**Priority Two**

**Ensure that Ogunquit continues to retain its character and charm by regulating and elevating the quality of new builds in all areas of town that contain historic buildings.**

**Situation:**

The unique look of Ogunquit that draws people to our community is gradually being lost because of buildings that don't conform to the look of existing surrounding buildings. Section 605 Design Review of our Title XI ordinance, which calls for visual compatibility such as proportion, façade, roof shape and many other factors, is not fully enforced. Recent examples include the new building at the entrance to Perkins Cove, and the scale and style of the rebuild of the Norseman at the beach. Historical Preservation Commission (HPC) recommendations to the Planning Board concerning these buildings were ignored. Importantly, public awareness is compromised because HPC written reports are not replied to by the Planning Board, not read into the public record, and not an agenda item at Planning Board meetings. **Proposed Solution:**

Strengthen the design review process.

***Status:*** *The ORA Quality of Life Team met with the Planning Board on August 22, and will meet again on September 28. They are working together on the design review process, namely the changes recommended in items A, B, C below and using outside consultation, which is currently allowed by ordinance.*

**A.** Title XI should have paramount importance when approving buildings. It is the duty of the Planning Board to fully utilize the design review authority vested in them to require visually compatible alterations and new buildings in any district covered by Title XI. This calls for design, scale and visual effects that are compatible with, and do not detract from, the surroundings. This is critical to retaining the character of Ogunquit. (Now)

**B**. Elevate the importance of The Historical Preservation Commission (HPC) input to the Planning Board. The Planning Board must respond to each HPC recommendation at the Planning Board meeting, and then post them online in writing so the public can be informed in a timely and complete manner. (September)

**C**. Require submission of architectural drawings or renderings for proposed buildings. Currently, only drawings to a certain scale are presented with the application. It is difficult to envision what a project will look like with only a CAD plan as they lack detail, shading, color and design imagery. Renderings adds a necessary degree of realism that allows the person viewing the drawings to have a degree of certainty as to what the finished structure will look like and how it will interact with its neighboring structures. Most designers/architects have computer generated detail that may be added to a plan without the need for hand added detail. (September)

**D**. Currently, there is one code level for all buildings in Ogunquit. Create higher code levels according to the type of building proposed.

**Status:** Plan to discuss in the future after work on the three items above is completed.

**E.** The Select Board should be proactive in identifying and recruiting the most qualified members to serve on the Planning Board. Better to have a vacancy than someone who cannot add value. Two important needs are adding people with an architecture/design skill set, and not appointing people who may have a vested interest such as builders and developers who work in Ogunquit. (Now)

**Status:** See Priority (VII) Seven.