

**TOWN OF ORONO
COUNCIL COMMITTEE MEETING
COMP PLAN IMPLEMENTATION**

**MONDAY, FEBRUARY 3, 2020 AT 6:00 P.M.
COUNCIL CHAMBER - MUNICIPAL BUILDING**

1. Roll Call

Present: Meghan Gardner (Comp Plan Chair), Cheryl Robertson, Terry Greenier, Town Manager Sophie Wilson, Community Development Director Dave Milan, Town Planner Kyle Drexler and Parks and Recreation Director Mitch Stone.

2. Continued Discussion of Village Residential District Concept

Town Planner, Kyle Drexler, reviewed the draft Village Residential District Ordinance (attached). He explained this is proposed as an overlay district that allows for greater density and reduced requirements for development, but also adds requirements or regulations for those who choose to avail themselves of these allowances. For example, lot size, frontage, and setback requirements are significantly reduced; however, owner occupancy would be required and the number of unrelated tenants is reduced. The point of the overlay district is to promote walkability, access to public transportation, and use of locally available services. The Committee discussed parking space requirements - the currently proposed language requires two spaces, but this is an area for further discussion.

Section C deals with subdivisions, while Section D governs existing lots. It ensures that dead end streets will not be created, seeks to improve walkability with plantings and shade trees; promotes easier access within the development; seeks to create certain aesthetics that support a more residential and vibrant feel. Most lots in the MDR district are non-conforming with median existing lot sizes approximately 14,000 sq feet (minimum lot size is 20,000 sq feet).

The Committee will be looking for more discussion related to parking and numbers of unrelated tenants. Council as a whole should discuss the idea of a deed restriction. Mr. Drexler suggested, if deed restriction is a concern, another option would be to scale back the size of the area and make a new zoning district that doesn't have a deed restriction, but limits the density of occupancy.

The Committee agreed to send this item to Council Workshop for a discussion on the points stated above as well as scenarios about how this could be used and/or misused.

3. Recreation Trails Update

Parks and Recreation Director Mitch Stone provided a brief update on the work that has been happening with regard to trails. He noted the Comp Plan discusses the trail system and the need for better interconnectivity. The Committee discussed the use of e-bikes (Class 1) as a reasonable accommodation on Town trails.

4. **Brief Staff Report**

The Town Manager briefly discussed the following:

- **SSES** - Following discussion with Councilors last week, staff met with UMaine Facilities to discuss the sewer report and has received feedback from the WPCF Engineer regarding DEP comments. Staff is in the process of scheduling a meeting with the Town Engineer to fully understand the technical aspects of the report and the best position for the Town to articulate in this matter. Once this is complete, the Town staff and UMaine will meet with DEP regarding the next steps for the CSO Master Plan.
- **Front Desk** - With final payment on property taxes due, the dog licensing deadline last week, and closing in on the absentee voting period for two elections, this is a busy week at the Front Desk. A new employee started today and there is heavy traffic at the desk which is creating longer than usual customer wait times.
- **Streetlights** - The streetlight project is almost complete. Staff will have a more formal update at the next Finance Committee Meeting; however, the decorative lights will be changed out and problem lights fixed. Staff reported that it is receiving feedback about areas with not enough or too much light. Staff reported that it was handling these concerns in the same manner it always has - review on a case by case basis by Public Works and the Police Department.
- **OTO Fiber Project** - ICON is in Orono this week stringing lines for the ultra high speed fiber project!

5. **Adjourned at 7:53 pm.**

Councilor Robertson made a motion to adjourn at 7:53pm. The motion was seconded by Councilor Greenier and passed by unanimous vote.

Minutes are summary only. An audio recording of the meeting is available on the Town's website at www.orono.org under Agendas and Minutes.

Respectfully submitted,

Nancy W. Ward
Executive Assistant