

**Town of Orono  
Council Committee Meeting**

**Monday, April 25, 2016 at 7:00 p.m.  
Council Chamber – Municipal Building**

**Minutes**

**1. Roll Call**

Present: Geoff Gordon (Community Development Chair), Council Chairman Cindy Mehnert, Sam Kunz, Tom Spitz, Judy Sullivan, Tom Perry, Clint Relyea, Town Manager Sophie Wilson, and Town Planner Evan Richert.

**Community Development**

**2. Proposed Land Use Amendments**

- **Amendment concerning Travelers' Accommodations**

Mr. Richert explained that the current Land Use Ordinance only allow hotels and B&Bs for lodging. This ordinance amendment would allow for additional types of accommodations in a university town. He explained the difference between Homestay and B&Bs.

**The Committee agreed to increase the number of guests allowed within a Homestay to 4 versus 3 persons.**

Mr. Gordon questioned whether Homestays and B&Bs would be required to have Victualer's licenses if meals are provided. Mr. Richert commented that he would check into it.

Mr. Gordon voiced concerns about converting accessory structures into Homestays and B&Bs. **Mr. Richert suggested requiring that they be owner occupied, especially for Homestays. The Committee agreed.**

The Committee reviewed the changes to the schedule of uses for Travelers' Accommodations.

Mr. Gordon commented that he would like to be able to maintain the integrity of single-family homes as much as possible and noted concerns about allowing various used for accessory structures, especially in the MDR District.

Mr. Richert noted the changes to clarify parking spaces for travelers and other commercial accommodations within residential uses (Section 18-135 (b)(2)(d)).

**The Committee agreed to have Mr. Richert make the suggested changes to the Travelers' Accommodations and bring it back to a future Council Committee meeting.**

- **Amendment concerning Accessory Apartments**

**The Committee agreed to forward the Ordinance Amendment concerning Accessory Apartments to the Planning Board for its public hearing and review.**

- **Amendment to Uses and Dimensional Standards in Commercial and Economic Development Zone Districts**

The Committee reviewed the recommended changes to the uses and dimensional standards in the Commercial and Economic Development Zone (EDZ) Districts.

The Committee discussed the minimum lot size in the EDZ and decided to keep it at the proposed 20,000 sq. ft. but have the Planning Board review it.

**The Committee agreed to forward the Ordinance Amendment to Uses and Dimensional Standards in Commercial and Economic Development Zone Districts to the Planning Board for its public hearing and review.**

### **3. Adjourned at 9:05 p.m.**

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

Respectfully submitted,

Nancy W. Ward  
Administrative Assistant