

THE OGUNQUIT BREEZE

A MONTHLY EMAIL NEWSLETTER FOR THE COMMUNITY
FROM THE OGUNQUIT RESIDENTS ALLIANCE

Town News

- Planning Board adds 2 residents to complete membership
- Assessor now Town staff (Michele McDonald)
- Gene McSweeney & Ray Hamlin will be retiring from Visitor Services in May

News Alert See More Below and on Page 2

It was announced by the Town Manager at the January 7th Select Board meeting that, due to the inability to obtain the needed monies from grants and donations, **\$1.5 million (almost 70%)** earmarked for the Dunaway Renovation will now be diverted to the Campus Grounds.

Update

- The Town administration contracted the use of the Catholic Church parking lot during construction for \$25,000
- The voters turned down using the Rainy Day Fund to pay this
- It's being paid for out of Visitor Services budget

CONTENTS

- Dunaway Debacle
- Bob Winn Scholarship
- Cape Cod House
- Local Events & Resources
- Readers Comments



It's that time of year again!

Please consider giving to the [Bob Winn Scholarship Fund](#)



Started in 2021, 8 students have received scholarships. A Committee at the School selects the candidates based on their athletics, academics and citizenship.

Make checks out to: The Bob Winn Scholarship Fund
c/o Pat Hussey, PO Box #3, Ogunquit

The Facts around the Dunaway Debacle

The Start of the Plan

In June 2021, the Town voted that the newly formed Facilities & Space Needs Committee would use funds (**\$116,554**) previously earmarked for the Ogunquit Village School (OVS) project to develop a plan for a Municipal Campus that would contain Town Hall, Police, Dunaway and Grounds.

After June 2022 when the Town **voted down** a proposal to fund \$875,000 for the project, Context Architecture was hired to provide a design and cost estimate. Over time, the cost estimates were revised many times.

On May 1, 2022, the architects provided a draft cost estimate for the "Campus" at **\$15,163,000**. By May 31, 2022, the cost had been reduced to **\$14,772,000** consisting of the **Dunaway's renovation (\$5,428,000)**, the OVS demolition (\$60,000) and the new Police/Town Hall (\$9,284,000).

The budget for the Dunaway was then dramatically reduced to **\$800,000** in order to lower the total cost of the project. Push back from residents brought about a PROPOSAL to establish the funds to the Dunaway at **\$2.3 million**. This was accepted by the Board in order to get voter approval.

Although an improvement in funding, the Dunaway was clearly underfunded on the promise that grants and donations would make up the difference.

The Final Money Grab

In June 2023 Article #59 was on the ballot and passed:

- \$9,275,500: New Police Station/Town Hall
- \$60,000: Demolition of Old Village School
- \$2,300,000: Renovation of Dunaway Community Center
- \$132,000: existing funding for Dunaway HVAC
- \$300,000: Grounds including landscaping, Basketball Court and Playground

Total Dunaway Budget: \$2,432,000

Total Amount Requested from bonding: **\$11,935,500**

Continued on the next page

Why A Community Center?

In 1974 when Judson Dunaway donated the entire cost of the construction of a community center to Ogunquit, he wrote that there was a “crying need” for such a place. Over the years, Town administration and police offices encroached on the building’s space. Now, after 50+ years, the voters and residents were looking forward to a renewed and more functional center devoted to community activities.



Read the History: [The Ogunquit Breeze](#) June 2021 page 2

The Promise of a Revitalized Dunaway

Here is the conclusion of the Town Facilities & Space Needs Committee at their meeting on May 22, 2023:

“The Dunaway will undergo improvements to **ensure ADA compliance and adherence to the latest building and safety regulations.** Renovations will include:

- Lower level: Visitor Services offices, board and committee storage, archival records storage for Town Hall and rooms for mechanical, electrical and IT infrastructure
- Upper level: expanded auditorium and stage available for community members, an OPA office, storage, and new restrooms
- The roof, HVAC system, and water intrusion will also be upgraded.”

The following is what was in the Warrant Article packet sent to the voters **and what many may have been used to base their decision on:**

“Summary: This article is for the redevelopment of the Ogunquit Village School site, which includes the demolition of the existing school building to make way for the construction of a new Police Station and Town Hall. Additionally, the Dunaway Community Center will undergo renovations and upgrades to serve as **a fully functional community space.** The playground and basketball courts will be relocated and enhanced as part of the project.”

