

Introduction

The inventory section of the Update of the Comprehensive Plan provides factual data about the Town's natural and built environments. This information is intended to help the community make sound decisions about its future growth and development. This section provides a summary of the updated inventories. The full updated inventory sections are included in Appendix A.

A. Demographic Trends

- Between 1990 and 2000, Ogunquit's population increased by 252 persons or 26%, twice as fast as York County. In 1990, the year-round population was 974; in 2000, 1,226.
- The median age of Ogunquit residents increased from 47.5 years in 1990 to 55.2 years in 2000, one of the highest median age levels in the State.
- The number of people 60-74 years of age increased by 84% between 1990 and 2000 in Ogunquit. People 18-44 decreased by 20%.
- Ogunquit's density in 2000 was 299 persons per square mile compared to 188 for York County and 41 for the State as a whole.
- In 2000, the peak summer seasonal population in Ogunquit, including tourists and day beach visitors, is estimated to have been about 15,180, about a 10-fold increase over the year-round population. Seasonal population is forecast to grow to about 15,880 in 2010.
- The State Planning Office projects a 23% increase in the year-round population of Ogunquit for the year 2010. This would be around 1,507 people, with most new residents being retiree in-migrants. Childbearing age people are projected to decrease from 21% of the population in 2000 to 14% in 2010. Children age 1 to 17 are projected to decrease from 10% to 8% of the population.
- Ogunquit's per capita income in 2000 was 162% of York County's and grew twice as fast during the 1990s, as the State and the County, except Wells. This correlates with the generally higher educational achievement of Ogunquit residents compared to York County and the State. This trend is likely to continue due to the increasing cost of housing in Town that is affordable only by higher income households.

B. Local Economy Trends

- Ogunquit's labor force remained at about 2.5% of the Kittery Labor Market between 1990 and 2000. Unemployment dropped from 7% to 4.1% during the same period.
- Hospitality industry workers were the largest sector of the Ogunquit labor force in 2000 (21%). In 1990, hospitality industry workers were 14% of the labor force, considerably behind the 28% of Ogunquit residents employed in the retail sector. In 2000, retail sector employment had become 14% of the total employed. This trend is likely to continue if rental tourist accommodations continue to be built or expanded in Ogunquit.
- The major employers in Ogunquit will continue to be lodging properties: hotels, motels, inns, and B&Bs. Other hospitality industry employers and employees benefiting from the rental lodging proprietors in Town are restaurants and food services, retail stores, recreation businesses including party boat proprietors, professional services, and art & cultural institutions including museums. This trend will continue into the foreseeable future.
- Ogunquit will continue to be a regional employment center due to its density of summer jobs in the hospitality industry.
- Ogunquit is eighth among York County towns in volume of taxable consumer sales. But on a per capita basis of sales per year-round resident, Ogunquit is number one.

C. Natural and Marine Resources

- Global warming could cause a sea-level rise of from 1.5 to 3 feet over the next century (The WELLS BAY REGIONAL BEACH MANAGEMENT PLAN, Draft, February, 2002, Wells Beach Planning Committee). A 1.5 foot sea-level rise would create a 164 to 492 foot shoreline retreat along the York County coast including Ogunquit. It may be presumed that the dunes on Ogunquit Beach would be particularly threatened by sea-level rise. A 1.5-foot sea-level rise would cause a 49 to 148 foot shoreline retreat along areas with coastal bluffs.
- There is a significant offshore deposit of sand of around 15 million cubic yards off Ogunquit Beach and Bald Head Cliff (Source: the WELLS BAY REGIONAL BEACH MANAGEMENT PLAN, Draft, p.33, February, 2002, Wells Beach Planning Committee).
- Frontal dunes protect land and structures inland of the beach area from erosion and flooding. Man-made fortifications including rip-rap and seawalls are indicated to often increase a beach's rate of erosion.

