



Sustainability Committee Agenda

Thursday, May 26th, 2022

5:00 p.m.

This meeting was held at the Dunaway Center and via Zoom

1.0 Welcome & Call to Order 5:00 PM

1.1 Roll Call

Members present: Priscilla Botsford, *Chair*; Margie Katz, *Vice Chair*; David Nosnik, *Member*; Paul Breen, *Member*; Jane Greene, *Secretary*
Pam Sawyer was excused

Guests present: Chris Nobile, *Comprehensive Plan Committee*; Suzanne Williams, *Healthy Rivers Ogunquit*

2.0 Review of Meeting Minutes from April 28, 2022

Minutes were approved 5-0

3.0 Ongoing Business

3.1 WQ Plan - Implementation updates from Town Manager

Priscilla has had an email exchange with Mandy regarding progress with implementation. The Town is working on it, but there has not been a lot of progress at this point.

- a. Main beach R-tank installation and test results will be done by FBE.
- b. Water testing: Maine Healthy Beaches will start after Memorial Day weekend.
- c. New signage on estuary warning about contamination at low tide is up.

Margie spoke with John Bucci and he is getting the necessary materials in and will start doing the DNA testing Riverside Beach, starting at the end of June. It is a PCR test and you can get the results in an hour. Bucci is also planning to do the DNA testing on the tributaries.

The Town submitted a grant application to update the 2013 Watershed Plan. It calls for an environmental scientist, as well as an environmental engineer. FBE is writing the proposal. The Town is waiting for the Natural Resources Coordinator position to be approved. FBE will test the effectiveness of the catch basins in the Main Beach parking lot, as well as installing the remaining catch basins. FBE spoke with *Healthy Rivers Ogunquit*, regarding a collaborative plan for water testing.

Litter on the Beach Cleanup Opportunities - Priscilla and Jane proposed the idea of a consistent place for volunteers to sign up to clean up the beach. Great way for high school students to fulfil service hours. Materials could be stored in the lifeguard station. Jane offered to write up a proposal for the town manager to consider this idea.

Vegetative buffer near Jotham's Lane that is part of the 319 Phase IV Grant. Would HeRO like to take a look at that? Good opportunity for collaboration with the town. There could be savings. Suzanne Williams is interested in doing this project for free. She agreed to speak with the Town.

Paul brought up a report that the State of Maine has done on developing a plan to deploy EV chargers. Problems were twofold: One, it took forever to get the EV chargers in one place. There was a rule that the chargers had to be 50 miles apart. Second, California just deployed tens of thousands of these chargers and they just did an analysis and 25% of them don't work. How will the State keep track of which chargers are working and what are they going to do about the ones that are broken? Paul will send it to the committee. Margie added that there is state funding available for the town to put in these EV chargers, as well as infrastructure funding coming in from the government.

Priscilla asked if Margie would be interested in writing a letter to Mandy or Matt regarding funding for EV Chargers. Margie said that she would check with Efficiency Maine on what's available and the process. Committee agreed that reaching out to Mandy or Matt regarding funding would be a good idea. Margie agreed to look into the process and contact either Mandy or Matt.

4.0 New Business

4.1 Comprehensive Plan Subcommittee (Chris Nobile)

What's going well?

What do you see as risks?

Where would you like your committee to be in 5/10 years?

What would you recommend as strategies to get there?

Chris Nobile shared that the new Comprehensive Plan can broadcast important priorities/ideas out to people making decisions - such as reducing the carbon footprint on a municipal level. First, the Comp Plan committee wants to find out what people want. What are the concerns? The biggest risk is people not engaging. The risk is not enough people engaging, so that the plan is underinformed. Implementation is important. A great plan without a process for implementation is useless. Nobile said that there is a need for a Comp Plan Implementation Committee made up of citizens to continually look at how the plan is being implemented. Things change over time. The plan needs to be broad enough to adjust to changing circumstances. It's not the policy. It's not the actual rule. It's identifying what we value. There will be a public forum in the very near future. People can come in and give feedback on eight categories that comprise the Comp Plan. That's a starting point.

