbor-Committee>

PFAs: PFAS are widely used, long lasting chemicals, components of which break down very slowly over time. <https://www.epa.gov/pfas/pfas-explained>

Planning Board: <https://www.ogunquit.gov/230/Planning-Board>

School Board: [Wells-Ogunquit CSD Trustees. https://www.ogunquit.gov/248/School-Board-Wells-Ogunquit-CSD-Trustees](https://www.ogunquit.gov/248/School-Board-Wells-Ogunquit-CSD-Trustees)

Select Board: <https://www.ogunquit.gov/246/Select-Board>

Shellfish Conservation Commission: <https://www.ogunquit.gov/269/Shellfish-Conservation-Commission>

Soil and Water Conservation District: Soil and Water Conservation Districts (SWCDs) are subdivisions of State Government, governed by locally elected Boards of Supervisors. There are sixteen SWCDs in Maine which generally correspond to county boundaries, although there are a few exceptions. SWCDs establish local priorities for conservation efforts. Emphasis is on agriculture and forestry although urban development is a priority in some districts. https://www.maine.gov/dacf/about/commissioners/soil_water/index.shtml

SMPDC: Southern Maine Planning and Development Commission. The consultant contracted to assist the CPC with the development of this plan. <https://smpdc.org/>

Sustainability Committee: <https://www.ogunquit.gov/296/Sustainability-Committee>

Tiny Homes: Ogunquit defines a Tiny Home as a living space permanently constructed on a full foundation or frost wall and designed for use as a permanent living quarters or as an accessory structure, subject to all applicable land use requirements as a single-family dwellings or as an accessory structure, that:

- A. Complies with the Maine Uniform Building Code (MUBC) standards for construction.
- B. Does not exceed 400 square feet in size.
- C. Tiny Homes do not have wheels and does not include a trailer, semitrailer, camp trailer, recreation vehicle, or manufactured housing.

<https://legislature.maine.gov/statutes/30-A/title30-Asec4363.html>

Zoning Board of Appeals: <https://www.ogunquit.gov/249/Zoning-Board-of-Appeals>

Appendix C

STATE OF MAINE

DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY

LEGISLATIVE INCENTIVES FOR ADOPTION OF A COMPREHENSIVE PLAN THAT IS CONSISTENT WITH

MAINE'S GROWTH MANAGEMENT ACT

(30-A, M.R.S.A. §4301 et seq.)

Only communities that adopt a consistent comprehensive plan can...

- Enact legitimate zoning*, impact fee, and rate of growth ordinances;
[\(30-A, M.R.S.A. §4314; 30-A, M.R.S.A. §4352.2\)](#)
- Require state agencies to comply with local zoning standards;
[\(30-A, M.R.S.A., §4352.6\)](#)
- Qualify for preferred status with many state competitive grant programs; [\(30-A, M.R.S.A. §4349-A.3-A\)](#)
- Guide state growth-related capital investment towards locally-chosen growth areas;
[\(30-A, M.R.S.A. §4349-A.1\)](#)
- Qualify for Site Location of Development Act exemptions for certain growth-area developments;
[\(38, M.R.S.A. §488.14 & .19\)](#)

- Qualify for relaxed MaineDOT traffic permit standards for certain growth-area developments; ([23, M.R.S.A. §704.A.2.D](#))
- Qualify for authority to issue Natural Resources Protection Act (NRPA) permits; and ([38, M.R.S.A. §480-F](#))

- Qualify for authority to issue Site Location of Development Act permits. ([38, M.R.S.A. §489-A](#))

*

Exceptions apply for certain shoreland zoning, adult entertainment, and floodplain management ordinances.

Note: Absent a court ruling to the contrary, a current Department of Agriculture, Conservation & Forestry finding of consistency constitutes evidence of a plan's consistency with the Growth Management Act. If a legal interpretation is needed or desired, consultation with a municipal attorney or the Maine Municipal Association is recommended.

