

# THE OGUNQUIT BREEZE

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

## Town News

### Town Elections

- **Public Hearings** on May 2nd and May 16th
- **Absentee Ballots** available May 12- June 8th
- **Annual Town Meeting June 13th:** 8am-8pm to vote or drop off ballot

May 13th [Southern Maine Aids Walk](#) at Ogunquit Beach

May 17th [Stewardship Workday at Payeur Preserve](#) Great Works

May 20th [Eco Fest](#) at Beach Plum Farm

May 20th [Andy Happel and the Los Galactacos String Band](#) 7:30 PM

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## Election Issue: Financial Summary of Town Budget

- **Projected Overall Expenses:**
  - 64% Staff **See Staff Increases and Expenses on pg 5**
  - 14% Contracts
  - 11% Debt
  - 8% Operations
  - 3% Discretionary
- **Total Capital Improvement Project Expenses (CIP) on the Ballot are \$751,000 including \$153,000 from Unassigned Fund Balance**
- **Annual Debt Service increases to \$1,189,047**
- **School Budget: \$5,916,521**  
an increase of **2.91%** for 42 pupils (3% of school population)
- **Overall Budget expenses: \$10,773,179**
- **Overall Projected Revenue: \$4,474,450**  
including **\$200K** from the Unassigned Fund Balance
- **Property Taxes will provide the additional Revenue needed to cover the proposed Town budgeted expenses. The tax increase (millrate) will be determined after the June election results on the Budget are known. More on Budget on pg 5**



**Main Beach Parking Lot will be closed all day Saturday June 10th**

### Good News from FEMA

\$330K for tractor equipment (\$33K cost to taxpayers) to help fix damaged areas on the Marginal Way!



to **David Weare** for his contribution to the Ogunquit Memorial Library



**Sign up at [ogunquitbreeze@gmail.com](mailto:ogunquitbreeze@gmail.com)**

# Faces and Places

## *The Ogunquit Museum of American Art*

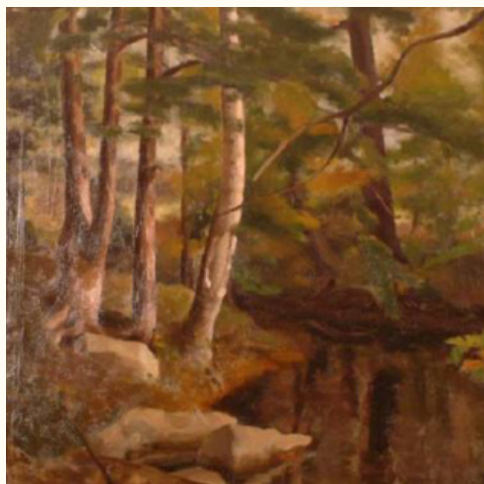
Celebrating its 70th anniversary this year, the Ogunquit Museum of American Art, perched above Narrow Cove on Shore Road is a unique museum...

Although a small building, it possesses an important permanent collection of American art. Within this collection is work created by painters and sculptors who came to Ogunquit at the turn of the 20th century to study art at two schools that existed in Perkins Cove at the time; one run by Charles Woodbury, an artist and teacher from Boston, the other by Hamilton Easter Field, an artist, critic and teacher from New York.

Operating in the summers, they attracted artists from Boston and New York to what was then a tiny fishing village. As the schools grew in popularity, a sizable number of artists flocked there, and an active and vibrant colony was born. Lectures, demonstrations and exhibitions were part of the experience and led to lasting friendships among many of the artists who were there.

Nothing lasts forever and the art colonies in Perkins Cove eventually ceased to exist as the years went by. They could have been forgotten if not for the foresight of Henry Strater who was determined to honor the art that was locally done, along with other noteworthy art, by building a museum to preserve it.

A Kentucky native, Strater, after meeting Easter Field in New York, took a painting course from him in the summer of 1919. It proved a life changing experience because not only did he decide to become a painter by furthering his art education in Europe, but returned to Ogunquit in 1925 and built a home on Shore Road. Becoming an integral part of



the art colony, he was an avid collector and supporter of many of the painters and sculptors in the colony, amassing an impressive collection of artwork. Painting by Henry Strater



By 1951 Strater had bought the land for the museum and hired the architect Charles S. Worley, who had studied with Mies van der Rohe, to design the building. Greatly influenced by van der Rohe, a minimalist, you see the spare use of industrial materials, definition of space, along with the rigidity of structure and the transparency of the building. It doesn't overwhelm the setting and is in harmony with its surroundings.

