

**TOWN OF ORONO  
COUNCIL COMMITTEE MEETING -  
COMPREHENSIVE PLAN IMPLEMENTATION**

**THURSDAY, SEPTEMBER 22, 2016 AT 6:00 P.M.  
COUNCIL CHAMBER – MUNICIPAL BUILDING**

**MINUTES**

**1. Roll Call**

Present: Geoff Gordon (Community Development Chair), Cindy Mehnert (Council Chair), Tom Perry, Clint Relyea, Judy Sullivan, Assistant Town Manager Belle Ryder and Town Planner Evan Richert.

**Community Development**

**2. Review of Ordinance Amendment Streamlining Home Occupations**

Mr. Richert stated that this ordinance amendment is part of the Comp Plan Implementation. The amendment was reviewed by the Council Committee awhile ago and referred to the Planning Board for its review and public hearing.

He commented that “homestay” (which is part of the Home Occupations amendment) was recently reviewed. He explained that all Home Occupations, in the past, were grouped together and treated the same. The new amendment (recommended by the Comp Plan Committee) streamlines Home Occupations into four categories: Home Office and Home Workshop (requiring only approval from the Code Enforcement Officer), Home Stays (requiring rental registration) and Home Business (requiring regulations and limitations of traffic, office space, number of employees). Mr. Richert noted that the purpose for the different categories is to streamline the process and not require regulatory review expect for a small subset of uses.

Mr. Perry asked about the rationale with the sizes of business signs. Mr. Richert described the the allowed sizes of signs. Mr. Perry also asked who finds a business in violation. Mr. Richert stated his assumption to be that the Code Enforcement Officer would find someone in violation; however, he would check into it and clarify the language.

Mr. Gordon asked how multiple businesses on a single property would be handled. Mr. Richert clarified that the restrictions would be cumulative (i.e. the sum total of employees would be two and the total percent of business space would be 25%). Mr. Gordon asked if the business space included a basement. Mr. Richert stated that he would clarify the language to define it as “25% of the “living space”.

Mr. Gordon asked about trailers and cars with business advertisements on them. The Committee discussed it and agreed to not try and regulate it.

Mr. Gordon asked about fine violations. Mr. Richert described the court process.

**The Committee unanimously agreed to move the Home Occupations Ordinance Amendment to the next Council agenda to set a public hearing date of November 14, 2016 with Mr. Richert's language clarifications.**

### **3. Noise Ordinance Amendment concerning Noise Sensitive Areas**

Mr. Richert stated that this noise ordinance amendment is being brought forward at the request of the Code Enforcement Officer and Police Chief. He noted the definition of the noise sensitive area (i.e. churches and hospitals) currently includes no noise within 300 feet of the area, not just from the property line of the noise sensitive area. He stated that the proposed language corrects the definition of the noise sensitive area and the intent of the ordinance. He described the unintended effect on downtown businesses. The Committee discussed the situation.

The Committee discussed how the ordinance would apply to any new churches, hospitals, funeral homes, etc moving into an area. Mr. Richert suggested adding language regarding noise sensitive areas "as they exist today" (with a date included). The Committee agreed to language change.

**The Committee unanimously agreed to move the Noise Ordinance Amendment to the next Council agenda to set a public hearing date of November 14, 2016 with Mr. Richert's language addition.**

### **4. Review of Proposed Implementation Chart**

Mr. Richert reviewed the proposed Land Use Amendment Implementation Chart with the Committee. He noted the amendments that would be moving forward to the October 17, 2016 Council Meeting for public hearing.

### **5. Reminder of Main Street Overlay District Public Meeting**

Mr. Richert reminded the Committee of the upcoming public meeting with the Main Street property owners regarding the proposed Main Street Overlay District. He stated that the meeting will be held on September 28, 2016 at 7:00 p.m.

Mr. Richert stated that his approach will be to have an open discussion with the property owners as to whether they see a Main Street Overlay District as an opportunity or not.

### **6. Adjourned at 7:05 p.m.**

Minutes are not verbatim. A tape-recorded version is available in the Town Office.

Respectfully submitted,  
Nancy W. Ward  
Administrative Assistant