Revised January 4, 2016, DACF, Municipal Planning Assistance Program

Appendix D

THE MARGINAL WAY



Photo Joan Griswold

The Marginal Way Committee's mission:

"...to protect and preserve the Marginal Way (MW) for future generations. The Marginal Way is a unique example of a Maritime Shrubland Habitat overlooking the iconic ledges of the Kittery Formation. The Marginal Way is inherently beautiful in its natural state and needs no further embellishment."

Since 1925, The Town has assumed the responsibility to maintain the path, and to keep it accessible to the public. This pedestrian path has the distinction of being placed on the National Register of Historic Places on March 23, 2022, by the United States Department of the Interior.

Priorities –

- **Public Safety:**
 - Ensure safe conditions for pedestrians (e.g. paving, encroaching vegetation, storm damage, erosion, drainage).
- **Horticulture: restoration of native shrubland habitat**
 - Follow the “Green Book” Strategic Plan (plan to manage invasive plants & revegetate with native shrubs) following best practices of ecological management.
 - Maintain care of landscape in PERPETUITY with a knowledgeable, hands-on Groundskeeper

Risks to the Marginal Way

- Commitment: Policy, Money, Manpower
- Maintaining consistency of policies and support within a municipality (changing personnel)
- Financial commitment for necessary repairs and management
- Ramifications of climate change, sea rise
- Dealing with NATURE - Expect the unexpected
- Reaching a limit to our capacity for foot traffic

2023 Growing Season Action Plan Re-wilding the Marginal Way

The Marginal Way now has 15 distinct sites along the path in various stages to restore or ‘re-wild’ the habitat. Invasive plants are being removed, treated as necessary. We coordinate our efforts with the owners of adjacent properties for access to water to irrigate new plantings. Native plants – trees, shrubs, perennials, and ground cover – are installed with irrigation. All sites are monitored and intensely managed for several years after installation to prevent any reappearance of undesirable plant species.

All access paths are monitored and managed for invasives. All trees are checked and treated as necessary for damage, disease (cedars were treated in 2022 for Juniper scale), insects (all ash trees injected to prevent emerald ash borer – every two years on the even year) and freed from entangling vines. We keep alert for any sign of browntail moth, or any new invasive species.

Projects

1. Locust Grove Access Path

- a. Remove any garlic mustard in May.
 - b. Reseed, if necessary, grass along the Beachmere fence line.
 - c. Continue injecting knotweed to control spread.
 - d. Check for bittersweet, knotweed along cemetery, road, and plants at lower Lookout parking lot (any dumping?).
2. Hotel Revetment
- a. Fall '22 – remove dead knotweed material.
 - b. Winter – recut rest of knotweed B from Beachmere to Sparhawk; if have free labor, again from Patten Landscaping.
 - c. Spring '23 – treat knotweed before it grows tall, or if timing is off, cut off tall growth until able to treat.
 - d. Monitor for swallowwort growth.
3. June treat for black swallowwort regrowth.
4. O'Leary – install plants, irrigation at Stage 5B – very wet.
- a. Constant weeding of all areas – from Stage 1 – 5A&B.
 - b. Editing and pruning of some plants, remove honeysuckles along front border and at rear of plantings.
 - c. Possible to add more groundcover.
 - d. Hard prune wall of invasives at end of 5B so no spreading back down the hill.
 - e. Refill top of old storm drain.
5. Oceanside Benches 4 & 5
- a. Monitor for regrowth of invasives.
 - b. Begin planting open areas.
6. Ontio Way Access Path
- a. Continue knotweed control on left side, bittersweet on right.
7. Winkler – lower level
- a. Spring cut back of herbaceous material.
 - b. Try to find swallowwort in June and treat.
 - c. More plants for lower hillside?
8. Winkler – upper level
- a. Plant hillside.
 - b. Seed in native grass mix, plugs.
 - c. Check for signs of knotweed or swallowwort.
9. Israel Head Road
- a. Finish planting shrubs in front of two properties, mulch and install irrigation system.
 - b. Prune bushes lower on oceanside at bench 8.
 - c. Cut back bittersweet, but do not remove all yet (all ledge and difficult to replant in this area).
10. Seaside garden

