

Article #1 - Elect Moderator to Preside at Meeting

SUBMITTED BY PETITION

Article #2 – Comprehensive Plan Revision

Summary→ The Petitioners put forth for adoption the Comprehensive Plan Revision dated August 10, 2018. This revision will replace the current Plan in its entirety.

What Your Vote Will Do→ Adopt the Comprehensive Plan Revision dated August 10, 2018 or Retain the current Comprehensive Plan (Version 2003/2004).

Statement of Fiscal Consequences→ There are no immediate financial consequences. If the proposed non-certified Plan is approved the Town may be ineligible for certain State Funding.

Arguments→ In Favor :

- Uses a new format that contains action items, assigns responsibilities and suggests a timeline for implementation.
- Suggests an Implementation Committee be formed to which all other Boards and Committees would be required to report.
- A complete State-certifiable plan would entail forming a new Committee and would take more time & funds.
- Encourages higher density development in area served by Sewer District.

VOTER INFORMATION ON WARRANT ARTICLES

Ogunquit Residents Alliance – November 6, 2018

- Calls for retaining prohibition of formula restaurants and expanding the prohibition to other formula businesses and marijuana businesses to retain the town's charm and character.
- The proposed Plan can be amended at future Town ballots.
- Calls on the Select Board to evaluate the impact of short term rentals on the town.
- Calls on the conservation commission to carry out its responsibility under the municipal code.

Arguments→ Against :

- Lacks the conservation safe-guards listed in Chapter 6 of the 2003/2004 Plan.
- Encourages higher density development.
- Permits new land uses in current Zoning Districts including residential neighborhoods and farmlands by redistricting and allowing more contract zoning.
- New ordinances may be enacted to expand the commercial district and remove restrictions to allow for larger structures and development.
- All Town Committees and Boards, including the Select Board and Planning Board, will be required to report to an Implementation Committee.
- Potential additional substantive changes voiced at Public Hearings were not incorporated; public input which would result on a substantive change was discouraged.
- Replaces the current Comprehensive Plan; does not enhance it.

ORDINANCES

Article #3 – Amendments to Title IV, Public Resources and Conservation Ordinance, Chapter 4 – Beaches

Summary→ Amends the current Ordinance as it relates to fines for trespassing on the dunes and for Dogs in the Estuary

What Your Vote Will Do→ Change the current Ordinance to incorporate higher fines for entering the dune areas.

Statement of Fiscal Consequences→ There are no intended financial consequences, although more revenues from fines may be collected by the Town.

Arguments→ In Favor: The proposed changes increase fines from \$50 to \$200 for violations. It is intended to deter trespassing in the dunes.

Arguments→ Against: A fine of \$200 for each violation may not deter people from trespassing on the dunes.

Article #4 - Amendments to Business Registration Ordinance (Title IX)

Summary→ Will make numerous changes to Title IX, Business Ordinance, Chapter 9 – Business Registration

What Your Vote Will Do→ Allows administrative changes to the Business Registration Ordinance.

Statement of Fiscal Consequences→ There are no financial consequences

Arguments→ In Favor: The changes, in addition to administrative, allow for more flexibility in inspections.

Arguments→ Against:

The names of individual owners of partnerships and corporations will no longer have to be disclosed.

An inspection of the business premise is no longer a requirement. It is now optional with regard to compliance with all municipal ordinances, regulations, and life safety codes.

Eliminating the necessity of the Tax Assessor to verify the filing of the Declaration of Value may lead to under-reporting of Personal Property values, resulting in underpayment of property taxes.

Article #5 - Amendment to Zoning Ordinance Related to Expansion of Structures

Summary→ Proposes the addition of the words “or height” to the definition of *Expansion of a Structure* in Zoning Ordinance Article 2.

What Your Vote Will Do→ “Height” would be added to the size of a structure when determining Expansion of a Structure. Height would now be included in the size of the footprint, decks, garages, and porches.

Statement of Fiscal Consequences→ There are no financial consequences.

Arguments→ In Favor : Eliminates the ability to increase height to a structure when maximum size limit has been reached. Includes height in all size considerations.

Arguments→ Against : Places further restrictions on new and existing structures.

Article #6 - Amendment to Zoning Ordinance Related to Establishing a time frame within which a denied application may return to the Planning Board

Summary→ Proposes a one year waiting period for an applicant to put forth another application if the Planning Board denies an application. An exception would apply if it is anticipated that substantial new evidence will be brought forward

What Your Vote Will Do→ Impose a one year waiting period after an application is denied by the Planning Board before another application can be brought before the Board.

Statement of Fiscal Consequences→ There are no financial consequences.

Arguments→ In Favor: Encourages applicants to submit detailed and complete applications. Reduces the caseload of the Planning Board by restricting repeat requests.