David: *It's not just implementation, but accountability. There has to be a way that it is not just aspirational. At some point somebody has to say, "Yes we like it. We're responsible. We're going to do it. And twelve months from now someone has to say, "Did you do it? And if not, what do we do?"*

Chris: *The Comprehensive Plan is not an enforcement tool. It's not a policy tool. It sets the table to say, "Here's how we value things." The implementation piece will be going to those parties that are responsible - whether SB or PB - and saying, "This was in the Comprehensive Plan. We think it's inconsistent or very consistent...but it's not an enforcement tool, it's a visionary component that drives the decision making to openly form a policy. But I agree with you if there's not that view of ongoing decisions and processes tht quickly gets detached from accountability.*

David: *The last phase should be, "Hey guys, you're running the Town - right? You've asked us to give you our input on this Plan. This is what we want. Now we're going to do it and you are going to take us seriously...Here's the Plan. What are you going to do? What aren't you going to do?" There has to be a way to hold them accountable. Because if we vote for them, and we don't hold them accountable, then - again - ten years from now we're going to be exactly in the same place as you described: "It was*

such a beautiful Plan. Those ideas were wonderful. Too bad no one took them seriously.”

Priscilla agreed with David, citing the 2004 Comprehensive Plan.

Priscilla: *(The Comprehensive Plan) is the rationale. This is where the Town wants to go. So when we look for funding on something from a State or Federal agency - and they say, “What’s your rationale? Is this in line with what your Town’s needs or desires?” That’s where accountability comes in. Not doing something is an action just as much as doing something. So, when we say, “Nothing got done” actually something did get done - because by not doing something, a lot of things happened. The new Comprehensive Plan Committee needs to look at what happened because certain things didn’t get done.*

Jane: *It's what you said at our last meeting. Things didn't get done because other things were more important. There were priorities there. I mean, they spent money on something - right? We were looking at all that natural resources stuff and we thought, “Oh, that would have been so great if this had been done.” But priorities were elsewhere. Is that correct?*

Chris: *I don't know that much about history. I'm looking at today moving forward. History helps, but what we're constructing is today forward. We have data, which is important. But what we're building here is a way for us to - yes - set some of those priorities, although they are not going to be in detail because - again - it's much more of a vision statement and an overview of what we want to accomplish in the community. And then we guide those in Town Hall to execute that. We hold the SB, the PB, Zoning - all those are now informed by the Plan. But again I would say to every citizen in this community - It's up to us – no matter what's written anywhere to be engaged.*

Priscilla read “Vision for Ogunquit in 2020” from 2004 Comp Plan (Page 5-1)

Ogunquit will continue to be a desirable year-round community with a friendly, diverse population. Ogunquit will also continue to be an attractive summer resort visited by travelers from around the world attracted by its natural environment, diverse cultural offerings, and its pedestrian friendly, car-optional setting. But in 2020, the balance between these two divergent roles of Ogunquit will be better maintained so that tourism does not adversely impact year-round residents while the businesses that serve tourists are welcomed as a positive part of the community.

Priscilla: *It's that dichotomy between the preservation of natural resources and the capacity for tourism.*

Chris: *There will always be a tension between natural resources & development. If you go back a hundred years ago...People were saying in the 1890s, "Things are getting too crowded. Things are happening downtown." A hundred years from now, people are going to say the same thing. What we've got today though, is better measures than we had twenty years ago. Better technology, we're better informed. We as a country are much more sensitive to individual needs. We look at age very differently than we did 20 years ago. Same with the environment. We can't stop the clock, we can't change our geography - but we can work with the clock well, and we can do our best to prioritize how we're going to work with our geography.*

Nobile emphasized the need for input from each committee and commission. He asked that we come to the visioning meeting.

David asked again "Why do you want my input?" He reiterated the need for accountability. He asked if Nobile could give him a guarantee that those that are there - the Select Board, and every other committee - are going to listen to what he has to say. He stated that wanted the policy makers to tell him that they are going to read it carefully, and then give feedback - i.e. "We're not going to do it. It's too expensive. With that feedback, he can vote in members with different priorities.

Priscilla: *David, am I correct in saying that there have been a lot of plans written over the decades, and not a lot of implementation of those plans? And now we're doing another plan - the Comp Plan - and you're saying, what's the difference between this Plan and all the other plans?*

David said yes, and restated his position that there should be a timeline regarding accountability.