The Default and the Diversion

Watch the rationalizations and lack of accountability at the [January 7th Select Board meeting](#) at 30 minutes for one half hour.*

- As revealed at the recent Select Board meeting, less than \$150K has been donated and no grant monies were obtained
- The complexities of building codes and regulations were blamed for the unexpected construction costs.

Existing Building Codes applicable to the proposed work necessary to update the Dunaway were certainly known by the “experts” hired by the Town (**and paid for by us**) well before the final budget of almost \$12 million was set. The Town Manager and Select Board knew the seriousness of this shortfall. In pursuit of a new Town Hall and Police Station, however, they went ahead with an underfunded project without regard for the taxpayers who supported the proposal.

On January 7th, this is what the Chair of the Select Board said to address this problem, “I think this is the best **compromise** until **somewhere down the road another group of voters or people can come up with more money to redo this building a different way.**”*

Disregarding the importance of the renovations to the residents and now describing the small inconsequential changes to be made to the Dunaway Community Center as **A COMPROMISE** is **unacceptable.**

You, the Taxpayer (and your descendants), will be paying for this for the next 30 years, not for what was promised or voted on, but for what the town administration wanted and will get using your money.

The New Dunaway Fix

The proposed renovations will be reduced to *only*:

- basement waterproofing
- another oil burning furnace and upgraded AC
- upgrades to the broadcast & camera capabilities



Faces & Places

A Brief History of the Cape Cod House

You don't have to be an expert in architecture to recognize a Cape style house when you see one and Ogunquit has four that are listed on the National Register of Historic Places. Known as the **Early Cape houses of Wells Maine** and built in the 18th century, these were part of 19 historically significant Capes located in Wells or neighboring towns formally added to the register on December 27, 1979.

Originating as a cottage-style house in the wood-building counties of England, it was brought to the United States by Puritan carpenters in the late 17th century when they settled in Cape Cod. Lowering its height and squaring its footprint, this highly functional design, seen by Yale University President Reverend Timothy Dwight IV on a visit to the Cape in 1800, led him to name it a "Cape Cod house" in a book he wrote in 1821 called **Travels in New England and New York**. Thus this simple cottage got its name.

The design of the house was dictated by the climate in the area. Using local materials like cedar for roofing and siding, and oak and pine for framing and flooring, the settlers were able to build structures that were adapted to the harsh New England weather. Original Capes had enormous central chimneys with sharply pitched roofs that allowed heavy snow to slide off more easily. Rooflines starting right above the windows and low ceilings in the interior rooms made it easier to heat. Shutters were installed to help block the strong winds.

The houses were built to satisfy the needs of the family who would live there so each had a unique size and configuration that would grow as the family expanded or their income increased. Often starting with a half Cape with two windows and a door to the side, the design made it easy to add additional rooms gradually converting it into the style that's most recognizable consisting of a central front door flanked by an equal number of windows on either side.



There often was a birthing room in the front of the house to capture the heat from the fireplace and a general purpose room called a keeping room as well as a parlor.

Many were insulated with hay and reeds and most had a root cellar. The ingenuity it took to build these simple houses so solidly that they have lasted centuries should be recognized and appreciated.

Here are the four historically significant Capes that Ogunquit is fortunate to have. The descriptions of the interiors were made in 1979 when they were accepted to the National Register of Historic Properties.

Built around 1725 by Zacariah Goodale on land that might have been cleared around 1699. Due to Indian conflicts, houses were not built inland until the early 1700's. It is one and a half stories high. The right front room has a large fireplace with a bake oven at its side, and a Y shaped center front stairway.



Goodale-Stevens Farm
329 North Village Road

It was built around 1740 with the earliest deed saying it was owned by Zachariah Goodale Jr. in 1749. The house sits perpendicular to the road. It's one and a half story with an ell. The left front room has a large fireplace with bake oven at its side, and a center front stairway goes to the left.



Goodale-Bourne Farm
412 North Village Road



Charles Perkins House
Scotch Hill-297 Main Street

It was built around mid to late 1700's and was probably owned by David Maxwell at that time. It was one story with an ell, had three fireplaces, including one with a bake oven. The original wainscoting remains in two of the rooms.

The Winn House
(The Heritage Museum)
86 Obeds Lane

Built in the 1780's or 90's by sea Captain William Winn, it was relocated in 1988 from Main Street to Obeds Lane.



It has one story with two added bays and a one and a half story addition. There are three fireplaces downstairs and one up on the central chimney. The left front room has the bake oven. The back center room has the full window shutters. Wainscoting remains in the main house. The front stairway goes to the right. The hand carved bannister was reportedly carved by the sea captain.