Arguments→ Against: New applicants may not be aware of all the materials needed to meet the Planning Board's requirements.

Article #7 - Amendment to Zoning Ordinance Related to Establishing a time frame by which an active application may remain in tabled status

Summary→ Proposes an additional Ordinance section which would deem an application denied if the Planning Board and the Applicant do not reach agreement within 60 days of a Public Hearing.

What Your Vote Will Do→ This ordinance will automatically deem an application denied under the proposed conditions.

Statement of Fiscal Consequences→ There are no financial consequences.

Arguments→ In Favor: Encourages the Planning Board to move quickly through the application process. Within 30 days of deeming an application complete, it must hold a public hearing. The application may not then be tabled for longer than 60 days following the public hearing. Will reduce extended times for repeat hearings.

Arguments→ Against: May work against applicants who require more than 60 days to assemble new information, surveys, understanding the cost of obtaining them, etc.

Article #8 - Amendment to Zoning Ordinance Related to regulating excavation contractors conducting activity with the Shoreland Zone

Summary→ Proposes that a person certified in erosion control practices by the DEP be responsible for management of erosion and sediment control practices when there are excavation activities in the Shoreland Zone.

What Your Vote Will Do→ This additional provision in the Shoreland Zoning Standards Ordinance will ensure that excavation in the sensitive Shoreland Zone will be completed by workers who are aware of the restrictions and special requirements in these areas.

Statement of Fiscal Consequences→ There are no financial consequences to the Town.

Arguments→ In Favor: Would further protect important natural resources.

Arguments→ Against: May result in increased cost for property owners to hire these specialists.

Capital Improvement Project

Article #9 – Abandon the authorized Capital Improvement Plan for repair of the Wharf Lane Footbridge

Summary→ Proposes the Town now abandon the Capital Improvement Project voted on June 13, 2018 (Article 70) for repair of the Wharf Lane Bridge. Repairs were accomplished using funds for Natural Disaster Emergency Repair Fund. Additionally, allow \$28,550 of the authorized \$30,000 to be transferred to the Natural Disaster Emergency Fund to make it whole and return the \$1,450 leftover funds to the General Fund.

What Your Vote Will Do→ Will clean-up the accounting relating to the repairs of the Wharf Lane Bridge.

Statement of Fiscal Consequences→ There are no cash financial consequences, since repairs have been made and funds expended.

Arguments→ In Favor : Will allow the transfer of both replacement and leftover funds.

Arguments→ Against : Will keep the CIP standing as is.

State Ballot Questions

State Question 1: Do you want to create the Universal Home Care Program to provide home-based assistance to people with disabilities and senior citizens, regardless of income, funded by a new 3.8% tax on individuals and families with Maine wage and adjusted gross income above the amount subject to Social Security taxes, which is \$128,400 in 2018.

What Your Vote Will Do→

A YES vote supports enacting a payroll tax and non-wage income tax to fund a program called the Universal Home Care Program.

A NO vote opposes enacting a payroll tax and non-wage income tax to fund a program called the Universal Home Care Program.

Who Initiated? Mainers for Homecare, a political action committee (PAC), is leading the campaign in support of the initiative. There were two other PACs registered in support of the initiative. The committees had raised \$885,882. The largest contributor to the supporting committees was the Open Society Policy Center, which donated \$200,000. No on Question One is leading the campaign in opposition to the initiative. The committee had raised \$112,924, with the Maine Bankers Association PAC and the Maine Association of Realtors each providing \$25,000.

Statement of Fiscal Consequences→ This program will be funded through taxes

Summary→ Would enact a payroll tax and non-wage income tax to fund a program called the Universal Home Care Program. The Universal Home Care Program would be designed to provide long-term healthcare and social services to adults 65 years of age or older or with physical or mental disabilities in their homes at no costs to the individuals or their families. Providers that receive funds from the program would be required to spend at least 77 percent of the funds on worker costs.

VOTER INFORMATION ON WARRANT ARTICLES

Ogunquit Residents Alliance – November 6, 2018

The Universal Home Care Program would be funded through a 1.9 percent payroll tax on employers on income paid to an employee and a 1.9 percent payroll tax on employees' income for a total payroll tax of 3.8 percent. The tax is estimated to bring in \$310 million.

A Universal Home Care Trust Fund Board would be established to oversee and manage funds for the program. The board would be composed of nine members, including (a) three members who represent personal care agencies; (b) three members who are providers of in-home care services and employees of care services; (c) three members who are receiving in-home care services or are family members of individuals receiving in-home care services.

Arguments→ In Favor: Increases access to home health care regardless of affordability; aims to improve wages and workload of home health care workers through collective bargaining; puts funds back into home health care system.

Arguments→ Against: May be challenged for language in regards to collective bargaining for home health care workers; employer tax and increased taxes on high income individuals may dissuade residence in Maine.