- Ogunquit has few soils rated poor for development purposes, but these are fairly evenly scattered throughout Town. Poor development areas include vernal pools, ledge outcrops, and wetland soils.
- Except for the pockets of steep slopes greater than 15%, the topography of Ogunquit presents few problems for development.
- Groundwater aquifers, usually located in valleys and therefore under pressure from development, are very susceptible to pollution. Contaminants include septic tank effluents, land fill leachates, sewer line leakage, ruptured fuel storage tanks, application of household fertilizers, herbicides and pesticides, and domestic animal manure piles.
- Surface water, including the Ogunquit and Josias Rivers, are susceptible to sedimentation and siltation effects from unprotected shorelines. The same pollutants that can affect groundwater can also affect surface water.
- Wetlands are important to public health, safety and welfare in their capacity to filter water flow and absorb nutrients for water quality maintenance; absorb excess water during high flow times thus reducing the severity of downstream flooding and spreading it out longer; often function as aquifer recharge areas by releasing stored water slowly to streams and groundwater; are habitats for wildlife; and provide open space for human enjoyment.
- The tidal wetlands of the Ogunquit River estuary are particularly valuable for supporting productive clam flats, marine nurseries, and shorebirds including the endangered piping plover.
- The Maine Natural Areas Program identifies 64 wetlands from the federal National Wetlands Inventory. These are rated by cultural value, freshwater fish habitat, flood flow, wildlife, marine habitat and sediment retention characteristics. Most of the higher rated wetlands are found along the coast, along the Ogunquit River, and along the York Town line west of the Turnpike (see map in the Land Use Office).
- Nearly three-quarters of Maine's fishery, about 60 species of commercial finfish and shellfish, depend directly or indirectly on coastal marshes for nutrients and nurseries. Some of these commercial species, as well as non-commercial species, undoubtedly depend on the Ogunquit River estuary marshes.
- The vegetation of Ogunquit is characterized by White Pine-Hemlock-Hardwood forest associations. Excessive removal of vegetation, including excessive timber harvesting, can hasten soil erosion.
- Thirty-four significant fishes and mammals have been identified in Ogunquit.

There are three large undeveloped blocks of land in Ogunquit within which wildlife habitat may be found: (1) a 339 acre block between Route One and the Turnpike between the Captain Thomas and Berwick Roads; (2) a 332 acre block between the Turnpike and North Village Road; and (3) a 1280 acre block west of North Village Road stretching over into South Berwick.

- In 1997 the State allowed the Ogunquit River estuary clam-flats to be reopened to harvesting. In 2001-02, the Town issued 120 non-commercial clam harvesting licenses and 260 one-day dig permits, for a total harvest of 1,721 pecks of clams.
- In 2002, there were 26 commercial fishing boats moored in Perkins Cove primarily pursuing lobster fishing.
- The Maine Critical Areas Program identifies 5 critical areas in Ogunquit that have natural, educational, historic, archeological, scientific, recreational or scenic significance and which warrant special planning and management considerations: Marginal Way, Ogunquit Beach-Beachface; Ogunquit Beach-Backdune area; Ogunquit Beach-Pitch Pine stand; and the Sea Cave at Jack's Cove.
- The Maine Department of Inland Fisheries & Wildlife identifies 2 rare plants and 4 rare animals and their habitats in Ogunquit: (1) Spartina Saltmarsh; (2) Sassafras; (3) Harlequin Duck; (4) Northern Black Racer (snake); (5) Spotted Turtle; and (6) Blanding's Turtle.

D. Public Facilities

1. Town Government

- Ogunquit's aging year-round population is placing demands on Town government for more fully equipped emergency medical services, more civic space for retiree resident and tourist use including park space, sidewalks, crosswalks, and more affordable housing for those employed by the Town or Village Elementary School, as well as creating the potential need for assisted living opportunities.
- In 2002, an ad hoc Space Needs Assessment Committee was instituted to study and recommend to the Board of Selectmen options for expanding municipal office space to accommodate the expanding responsibilities for data storage and retrieval, meeting spaces, quiet spaces and to better manage the expanded work-load of Town Government. This has been converted to a Building Committee.

2. Public Safety

- The aging population and the emerging stretched-out tourist season from April to October are placing additional demands on the public safety personnel of the Town. Police and Emergency Medical personnel need additional training and upgrading of

some equipment.

- Over the decade of the 1990s, the number of calls to the police, fire fighters, emergency medical personnel and life guards all increased by approximately 40%.