- a. Spring cut back of herbaceous material – Patten Landscaping. Leave cuttings on ground as mulch.
 - b. Add back sweet fern bushes, echinacea, joe pye, little bluestem grass.
 - c. Start weeding earlier in season.
 - d. Control bittersweet along stone wall to south end.
11. Bird Sign North
- a. Weed, weed, weed until plantings fill in.
 - b. Keep cutting bittersweet, swallowwort out of low junipers.
 - c. Treat any bittersweet growing in low spreading maple and at back of hillside.
12. North Frazier Pasture Access Path
- a. Fall '22 prune and treat bittersweet and buckthorn along path.
13. Now that private property south of N Frazier Pasture access path is clearing invasive plants from their hillside, Town may want to add more planting where we abut that private land.
14. Oceanside – Devil's Kitchen to Cove
- a. Cut and treat bittersweet in revetment rocks, crevices, trees.
 - b. Treat bittersweet at ravine with chain link fence.
 - c. In open areas, seed with native mix, keep cut to 12" until grasses establish, remove thistle, queen anne, etc.
 - d. Protect winterberry, elderberry, viburnums.
15. Serenity Point (Plaque site) – maintenance funded by Marginal Way Preservation Fund
- a. Work with contractor for weeding, pruning, any new plants.
 - b. Hard cut back each Spring of low growth sumac so does not overwhelm junipers.
 - c. Retaining wall plantings – weed, prune as necessary.
16. Retaining Wall Plantings – weed, prune as necessary.
17. New site south of Middle Frazier Pasture Access Path.
- a. Begin planting area 40' deep x 532' long in front of stone wall (private property – granite markers show boundaries).
18. Cherry Grove north of Footbridge – winter work to continue clearing bittersweet out of trees.
19. Specimen black cherry (inland – South of Footbridge) plant viburnums & weeds to allow carex to get established.
20. Cedar Grove
- a. If access to water., add new shrubs to fill in where cedars have died.
 - b. Attention to remove new invasive plant: narrowleaf bittercress (volunteer pulling effort).
21. Volunteer garlic mustard pull effort in May (include bittercress) S of cedar grove and on South Frazier Pasture Access Path.
22. New Virtual Webinar April 2023.
23. 11th Annual Pod Picking Day – TBA.
24. Biocontrol continues if new source of insect agent.

25. Monitor Program continues – bi-weekly walks checking for vandalism, repairs needed, any issue related to MW, and trash pickup.
26. Planning for MW Centennial Celebration in 2025.

Submitted by the Marginal Way Committee.

Appendix E

Ogunquit Performing Arts

Addendum to Public Facilities Inventory

The history of OPA begins with the philanthropist Sanford Judson Dunaway, a local entrepreneur. In 1974 he gave \$250,000 to build the Dunaway Community Center in Ogunquit, that bears his name.

When he died in 1976, in accordance with his wishes, his daughter, **Elizabeth Dunaway Burnham**, requested that the executors include an additional major contribution to the Town of Ogunquit. The terms of the second gift specified the creation of an endowment-type, dedicated fund whose interest would be used for the purposes of bringing to Ogunquit high-quality regional and national musical performers, while keeping ticket prices low. It also stipulated the creation and funding of a new Town committee whose sole purpose would be to fulfill the mission of the bequest. The gift and terms were accepted by the Town of Ogunquit; the sum of money was to be safely invested – with the interest to be used by the Committee for operating expenses.

OPA is the oldest and longest operating committee serving the community. Over the last 4 decades, this all-volunteer committee has organized some **500 performances by more than 2000 artists**, showcasing the disciplines of classical music (symphony, chamber music, and solo concerts); classical piano concerts; the art of jazz (solo piano, groups and bands); vocal music from opera and Broadway to country, blues, folk and pop; choral ensembles, Christmas singers, gospel groups; the art of the dance, (including ballet, Irish, folk and ethnic); theatre (from Shakespeare to light comedy); multiple military and concert bands; and a Classic Film Series. Major performances still talked about today include a pops concert by the Portland Symphony Orchestra at Ogunquit Beach, multiple performances by the Portland Ballet at both the Ogunquit Playhouse and the Dunaway Center, chamber music at the Barn Gallery and the comic genius of Tim Sample at the Dunaway Center.