VOTER INFORMATION ON WARRANT ARTICLES

Ogunquit Residents Alliance – November 6, 2018

State Question #2 Wastewater Infrastructure: Do you favor a \$30 million bond issue to improve water quality, support the planning and construction of wastewater treatment facilities and assist homeowners whose homes are served by substandard or malfunctioning waste treatment systems?

Who Initiated? State Legislature

Summary→ Question 2 would authorize \$30 million in general obligation bonds for wastewater infrastructure improvements. The bond revenue would be divided as follows:

- (a) \$27.65 million for local wastewater treatment facilities and hydrographic modeling in coastal watersheds;
 - (b) \$2.00 million to replace malfunctioning septic systems pollute coastal watersheds or cause a public nuisance; and
 - (c) \$350,000 to assist homeowners in replacing or fixing substandard or malfunctioning wastewater treatment systems, such as septic tanks, cesspools, and other disposal systems.
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What Your Vote Will Do→

A YES vote supports authorizing \$30 million in general obligation bonds for wastewater infrastructure improvements.

A NO vote opposes authorizing \$30 million in general obligation bonds for wastewater infrastructure improvements.

VOTER INFORMATION ON WARRANT ARTICLES

Ogunquit Residents Alliance – November 6, 2018

State Question #3 Transportation: Do you favor a \$106 million bond issue, including \$101 million dollars for construction, reconstruction and rehabilitation of highways and bridges and for facilities and equipment related to ports, piers, harbors, marine transportation, freight and passenger railroads, aviation, transit and bicycle and pedestrian trails, to be used to match an estimated \$137 million dollars in federal and other funds, and \$5 million for the upgrade of municipal culverts at stream crossings?

Who Initiated? State Legislature

Summary→ Would authorize \$106 million in general obligation bonds for transportation infrastructure projects, including:

- \$80 million for the construction, reconstruction, and rehabilitation of highways and bridges;
 - \$20 million for facilities and equipment related to ports, piers, harbors, marine transportation, airports, freight and passenger railroads, transit, and bicycle and pedestrian trails;
 - \$5 million for a competitive grant program to make upgrades to municipal culverts at stream crossings that improve safety and improve fish and wildlife habitats; and
 - \$1 million for improvements to the Maine Maritime Academy's waterfront pier in Castine, Maine.
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What Your Vote Will Do→

A YES vote supports authorizing \$106 million in general obligation bonds for transportation infrastructure projects.

A NO vote opposes authorizing \$106 million in general obligation bonds for transportation infrastructure projects.

VOTER INFORMATION ON WARRANT ARTICLES

Ogunquit Residents Alliance – November 6, 2018

State Question #4 University of Maine: Do you favor a \$49 million bond issue to be matched by at least \$49 million in private and public funds to modernize and improve the facilities and infrastructure of Maine's public universities in order to expand workforce development capacity and to attract and retain students to strengthen Maine's economy and future workforce?

Who Initiated? State Legislature

Summary→ Would authorize \$49 million in general obligation bonds for the construction and remodeling of existing and new facilities within the University of Maine System that are intended to expand the system's workforce development capacities and attract and retain students. To receive funds from the bond revenue, projects would need to be matched by other public or private funds. The 16-member University of Maine System Board of Trustees would be responsible for approving what projects are eligible for bond revenue. The governor appoints 15 of the board's 16 members.

What Your Vote Will Do→

A YES vote supports authorizing \$49 million in general obligation bonds for the construction and remodeling of existing and new facilities within the University of Maine System.

A NO vote opposes authorizing \$49 million in general obligation bonds for the construction and remodeling of existing and new facilities within the University of Maine System.

VOTER INFORMATION ON WARRANT ARTICLES

Ogunquit Residents Alliance – November 6, 2018

State Question #5 Community Colleges: Do you favor a \$15 million bond issue to improve educational programs by upgrading facilities at all 7 of Maine's community colleges in order to provide Maine people with access to high-skill, low-cost technical and career education?

Who Initiated? State Legislature

Summary→ Would authorize \$15 million in general obligation bonds for the renovation and expansion of instructional laboratories, information technology infrastructure, and heating and ventilating systems at Maine's seven community colleges. Revenue from the bonds would be distributed to the 7 named colleges including \$1,746,360 for information technology and development of Industrial Trades Center at York County Community College.

What Your Vote Will Do→

A YES vote will support authorizing \$15 million in general obligation bonds for the renovation and expansion of instructional laboratories, information technology infrastructure, and heating and ventilating systems at Maine's seven community colleges.

A NO vote will oppose authorizing \$15 million in general obligation bonds for the renovation and expansion of instructional laboratories, information technology infrastructure, and heating and ventilating systems at Maine's seven community colleges.