3. Public Works

- About 75% of the annual Public Works budget is devoted to cleaning and maintaining the vital municipal recreational facilities of Ogunquit Beach, Beach and Town parking lots, and the various Parks.
- In 2002, the Public Works Department's responsibilities were crowding its existing Garage. There is a need for a bigger garage on a larger lot.
- In 2000 and 2001, from November to May, 60 to 90 patrons per day visited the Town recycling facility generating 29 tons of solid waste per week; from June to October, 70 to 200 patrons visited per day, generating 75 tons. During the winter, the average solid waste per person was 87 pounds per resident; during the summer it was 105 pounds. After June, 2002 the summer per capita weight of msw of 105 pounds/resident was reduced to around the winter weight of 87 pounds/resident. This was due to the newly instituted rule that large commercial haulers, mostly collecting from lobster pounds and the like, transport these commercial solid wastes directly to RWS in Portland and no longer to the Town's Recycling Center.
- There is need for a new universal waste building, specified spaces for wood stockpiling, composted biodegradables, freon products such as refrigerators, etc, and shingles, and a heavy-duty scale for weight measurement.

4. Marine Facilities

- The Harbor Master maintains 86 moorings in Perkins Cove, 26 of them for commercial fishing boats.
- In 2001, the Perkins Cove Pedestrian Draw Bridge was rebuilt and a new boardwalk and benches were installed along the shore of the cove.

5. Public Water Service

- The Kennebunk, Kennebunkport & Wells Water District (KKWWD) supplies potable water to 1400 Ogunquit households and businesses within its service area east of the Turnpike.
- KKWWD maintains two water tanks in Town with 4.1 million gallons of capacity to serve Ogunquit and northeastern-most York. It appears that the KKWWD has the capacity to serve Ogunquit in the early 2000s. The Saco River and Sebago Lake are

sources that the KKWWD could call upon, if needed, in the future.

6. Public Sewer Service

- In 2000, the Ogunquit Sewer District had 1319 residential customers and 220 business customers within its service area, which is generally coterminous with the KKWWD service area. Between 1990 and 2000, there was a 4% increase in residential customers but a 32% increase in business customers.
- The sewage treatment plant has a capacity of 1.28 MGD (million gallons a day) and, at a 7% increase in customers every decade, there is sufficient capacity to complete its current plan to 2012. As a matter of course, if and when 80% of the plant's capacity was being regularly used, the District would be required to begin a new planning phase detailing when full capacity would be reached and an implementation schedule for future upgrades to increase capacity.

E. Fiscal Capacity

- The Town's assessed valuation, based upon the State's equalized valuation accounting, decreased slightly through 1998 and then appreciated to 2002.
- Even while the inflation adjusted per capita assessment of property in Ogunquit decreased through 1990s (as did 6 of the other 7 towns surveyed), Ogunquit had a very high per capita assessment of \$357,749 of property per year-round resident in 2000. This is due to the small size of the Town, the large number of seasonal properties, and the small percentage of year-round residents compared with the total number of seasonal residents.
- Based upon 100% valuation of property, Ogunquit's tax rate rose from \$6.20 per \$1,000 of property value in 1990 to \$10.56 per \$1,000 valuation in 2001. Therefore, the Town's property value appreciated more slowly than inflation during the 1990s. Ogunquit's full value tax rate compared to other coastal resort towns was the lowest in 2000.
- About 75% of Ogunquit's municipal revenue is from property taxes; about 15% is from licenses/fees/permits reflecting the money collected from the Town's parking lots and parking meters in Perkins Cove.
- In 1990, 60% of the Town's expenses were for education, 36% for general (town) government and 4% to York County. In 2000, only 48% of expenses went to education, 38% to general government and 3% to the County. This reflects the Maine Legislature's 1999 decision to reduce Ogunquit's portion of the total Wells-Ogunquit Community School District from budget 30% to 22%.
- The Town is running a very favorable ratio of an annual debt load of 25%

compared to the total operating expenses of the Town. The Maine Municipal Bond Bank has assigned Ogunquit a bond rating of Aa+, a very high rating.

- A bond rating of Aa+ enables the Town to borrow money for long-term facilities or programs at favorable rates.

