



# VOTE **NO** ON ARTICLE 2

October 2018

## **Do We Want our Woods, Parks, Marshlands and Farmlands to disappear to Development?**

We need serious discussions as a Town on many important issues: What kind of growth and density do we want? What is the need for affordable, senior, and multifamily housing and how can we meet these challenges? How do we balance the need to protect our environment and at what cost is expansion of development?

Read for yourself the provisions of the 2003-2004 Plan as well as the provisions in the Proposed 2018 Plan. See for yourself.

Remember that the Proposed 2018 Plan, if voted in, will completely REPLACE the Current 2003-2004 Plan, not amend or enhance it. The Current Plan is a far superior document.

**SEE YOU AT THE POLLS ON  
TUESDAY, NOVEMBER 6<sup>th</sup>**

**THE FUTURE OF OGUNQUIT RESTS  
ON YOUR VOTE**

## **What Do Ogunquit and Alfred Have In Common?**

Ogunquit's Proposed 2018 Comp Plan seems very similar to one drafted for Alfred, Maine. Neither resemble Ogunquit's Current 2003-2004 Comprehensive Plan which features years of careful work by residents vested in the preservation of our unique town's character and resources. The ORA website also has a side-by-side comparison of our Current 2003-2004 Comp Plan and the Proposed 2018 plan, which is being put before voters as a citizen's petition.

***"The Revised 2018 Comp Plan isn't perfect, but we can always change it!"***

**Petitioners say this often, but it is misleading. It can be changed but only with a long, costly, and contentious process - one that a good Comp Plan is supposed to prevent.** Anything can be changed; a poorly done home renovation can be changed. But one must ask, at what cost in time and money? Ogunquit's struggle isn't unique. In Wells, a citizens' group successfully blocked their own Comprehensive Plan revision from coming on the ballot. Like our Select Board members who oppose ours, they felt it was poorly written, overly simplistic, and left the town open to lawsuits.

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### ***Not All Comprehensive Plans are created Equal***

The Current 2003-2004 Comp Plan is detailed and capable of renewed certification, unlike the 2018 version that only just meets the threshold for being consistent with current zoning. It is unclear why we would replace our Certified 2003-2004 Comprehensive Plan for the lesser version. While its' certification has lapsed, it can be renewed at any time. It is unclear why we paid 40k and spent hours of Land Use Staff time on this abbreviated version as well. And it is totally unclear why the Committee, after 2 years, is so intent on replacing our tailor-made 2003-2004 Comp Plan with this generic version of Alfred's Comp Plan without timely public input.

### **Does Ogunquit Want the Land Use Changes in the Proposed 2018 Comp Plan?**

The last section of the Proposed 2018 Comprehensive Plan addresses Land Use and may, along with Conservation, contain key changes that make the 2018 Plan unacceptable. The current 9 Zoning Districts are transformed into 7 Areas. The corridor along Route #1 is expanded to the Town limits and re-labeled "Commercial" and "Village Style" areas.

#### **Do We Want More Density?**

These will provide for expanded commercial businesses, parking lots and increased density. Previously residential and one family residential zones will be combined with Limited Business to allow increased density and additional commercial facilities such as rooming houses, offices and restaurants.

#### **How Will These Changes Happen?**

These changes may justify the Planning Board advancing land use ordinances so as to "be consistent with" the Comprehensive Plan. We may be opening the door to new micro-apartments, contract zoning and overlay exceptions (between the Town and developers) that will allow for approval outside "traditional zoning" and may be located anywhere in Town.

For more information, see **Land Use: How the proposed Comprehensive Plan may affect your Neighborhood and Town** on the ORA website.

## **Loss of Conservation Protections?**

**Why are Drawn-In Shore Land lines along rivers, streams, estuary and ocean front noticeably absent from proposed 2018 Comp Plan Area maps?**

Our Town's character and charm exist because of our bountiful Natural Resources – our beach and its estuary, along with many rivers and streams. The proposed 2018 Plan being brought forth by a group of Petitioners guts the Conservation protections currently afforded to us. Section 6 in the current Comp Plan (2003-2004) makes it clear what the Town is trying to preserve by specifying these protections. The proposed 2018 Plan does not.

The Conservation Commission asked for changes such as separating the Conservation and Recreation section. These and other changes of substance were ignored by the Comp Plan Committee so that their version could be rushed to the ballot by a subset of their members.

**A NO will continue our current Protections**

## **Does Ogunquit Want Affordable Housing?**

***SURVEY SAYS: 'NOT INTERESTED'***

When residents were asked if they wanted affordable housing as part of the Comp Plan survey in 2017, they overwhelmingly responded, "Not Interested". And 80% of those voters said that their priority issues were Protecting Natural Resources, Maintaining the Existing Character of the Town, and Managing Parking due to overcrowding.

The proposed 2018 Comp Plan guts the current 2003-2004 Conservation section and loads up the Land Use section with development mandates that will only exacerbate the parking issue. It's as if the Comp Plan committee was listening to a different group of people and not us.

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