Chris: *I would say two things here. One, there's no guarantee of anything -*

David: *But there's accountability -*

Chris: *I understand. And the idea that it's going to be followed through is a function of a couple of things - one is, this is a process of democracy. Who's elected and who's appointed to these committees. And if you have the Comp Plan Implementation Committee, there's an opportunity for citizens to give their input and to weigh in on anything that connects with that Comprehensive Plan...don't withdraw from the process because you are afraid that no one will implement it.*

David: *No, no. I'm not going to shy away from the process because it may not be implemented. No. I'm just asking for someone to say, "I like it. I will try to implement it. And if not, I'm going to tell you in a year." It's accountability.*

Chris: *That's fair.*

Paul: *The way things get implemented is a committee - Sustainability, Marginal Way - gets something in their craw - "We've got to do something." They work up a proposal, they go to the budget committee to see if they can get support. They make a presentation to the SB, and one way or another it gets on a warrant. If the voters say yes, it gets done. If it doesn't get done, it goes back to those groups and figure out how to get it done. You get what David is talking about, but it takes a while. Nothing happens if you wait for the SB to come up with anything. You have to have the committees push these things. Because these ideas end up costing lots and lots of money.*

Priscilla: *What I'd like to see is a plan for growth that is sustainable. Growth that includes consideration for capacity, for stormwater management. A plan that includes cleaning up the water -*

Margie: *And the air -*

Priscilla: *- and the air. A plan that looks at prioritizing everything and being able to give citizens, tax payers an idea of - these are things we really need - that's a vision. If there's growth, where's the traffic? How is the traffic being handled? If there's development, how is that going to impact the natural resources? Growth in population - how are we handling the natural resources? People come for the whole experience of a quaint village. So, how we develop will be part of the democracy, but a responsible democracy that takes into account all of these things. In other words, I would like to see where if someone is talking about a certain zone, there's a traffic study in there, there's an infrastructure study in there, there's a stormwater study in there, what happens if there is a fire. I'd like to see all of these services taken into account. It might be difficult because the State of Maine wants to do much more development than our Town probably wants to do. It's unclear what that means, and it's unclear if the Comprehensive Plan is our defense.*

There was a brief discussion around development in Ogunquit - tiny homes, affordable housing, balancing development with natural resources, and the nature of Ogunquit's job market.

Chris: *Things are changing, right? Huge groups of people can work from anywhere now. That's what's different today from ten or twenty years ago. There's no perfect solution to any of this. What we're balancing here is how do we identify those things we value and put those in some sort of a priority and then deal with the weight of the multiple issues - so that when you look at development, you look at sustainability. You look at sustainability, you look at equality and fairness in housing and in choices. When we look at services, we look to provide services to a whole breadth of our community. Those are things we'll have to figure out along the way. Who are the parties responsible? It's going to be the people who work here at the Dunaway - the people we vote into office, the people who serve on these committees. So that's why input is so critical right now. That we figure out where some of these valuations are right now, and then we try to help our Planning Board and our Select Board come up with rules and processes that digest these priorities and figure out a way to implement them, but in a way that's cost effective.*

Margie: *When is this supposed to be completed?*

Chris: *Within 18 months. Depends if we can get a consultant in place and how much of the resources we can draw on that we already have as opposed to recreating the wheel.*

Margie: *You mean 18 months from where you started or from now?*

Chris: *I think from now. I'm coming into this too. I'm trying to understand the time frame. A lot of this is driven by how much work all of us can do. And we're all volunteers here. Some of us have other responsibilities. It's phenomenal how many people care and how many people want to be involved in a community as small as ours.*

Jane: *I think a lot of the recommendations in the Water Quality Plan can just be lifted and put into the Plan. These are recommendations that we agreed on and want to put forward, and we want to do the same thing for energy efficiency because there really isn't anything in the 2004 Plan, except a brief sentence about alternative energy. So maybe every time new buildings are considered that they are working with someone LEED certified - that they consider the whole range of sustainability elements.*

Chris: *There's a whole lot of work that the PB will have to do. Most everything goes through the PB. They are the conduit for much of the regulation and implementation.*

Margie: *Is there a date for the public hearing?*

Chris: *We're shooting for the end of June.*

Jane agreed to send Chris the Water Quality Plan.

Anthony Deluzio called in to discuss Article 53, the Municipal Campus Project, and the ties to sustainability and the Comprehensive Plan. He expressed the desire to partner with the Sustainability Committee, adding that the project was serious about incorporating ideas into renovating, evaluating the buildings for net zero, resiliency, LEED certification. Additionally, he stated that they want to bring on a sustainability consultant to help evaluate those buildings further. He asked that the committee members and followers support Article 53 and do further study of the Dunaway Center and Ogunquit Village School.

Priscilla stopped him, stating that we are not allowed to endorse or not endorse anything since we're in the Dunaway Center right now - within 30 days of an election. She added that answering questions is appropriate, and asked for questions from the public or the committee members.