F. Education And Culture

1. Education

- In the 2002-03 school year, there were 60 Ogunquit students in the Wells-Ogunquit Community School District, 4% of the total student enrollment of 1,510.
- For the 2002-03 school year, Ogunquit raised 22% of the School District's local cost (\$2,997,183) and Wells raised 78% (\$10,657,022). Before the 1999 Maine's Legislature's action (LD 1725), Ogunquit's share would have been 30% of the School District's local costs.
- The Ogunquit Village School, serving grades K-5, is the only school in the School District located in Ogunquit. In 2002, 32 of its students came from Ogunquit, 68 from the Moody area of Wells.

2. Culture

- Since the 1880s, Ogunquit has been known for its arts colony and for its artists.
- In 2002, there was one nonprofit art museum in Ogunquit, one summer theatre, one movie theatre, a number of private art galleries and the Town's Dunaway Community Center in which a variety of performing arts presentations take place year-round.
- The Winn House is a Town museum on Ogunquit history.
- The Ogunquit Memorial Public Library serves the public with 5,000 to 6,000 volumes, with an average turnover of 700 to 800 new volumes every year.

G. Historic And Archeological Resources

- The Town has six buildings, the Ogunquit Memorial Library, the Ogunquit Playhouse and four historic cape style houses including the Winn House listed on the National Register of Historic Places. There are several more properties that are probably eligible for the National Register located on Shore Road and Stearns Road.

- In 2000, the Town adopted an ordinance that allows property owners to request that the Town designate their properties as a local historic place.
- Four sites – Indian grounds - along the Ogunquit River have been designated as possible archeological sites of significance.

H. Recreation And Open Space

- In 2002, the Town Recreation Department sponsored over 64 activities for town residents. These activities ranged from travel-oriented to instructional to leisure time to athletic to educational. In addition, the Recreation Department ran a summer camp for youngsters. Most activities took place either at the Dunaway Community Center or the Agamenticus Road Recreation Area.
- Town owns seven developed recreation facilities including the Marginal Way, the Dunaway Center, the Agamenticus Road Recreation Area, the boat launch at the Footbridge, Ogunquit Beach, the Dorothea Grant Common, and the Winn House Museum. In addition, the Ogunquit Village School hosts a refurbished (2002) community playground.
- The Town owns 14 parks, plus the open space provided by the Great Works Land Trust at Beach Plum Farm and the York Land Trust land on the extreme west side of Town that is part of the Mt. Agamenticus conservation area.

I. Community Character

- Ogunquit has two community characters that sometimes overlap and sometimes may be viewed as distinctly separate.
- One Town character is based upon the historic uniqueness of pre-automobile Ogunquit as a fishing village, arts colony, and seasonal home retreat. This community supports cultural institutions in Town including museums, theatres and parks, civic groups such as the garden club and the like, as well as the many town committees.
- The other Town character is based upon the tourist attraction of Ogunquit Beach and automobile and bus tourists staying in one of 73 rental lodging establishments composed of hotels, motels, inns and B&Bs. The lodging industry, in turn, supports the hospitality industry composed of restaurants, retail stores and recreation activities including party boat charters and the like, many of which are owned by seasonal residents or non-residents.
- The two community characters overlap in maintaining the environmental quality of the beach and estuary, in enjoying the many restaurants in Town, and in patronizing the museums and theatres.

J. Land Use Trends

- Between 1990 and 2000, there were 314 new housing units built in Ogunquit. Two-thirds of these were located east of Route One. The new units west of Route One were mostly located near Captain Thomas Road or Berwick Road.
- In 2000, 65% of all housing units were seasonal. Fully 71% of the houses east of Route One near the shore were seasonal. The total number of housing units, both seasonal and year-round, was 2,114.
- Approval of new subdivisions of land came in two spurts during the 1990s. In 1991, the Planning Board approved the 50+ unit Riverbrook Manufactured Home Park, and in 1999, the 37 unit Windward subdivision.
- Because much of the land east of Route One is already built, most future building will likely take place west of Route One as indicated by the Riverbrook and Windward subdivisions.

K. Affordable Housing

- The Maine State Housing Authority identifies Ogunquit as the least affordable community in York County but this is skewed by the large number of seasonal homes.
- Based upon a "housing gap" analysis, Ogunquit's present affordable housing shortage is estimated to be 35 units.
- To ensure that at least 10% of new housing is affordable, about 23 new affordable units will need to be built over the next 15 years.