Local News, Events, Activities & Resources



- A force main pipe in the estuary carrying raw sewage to the Treatment Plant (previously buried) is now exposed and has subsequently been anchored down by the Sewer Dept.
- The only restriction to watercraft is a maximum "headway" speed of 6 miles/hour within 200 ft of shore. Violation is a fine of \$100.
- **How about all motorized rivercraft being prohibited so as to prevent accidents and to protect the main pipe?!**



Town resident Diana Allen wins National Science Foundation Award for Excellence in Mathematics and Science Teaching

Pop Up Museum
Wells-Ogunquit Historical Society
Call for Exhibitors
Here's Your Chance to Show Your Collection!
March 16th from 10am-3PM



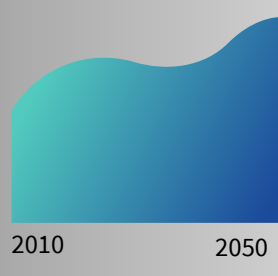

Did you know?
It would take an estimated 1,560 Christmas trees (6Ft) to buffer our dunes

Join the Great Backyard Bird Count
February 14th-17th
Check It Out!




Looking for a new activity? Exercise?
Joining others?
Consider becoming a member at the **Wells Ogunquit Senior Center** in Moody

call 207-646-7775
or drop by
9 am to 4 pm
Monday – Friday

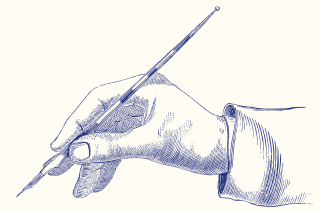
Video Now Available
Coastal Storms and Sea Level Rise in Maine
by Geologist Pete Slovisky
Laudholm 1 Hour



Climate Change: Coastal Impacts and Resources
York Public Library, York Ready for Climate Action, and York Land Trust
Check out Speakers
February 12th-April 29th

Reader's Comments to the *Breeze*

Here are some comments from the recent mail:



“Everything in the readers comments shows no confidence.”

“I don't know how they can dispute anything you put forward but they do. It is no wonder few people come forward because of their disdain for anyone who differs with them. “

“The Select Board and Town Manager have dropped the ball on the Dunaway Center cost. Calling it a "snowball effect" concerning expenses for this project is laughable if not incompetent. State laws should have been known PRIOR to the project's presentation. The voters, our citizenry, depended on the Town Manager and the Select Board information, they voted for a certain expenditure. BALL DROPPED and not for New Years Eve.

Send in the clowns, there ought to be clowns well maybe they're here

The well is dry here.... looking to reinforce your reputation?

Send in the clowns.....”

“Whoever naively believed that this would be done on budget? The next thing will be the inevitable delay in completion. This is such a waste for a small town with minimal needs to be addressed. The location for the current police station on Route One seems to be adequate. The bonding was already set for the twelve million dollars. Please do not come to me for a donation or increase my taxes again for this joke.”

“This is a huge mess and instead of being a monument to the egos of select individuals, it is a huge waste and highlights gross incompetence. They brought in a costly engineering firm and I am at a loss to understand how things got this out of hand so early in the process.“

“What we witness every day and here at this meeting is the stagnation in our country's ability to move forward due to the same bureaucracy that is reflected in this project. Return the donation to the donors. Stop the construction as it no longer reflects the same scope of project that the voters approved. Trump and Elon Musk want to reduce 10 regulations for every new one made. Wait a little bit, and a lot of these regulations will go away and you can then complete the project under budget.”

“The state of Maine is one of approximately fourteen states which allow for towns to exclude part-time (summer) residents from voting on local issues. What was done is absolutely legal so let me be clear on that.

By excluding part time residents who share in paying the \$11,950.00 price tag for the new town center-a police station and renovations to town hall they will have to help pay for this project for many, many years via additional assessments on their real estate tax bill.

According to the clerk's office, there are approximately 2,750 parcels being assessed. This issue was passed with slightly over 300 (327 yes, 183 no, 29 blank) people approving this project **slightly over 10-15% of the parcels affected.**”

\$ Don't Miss Town Budget News in the upcoming issues of the *Breeze*!

“Do not get lost in a sea of despair. Be hopeful,
be optimistic.

Our struggle is not the struggle of a day, a week,
a month, or a year, it is the struggle of a lifetime.

Never, ever be afraid to make some noise and
get in good trouble, necessary trouble.

We will find a way to make a way out of no way.”

CONGRESSMAN JOHN LEWIS

Please continue to send us your comments and
questions

ogunquitbreeze@gmail.com

Sign up via email or check out our [website](#)