Explanation of Existing Physical Space dedicated to OPA Use

OPA Performance Space Needs: An auditorium with increased capacity and movable seating. A stage with adequate space, height, lighting, and sound systems. Climate-controlled storage for the Steinway Grand Piano which is easily accessible from the performance space. Additional storage for lighting and sound equipment and equipment for the Classic Film Series. Space to

store chairs, music stands and equipment for performers. A Green Room or dressing room space for performers' use before concerts.

Existing Conditions

The Dunaway Center currently holds an Auditorium which seats 200 with movable seating. There is a small stage with limited lighting and sound capabilities and very little backstage space. In the absence of an adjacent Green Room, the OPA Meeting room serves as preparation space for Performers. There is no access to the stage without walking through the audience. Upgrades would include a sound shell to reflect sound into the auditorium, more backstage space (perhaps enough to accommodate dressing rooms and/or a Green Room, and higher ceiling for scenery, hanging lights, and dancers performing lifts), better sound and lighting systems, and special flooring to accommodate visiting Dance Troops.

The current audio-visual closet has climate-controlled storage for the Steinway Concert Grand Piano and some space for chairs, music stands, sound and lighting equipment and equipment for the Classic Film Series. This space is inconveniently located at the back of the auditorium and adjacent to the audience. However, storage capacity is greatly limited.

These facilities will be upgraded when the new campus building is completed. A State-of-the-Art Performance Space would allow OPA to explore and offer more diverse artistic and cultural experiences to the Community.

OPA Meeting Room Needs

A large conference table, desk space with computer, printer, and phones, storage for files (containing minutes, programs/posters, artist materials), additional storage for other materials, and healthy ventilation and air quality.

Existing Conditions

OPA has been meeting in a small room on the Dunaway Lower Level which is completely inadequate for our spatial needs given that the Town of Ogunquit also uses it for storage. It also functions as a Green Room where our artists ready themselves for their performances. OPA has been temporarily displaced from its customary meeting space due to issues with mold and radon. Upgrades would include more space and a better ventilation system.

Strategies

As part of the upcoming design process of the Dunaway Center renovations, review the needs analysis included in the original concept submission from the architectural firm to the Building

Needs Committee and Select Board, used as the basis for the request for funds from the Town Meeting for the design phase (+/- \$870 K) which was defeated.

Recreation and Arts Section

OPA respectfully requests that Ogunquit Performing Arts be named as one of the cultural arts institutions in town. As previously stated, OPA is the oldest and longest operating Committee serving the Community. For the past 45 years we have continued to offer a 10-month, September through June season, presenting 10 live performances and 10 Classic Film Series. These events are primarily intended to entertain year-round regional residents as well as visitors to Ogunquit in the ever-lengthening tourist season. It is an eclectic group of offerings: the Stillson School of Irish Step Dancing in March, a Jazz Fest in May, Chamber Music Festival in June, Capriccio in September (of which the Kite Festival with music on the beach is a part), Piano Festival and Student Piano Recital in October, and Film Festival which runs January through April. Some of these events are family friendly, such as the Stillson School of Irish Dance, the Kite Festival portion of Capriccio and the Student Piano Recital. This last is a direct tribute to Elizabeth Dunaway Burnham, who taught piano for many years.

Strategies

Analyze how we publicize our events and improve technology to continue to expand our audiences. Improve our methods of collection and tracking of revenues (ability to take credit cards at the door; track where audience members are from).

Conclusion

The original purpose of the Dunaway bequests of 1974 and 1976 was to provide performing arts for the citizens of Ogunquit at a reasonable price and to provide a space in which to do so. It also created OPA as the organization responsible for maintaining the programs to fulfill the mission of the bequest. It is the Town's responsibility to maintain and update the facility dedicated to this purpose. This Comprehensive Plan outlines the way forward to continue to fulfill the wishes of the Dunaway's for the benefit of the Town of Ogunquit.

Submitted by the Ogunquit Performing Arts Committee.