Originally called the Museum of Art of Ogunquit when it opened with its first exhibition in the summer of 1953, the season ran from July 25th through September 7th that year. The exhibition contained art from Strater's collection along with loans from prestigious institutions including The Metropolitan Museum of Art as well as from private collectors. The magnificent landscaping and sculpture garden didn't yet exist.



While changes have been made to the museum over the years, its original charm has been maintained and still captivates everyone who comes to visit. The artists who were at Perkins Cove will forever remain in the conversation as their work is often on display as part of the permanent collection each season. Henry Strater would be extremely pleased that they are.

# Natural Resources

## Main Beach Erosion

The winter storm on 12/23/22 wreaked havoc once again causing severe damage to Perkins Cove and continued erosion to the Marginal Way. Both are possible recipients of future FEMA funding. There does not, however, seem to be much discussion of the wave action damage all along our Ogunquit beaches, especially at the southern end of Main Beach.

Coastal beaches and dunes have changed constantly over the decades in relation to wind, waves and tides, and human intervention. The effects of climate change will continue to result in greater storm damage to existing coastal dunes and beaches. Recent studies have been undertaken by SMPDC on Regional Sustainability and Resilience ([Final report, March 2022](#)) and the Climate Ready Coast - Southern Maine with support from Wells Reserve (Final report expected September 2023). Data presented indicates there is a 67% possibility that sea level will rise between 1.1 and 1.8 feet by 2050 and between 3.0 and 4.6 feet by 2100. Some estimates even state the rise to be over 8.0' depending on world intervention or not.

For many years, (as detailed in the [August 2021](#) edition of the *Breeze*), Ogunquit has hired teams of experts since the 1970s to determine the condition of the beach and dunes and to suggest plans for their preservation. The most recent study was completed by the Woods Hole Group in 2016. The team prepared: "The Ogunquit Beach Erosion Study" for the Ogunquit Beach Erosion Committee ([see website](#)). Whether utilizing diverse types of fencing; planting grasses and other types of native vegetation; trying varying types of post and roping to assist in the collection of sand in the dunes and to keep people out of fragile areas; posting signs and fines for trespassing; and employing part-time staff to walk the beach and educate the public, most interventions have had limited enforcement or success in Ogunquit.



As reported in the Maine Beach Mapping Program Data for 2022, the volume of beach sand has remained relatively constant on Ogunquit beaches over the decades. The gain in the amount of sand generally exceeded long term volumetric averages. More recently, however, increasingly larger storms have severely reduced the state of the beach and dunes. With the projected increase in sea level rise, higher tides, and the effects of climate change, this consistent cycle of loss and gain of sand will be altered.

In the past, efforts at beach nourishment ran the gamut from doing nothing to a variety of techniques including the expensive process of hauling new sand onto the beach and dunes. The first such project in the United States was completed at Coney Island in 1923. For many years, communities around the world used this process successfully to protect their shorelines.

As a result of exorbitant costs, along other pitfalls associated with beach nourishment, communities are looking for more creative plans to restore their beach dunes. The reuse of Christmas trees that most often would end up in landfills after the holidays has become an option. The technique sets the trees down along the front of the dunes, end to end, tied together, and staked down. This creates a sand trap to help rebuild the frontal dunes more quickly than letting nature create its own rebuilding. Both Willard Beach in South Portland and Goose Rocks in Kennebunkport are utilizing grants to apply this method to boost the area's resilience to storms and climate change.

The expected SMPDC report to our coastal communities may offer adaptation strategies including nature-based solutions to vulnerabilities along the southern Maine coastline. ***Will Ogunquit be prepared to address the erosion along our fragile beach and dune areas and no longer ignore the issue?***



# Noteworthy Ballot Items

## Land Ordinances: Articles #6-#18



### Contract or Conditional Zoning Articles #9 and #17

**A Yes vote** will add an amendment to Chapter 225-1.9 contract or conditional zoning that allows the General Business District 2 (GBD2) only for High Density Residential Development. The change will also be added to Chapter 225-Zoning Ordinance Table 702.1 Land Uses Permitted in Zoning Districts.

**A No vote** will leave the Chapters unchanged.

**NOTE:** If this is voted yes, a 40-unit development for over 55, with 8 affordable units, will be constructed along the Ogunquit River at 724 Main Street.

- If approved, Contract Zoning will be further allowed for this and other such construction projects.
- The extended area will be along route #1 north of Town to Wells.