Margie: *What happened to the \$120,000 that was approved three, four years ago for a study?*

Anthony: *That money was used for a study to uncover all of the problems. Committee hired consultants - mechanical, electrical, plumbing, structural engineers to go through both facilities, looking at how they are operating - energy efficiency wise; how they are handling and dealing with today's codes; accessibility - what do we need to do to bring these facilities up to date. Now we understand how deficient these two buildings are. Phase two is to bring on those engineering consultants to really design the solution to the problems that we have.*

Anthony added that the studies were on the Facilities website. Margie asked if the studies came to any conclusion about whether to renovate or replace the Village School. Anthony stated that there are six options ranging from replacement to renovation and adaptive reuse. It comes down to cost. They will evaluate the options and determine the cost and put it before the public. It will be up to the voters.

Priscilla asked if the \$875,000 that Article 53 is asking for is for further study. Anthony answered that the money is to take the six studies and hopefully come up with one consensus. Priscilla asked if the options range from 11 to 17 million dollars. Anthony answered that they've come down from that, stating that the more you know, the more refined the numbers become.

Priscilla shared the Town of York's budget for their campus plan: 7.3 million. Well's budget was 10 or 11 million. She asked if Anthony knew how much these towns spent on the planning process for these campus plans. How does Ogunquit compare?

Anthony said he believed that Wells spent \$13 million - \$14 million for their complex - but added that he would look into York and Wells.

Priscilla also asked about circulation, and what the increase in square footage would do to traffic - gridlock on Shore Road, etc. Anthony stated that the bringing in and detention of individuals has been a consideration during the planning of the new campus.

Jane asked Anthony to speak to the issue of mold and asbestos in the Dunaway Center. Anthony said, yes there are indoor air quality issues. There have been instances of mold, water infiltration in the lower level. Mold in the ceiling, in the walls, in the baseboards, water soaked carpets. Jane asked why the mold had not been removed, the water soaked carpet removed. She thought that the mold had been removed. Anthony said that the \$875,000 would include abatement of these issues. He added that there is asbestos, and there is lead paint in the Village School. He added that he will be doing a Facebook live event on Thursday, June 2nd to give further information.

4.2 Biochar: LD 1911 recently passed. That means that any sludge in Maine cannot be moved or spread. Only option is to put it in a landfill. There must be construction debris on top of the landfill. This is a huge creator of methane gas, and the rain that lands on the landfill percolates down and into the water table.

New technology - biochar - would turn human waste into energy. Through an intense heat process, the sludge becomes completely sterile - a coal like substance. Biochar can be used for energy. It's a resource that will never run out. Priscilla wants to raise this possibility with the Select Board, to advocate for a regional crematorium. People are excited about solar and wind - but this is a new technology that has a never ending supply, and the only technology that removes PFAS chemicals. The committee agreed that Priscilla should present this idea to the SB.

 Turning Human Waste into Renewable Energy?

4.3 Private Well Testing

\$200 - \$300 dollars for residents. If you would like your well tested – Contact the Sustainability website. You cannot get this test from your water company.

5.0 Public Comment

Suzanne Williams asked if the new beach signage regarding bacteria count is posted with the testing numbers from MHB. MHB tests at different times in the tide cycle. We are telling people that it's not safe to swim at low tide, and then we give them numbers at high tide. There is a disconnect. Suzanne suggested that regular testing be done at low tide. Cost is \$25. Priscilla suggested writing to Matt asking for testing to be done at low tide twice a week. Jane asked what the sign currently says - does it include that Riverside Beach is deemed by the DEP to be "impaired" and not safe for swimming? If you go to that beach, you should know that. Suzanne added that the new DEP designation warrants new signage.

Jane and Priscilla will work with HeRO to write up a proposal regarding water testing at Riverside Beach and establishing a *Beach Clean-up Volunteering Opportunities* structure for the Town to consider.

Rebecca Fox called in. Someone from the DEP is coming on June 21st. They are coming to talk about stormwater, but could be an opportunity to ask about a little bit more about the "impaired" language, and if the DEP has any suggestions for signage to be used.

Margie shared that she has created an Ogunquit Sustainability FACEBOOK Page.

6.0 Next meeting – June 23rd @ 5:00

7.0 Adjournment - 6:31 PM

Zoom Link:

https://ogunquitpd-org.zoom.us/webinar/register/WN_1BrRRzWMSgehOc9o4qKk_w