



Town of Ogunquit
Planning Board
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**OGUNQUIT PLANNING BOARD
WORKSHOP
MINUTES**

**DUNAWAY CENTER MAIN AUDITORIUM
March 26, 2018**

**PRESENTATION BY THE SENIOR COMMUNITY HOUSING
COMMITTEE – BARBARA FERRARO.**

A. ROLL CALL – 4:00 P.M.

Members Present: Steve Wilkos (Chair)
Rusty Hayes (Vice Chair)
Muriel Freedman
Jackie Bevins
Mark MacLeod
Priscilla Botsford (1st Alternate)

Also Present: Scott Heyland, Code Enforcement Officer
Lee Jay Feldman, SMPDC

Mr. Wilkos stated that the purpose of this workshop is for the Planning Board to gather the information it needs to do its work. The Board will not be taking public comment on this topic at this meeting. The Planning Board will hold a future meeting to gather additional information and take public comments and questions.

The Planning Board has received a request to consider amending the Zoning Ordinance in order to allow a particular type of use which is currently not permitted in Town because of restrictions on dimensional standards.

Mr. Wilkos wanted to make it clear from the beginning that the Town of Ogunquit does not permit contract or conditional zoning, with the exception of light industry in the Farm District (FD).

Mr. Wilkos explained that the discussion at this meeting will not pertain to a particular location; however the Board would consider whether this type of use can, and should be, allowed

throughout one or more zones in Town. The Board asked Ms. Ferraro to present the concept to the Board in broad terms of the use concept, which ordinance provisions would need to be amended to allow the use, and why the committee believes it to be a good idea for Ogunquit generally. She was asked not to discuss any particular/specific location.

Barbara Ferraro, Chair of Ogunquit Housing, explained that the 2016 Comprehensive Plan Survey indicated that senior housing was one of the priorities. In April of 2016 the Committee was formed to explore that issue; and the following goal was established.

The senior community aims to promote independence and enrich the lives of the 62 and older senior population. This was done by exploring options which allow seniors to reside in Ogunquit. They reviewed the 2003/2004 Comprehensive Plan which stated in Chapter Six – the cost of housing in Ogunquit has increased and choices for older residents who no longer want to live in single family homes are limited. Opportunities need to be explored and there is a need to create a housing committee to explore those options; and 15% of all new housing needs to be affordable.

In the Fall of 2016 the Committee surveyed 100 Ogunquit residents; 95 agreed that the Town needs senior housing; 75 of those people were full time residents; 65 said they would want to rent such housing.

In 2017 the Committee gave a presentation to the Select Board, incorporated as the nonprofit “Ogunquit Housing Inc.”; and received their 501.C.3 Status from the Federal Government.

The Committee has met with the Town Manager, the Town Code Enforcement Officer, and several property owners.

Ms. Ferraro stated that the Committee is:

A nonprofit, independent of the Town, and will be fully responsible for any housing which is created.

They will create rental properties for seniors 62 and older.

The housing will be independent living.

The housing will be rentals based on fair market value; and the target will be Ogunquit residents.

Ms. Ferraro clarified what the Committee is NOT:

They are not assisted living or subsidized housing. They are not low income or government controlled; and they are not a recreational center.

They now realize that there are no real rental alternatives for people who no longer want, or are able, to maintain their Ogunquit homes; and they want to provide a service to fill in that gap.

Rental housing cannot be provided for people 62 and older under the present zoning laws. What the Board will hear at this meeting is two alternative conceptual plans which will require consideration of variances, a senior overlay for elderly housing, with greater density; and possibly greater height. Ms. Ferraro asked the Board to consider the needs and look favorably on the necessary changes.

Ms. Ferraro noted that the Select Board voted to have Ogunquit be an age friendly community; which means Ogunquit will be a friendly community for people of all ages. Older adults will take a more active role in town activities, housing, and combating isolation among older citizens.

Neal Rapoza from Civil Consultants presented two conceptual plans. He stated that most of the Town lots, which have walking access to the downtown and beach area, are small lots.

Mr. Rapoza noted a few of the changes which would be required for this concept to be located in the downtown area of Ogunquit.

The conceptual plan includes a single building with as much parking as they will be able to fit onto the site.

Option A has a single building with two accesses onto two roadways. They would need to reduce the parking requirement for “age restricted housing” which in other towns is 1.2 parking spaces per unit instead of the 2 parking spaces currently required. He asked if the Board wanted to see the building layout.

Mr. Feldman responded that, at this point, the Board needs to stay focused on the “big picture” and not go into details. The internal layout is irrelevant to the Board at this time.

Mr. Rapoza reiterated that the status of the project is still very conceptual. He displayed a conceptual elevation of a three story building, which would be needed to accommodate the number of units required to make it a feasible project.

