

**TOWN OF ORONO
COUNCIL COMMITTEE MEETING**

**MONDAY, JUNE 6, 2016 AT 5:30 P.M.
COUNCIL CHAMBER – MUNICIPAL BUILDING**

Minutes

1. Roll Call

Present: Geoff Gordon (Community Development Chair), Cindy Mehnert (Council Chair), Tom Perry, Sam Kunz, Clint Relyea, Judy Sullivan, Town Manager Sophie Wilson, Assistant Town Manager Belle Ryder, Town Planner Evan Richert, Economic Development Director Dave Milan, Police Chief Josh Ewing and Public Works Director Rob Yerxa.

Community Development

2. Proposed Ordinance Amendments – Accessory Structure

Mr. Richert reported that the Planning Board held its public hearing in May on the proposed amendment to allow accessory dwelling units in accessory structures. The Planning Board reviewed the Committee's concern that accessory dwelling units which are too close to the property line may be disruptive to neighbors. They recommended setback requirements.

Mr. Richert recapped that accessory dwelling units in accessory structures must meet the requirements of owner-occupancy on the property, limitation on size, occupancy, bedrooms and the additional language of setback requirements.

Mr. Gordon commented on the potential negative impact of additional accessory dwelling units in high density neighborhoods. Mr. Richert stated that accessory apartments are an incremental way to expand housing opportunities with constraints added.

Mr. Gordon suggested having a minimum lot size requirement. Mr. Perry questioned whether that defeats the purpose of an accessory apartment. The Committee discussed lot size restrictions and agreed to first send the amendment to public hearing for public input.

The Committee agreed to forward the proposed Ordinance Amendment, with the Planning Board's recommendations, to the July 11, 2016 Council Meeting agenda for public hearing.

3. Proposed Ordinance Amendments – Self-Storage Facilities

Mr. Richert explained the need for an ordinance amendment that defines "Self-Storage Facilities" separate from "Warehousing" and which districts they will be allowed in. He noted that self-storage facilities were originally included under Warehousing. He commented that there have been recent inquiries about storage facilities near I-95, Exit 193. He noted that self-storage facilities are low water/low sewer uses.

The Committee reviewed the zoning map. The Committee discussed not allowing retail sales from self-storage facilities. Mr. Richert stated that he would add language to the amendment to address the following, “Tenants cannot engage in retail sales at the sight”. The Committee agreed with the proposed amendment, allowing self-storage facilities warehousing in the C-1 and EDZ districts west of I-95.

The Committee agreed to move the proposed Ordinance Amendments regarding Self-Storage Facilities forward to the Planning Board for its public hearing and review.

4. Appointment to Trails Committee

The Committee review Jim Rose’s application to serve on the Trails Committee, which was highly supported by the Trails Committee.

The Committee agreed to forward to the next Council agenda the appointment of James Rose to the Trails Committee to fill an unexpired term until April 2017.

5. Boston Post Cane Recipient

Ms. Wilson reviewed the list of potential Boston Post Cane recipients with the Committee.

The Committee agreed to forward to the next Council agenda awarding the Boston Post Cane to Pauline Nadeau Butler.

Finance

6. Main Street Crosswalk

Staff provided information to support the elimination of the Main Street crosswalk in front of the Town Office. Police Chief Ewing spoke of safety concerns due to the proximity of the traffic light to the Town Office crosswalk. Mr. Yerxa spoke of the downtown traffic study that suggests some consolidation of crosswalks and an assessment of all crosswalks. He stated that Maine DOT recommends 400 feet between crosswalks. (He noted there is 185 feet from Pine Street to the Town Office crosswalk and 327 feet from Pine Street to Goodridge Drive.) He spoke of simplifying the area by taking out the Town Office crosswalk and making improving to the other existing crosswalks. The Committee discussed the issue and various options.

Mr. Richert commented that people follow desired travel lines. He also commented on traffic issues near Circle K and that it would impact the Pine Street crosswalk.

Mr. Yerxa commented on the cost of improvements to lighting and drainage for a crosswalk.

The Committee indicated that they did not want to eliminate the Town Office crosswalk. Ms. Mehnert suggested making changes to the Goodridge Drive crosswalk and eliminating the Town Office crosswalk. Mr. Perry commented that more time is needed on this issue and a visual map would be helpful.

The Committee requested that the Main Street Crosswalk issue be brought back to Committee with a visual map.

7. Village District Tax Program

Ms. Wilson provided information about OVA's request to disband the program and not assess a Village Tax this year. Ms. Wilson stated that a legal review has determined that it is best not to dissolve the Village Tax for 3-5 years, but instead to assess zero dollars per thousand for each of the years. Projects for the Village District will be paid from the Downtown and Transit Oriented TIF funds. In the future, Council can consider dissolving the Village Tax District.

Ms. Wilson noted that the \$6,000 that was given to OVA in the past will be used to fund downtown economic development events. Ms. Ryder also noted that there is a project to replace the downtown benches.

Ms. Wilson stated that the next step is to hold the public hearing on the Village District Tax Program and proposed zero tax rate. The Committee agreed.

8. Proposed Fee Schedule FY16-17

The Committee reviewed the staff's recommended changes to the Fee Schedule for FY16-17.

Ms. Wilson stated that the note under "Rental Unit Registration Fees" speaks to the Council adopting a new fee structure. The date will be changed from 7/1/2016 to 1/1/2017. The Committee agreed.

The Committee agreed on the following changes to the Overnight Parking Permits: Eliminate the \$40/month fee; take the future note off; and change the fee to \$200 for a half-year permit (covering July-December or January-June) or \$350 for a full year. Adding a note that there will be no partial, prorated or alternative periods. The Committee agreed to the change.

The Committee agreed to forward to the next Council agenda for public hearing the proposed Fee Schedule FY16-17 with the additional changes stated above.

Operations

9. Brief Town Manager's Update

Ms. Wilson provided a brief update on changes within the Finance Department. She noted that Mr. Daniel's last day would be August 31, 2016. Ms. Wilson stated that she would be restructuring the position and would be looking to hire a senior staff accountant.

10. Adjourned at 7:25 p.m.

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

Respectfully submitted,

Nancy W. Ward, Administrative Assistant