### Accessory Housing #10-#13, #15-#16, #18

**A Yes vote** will:

- update the definitions of affordable housing
- increase density allowances
- expand the standards for specific land uses
- change the dimensional requirements of each zoning district

**A No vote** will leave the Chapters unchanged.

**NOTE:** A State Law (LD2003) will go into effect on July 1st, however, at this writing, there is a bill in the legislature (LD 665) to extend the date by two years. There may be other bills introduced to make changes to the new law. **Ogunquit is one of the first communities to amend their zoning ordinances to enact these changes.**

**These housing density changes include:**

- 1) **Accessory Dwelling Units (ADU's)** attached or unattached, 190-700 sq. ft.
- 2) **Tiny Homes** on foundations, less than 400 sq. ft.

**Short Term rentals will be regulated according to the size of the dwelling.**

- **Why did the Planning Board rush this through?**
- With Legislative changes pending, why enact a new ordinance that will likely require future amendments?
- How will these ordinances represent the loss of Home Rule? (see [Breeze November](#) and [December](#) 2022)
- How will these units affect Town infrastructure, such as no additional parking requirements, while potentially bringing more cars?
- **Can we rely on enforcement of the construction and use of these units?**

## Community Considerations: Articles #34-#36, #38

**Article #34 :** Historical Society of Wells-Ogunquit

**A Yes Vote** will approve: \$10K  
Less than \$3 per taxpayer\*

**A No Vote** will approve: \$8K



**Article #35 :** Ogunquit Memorial Library

**A Yes Vote** will approve : \$15K  
Approximately \$4 per taxpayer\*

**A No Vote** will approve: \$5K



**Article #36 :** Wells-Ogunquit Senior Center

**A Yes Vote** will approve: \$10K  
Less than \$3 per taxpayer\*

**A No Vote** will approve: \$0



**Article #38:** Ogunquit Heritage Museum

**A Yes Vote** will approve \$34,365

**A No Vote** will approve \$29,984

**Note:** Will fund Curator, Building and Volunteer Town Committee



\*using 3,671 as the total # of 2022 taxpayers

# Noteworthy Financial Items on the Ballot



## Large Budget Increases

### Article #19 Municipal Government

A Yes Vote approves: \$1,166,122

A No Vote approves: \$995,296

Increase: **\$170,826\*** ↑17%

### Article #20 Information Services

A Yes Vote approves: \$201,086

A No Vote approves: \$149,799

Increase: **\$51,287** ↑34%

Note: Increase in Contracted Services

### Article #22 Visitor Services

A Yes Vote approves: \$395,036

A No Vote approves: \$365,773

Increase: **\$29,263** ↑8%

Note: **Lease commitment** \$25K yearly x 5 years; license plate reader & vehicle

### Articles #23-24 and #26

Police, Fire and Lifeguard Services

Increase: **309,086\*** ↑8%

### Articles #27-28 and #30

Facilities, Public Works and

Transfer Station ↑5%

Increase: **\$95,285\***

### Article #31: Land Use/Assessing

A Yes Vote approves: \$425,810

A No Vote approves: \$392,602

Increase: **\$33,208** ↑8%

Note: The annual cost of employment supplements is expected to remain at **\$110,000** (Warrant articles #48-49,#51)

\*includes cost of living, benefits, union contracts, state & federal contributions

Note: staff health insurance costs **\$703,826**



## Capital Improvement Projects (CIP) funded by Unassigned Fund Balance ("Rainy Day Fund")

### Article #56: Criminal Reimbursement Fund for the Police Department (New Hiring)

A Yes Vote approves: **\$24K** A No Vote approves: \$0

### Article #57: Body Cameras for the Police Department

A Yes Vote approves: **\$60K** A No Vote approves: \$0

Note: Subsidy applied for

### Article #58: Additional ATV for the Lifeguards

A Yes Vote approves: **\$25K** A No Vote approves: \$0

## Capital Improvement Projects (CIP)(Bonded)

Article	Expense Item	Cost Now	Cost with 4% interest
# 60	Street Paving	<b>\$50,000</b>	\$55,663 at 10 years
# 61	Sidewalks	<b>\$85,000</b>	\$103,966 at 10 years
# 63	Police Cruiser	<b>\$88,000</b>	\$97,967 at 5 years

*Since the above are annual expenses, why are they not in the operational budget?*

# 62	Ambulance	<b>\$375,000</b>	\$458,675 at 10 years
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**Total Borrowed CIP \$598,000 \$716,271**

**Article #59:** Shall the Town vote to approve the Municipal Campus Project for a sum not to exceed **\$11,935,000?** (see [April Breeze](#) for details)

### Financial Impacts:

- Bonded over **30 years at an assumed interest rate of 4%**, the Project total cost will be **\$20,601,603.**

**A Yes Vote:** will approve the bonded amount for the Project

**A No Vote:** will send the Project back to the Town Manager and Facilities/Space Needs Committee for other options