Mr. Rapoza noted that it would be a three story building which may not be able to be kept within the height restrictions; and would require some changes to the Ordinance. He informed the Board that he understands that any project would require full Planning Board review as well as working with the Historic Preservation Commission to ensure that any design would fit with the existing quality of the Town.

Mr. Rapoza asked for input from the Board.

Mr. Wilkos asked if there were any properties in town where zoning changes would not be required.

Mr. Rapoza responded that he hasn't explored any other properties. The plan is to keep the project downtown so that residents wouldn't have to be bussed or drive to the downtown area.

Mr. Heyland asked which dimensional standards would have to be modified; and what they might look like.

Mr. Rapoza responded that lot size and density requirements preclude any significant development with more than 10 or 12 units. Required lot square footage, per unit, would have to be reduced to allow for a significant number of units. His calculations approximate 1,600 to 1,800 square feet per unit would be the density that would make it feasible. Currently the GBD2 zone requires 20,000 square feet, thus it would be a dramatic change.

Mr. Heyland asked about building height.

Mr. Rapoza responded that for a three story building, with a pitched roof, the building would be about 43 to 48 feet in height. Generally he recommends a flat roof with mansard sides to keep the look of a period building.

Mr. Heyland asked how many square feet of living area there would be in a one bedroom unit.

Mr. Rapoza responded that, for a one bedroom unit, it would be between 650 to 850 square feet. Two bedrooms, or a bedroom and a study may be anywhere from 900 to 1200 square feet. They would want to have some one and two bedroom units.

Mr. Feldman asked if there has been any market research to determine the marketability of this proposal.

Barbara Ferraro responded that they have worked with York Housing which has a four year waiting list; and some Ogunquit residents have applied in York because there is nothing comparable in Ogunquit. York Housing has a new building called “Deerfield” which is what the Ogunquit Committee used as the base for its vision.

Mr. Heyland asked how things will be set up to ensure that Ogunquit residents would be first in line for a unit.

Ms. Ferraro responded that they are a nonprofit organization. They can set up their own regulations and guidelines. They would work with York Housing which is set up to ensure that York residents have priority. The rules will also include a prohibition against subletting.

Ms. Ferraro asked what happens next, and why they can’t talk specifics at this meeting.

Mr. Feldman responded that the Board doesn’t have a development proposal application in front of it. Current Town Zoning doesn’t allow for this type of development because of the density, setbacks, etc. At this stage it’s a “big picture” conceptual discussion to flesh out what would need to be done in order to allow this type of development in Town. The Board can’t discuss specifics until they have an actual application in front of it.

Ms. Ferraro stated that it was her understanding that the Committee could come before the Planning Board to ask for the necessary variances and changes to make the proposal possible.

Mr. Feldman responded that this is where they are. It will be up to the Planning Board to determine whether they will seek additional direction on what may occur. It may be that this project is limited to GBD2 or the Board may have to look at other areas of town. They will also need to look at the current and the new Comprehensive Plan.

Ms. Ferraro asked if the Board would look at a “senior overlay” which York, and other towns, had to do in order to get their senior housing buildings.

Mr. Feldman responded that this would be up to the Planning Board.

Ms. Ferraro stated that the current property owner is willing to build to suit. There do not appear to be any other properties, this close to town, where that can happen. She also noted that the property they are looking at has other buildings of similar height in the neighborhood.

Ms. Botsford asked: how would zoning work if this was a suite motel?

Mr. Heyland responded that residential density doesn't apply to commercial use such as hotels. If an existing motel wanted to convert to condominiums they would have to meet the required lot area for residential use.

Mr. Rapoza added that bringing forth a development like this would involve the creation of a new Zoning Ordinance Use in order to implement everything that needs to be done. It would have to be a senior, age restricted development use.

Ms. Freedman asked if the project needs to be in the Downtown District. She suggested the Farm District with transportation provided to residents.

Ms. Ferraro responded that if older people want access to downtown it's easier to be able to walk downtown. She added that transportation for the residents would be an additional cost which they can't afford. They aren't looking to provide assisted living.

Mr. Rapoza asked what the next step will be for a change in the Ordinance.

Mr. Wilkos summarized that the next step will be for Town staff, Mr. Heyland and Mr. Feldman, to review the Comprehensive Plan and the Zoning Ordinance to determine if the proposed use is consistent with the Comprehensive Plan; and whether there are zones in Town where this type of use could be located with some amendments to the Ordinance.

When the Board receives that information from staff it will schedule another workshop; and it will take public comments at that time.

Mr. Wilkos adjourned the Workshop at 4:45 p.m.

Respectfully Submitted

Maryann L. Stacy

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Town of Ogunquit

Planning Board

Recording Secretary

Accepted on April 9, 2018