

**TOWN OF ORONO
COUNCIL COMMITTEE MEETING**

**MONDAY, AUGUST 1, 2016 AT 5:30 P.M.
COUNCIL CHAMBER – MUNICIPAL BUILDING**

MINUTES

1. Roll Call

Present: Council Chair Cindy Mehnert, Sam Kunz, Tom Spitz, Geoff Gordon, Judy Sullivan, Tom Perry, Town Manager Sophie Wilson, Town Planner Evan Richert and Economic Development Director Dave Milan.

Community Development

2. Main Street Overlay District

Planner Evan Richert presented an overview of a potential Main Street Overlay District (*see attached*). He described the geographic area as Main Street from Juniper Street to Old Kelley Road (300 feet deep on either side of Main Street) and presented data of the area. Mr. Richert noted that the idea of the Main Street Overlay District is to create an incentive-based tool to allow some limited non-residential use in the residential district in exchange for maintaining the architectural integrity of the buildings. He stated that the Main Street Overlay District Subcommittee would be working on 2-3 different approaches to the overlay district. He reviewed the Main Street streetscape with the Committee. Mr. Richert noted that he would be calling a meeting of the district property owners and residents in September to have an open-ended conversation about the idea. He noted the importance of the corridor and the 22 lots that contribute to the Main Street Historic District.

Mr. Richert requested hiring an architect to conduct a reconnaissance survey of the proposed Main Street Overlay District in August and then prepare design guidelines to protect the character of the area. The Committee discussed the proposed Main Street Overlay District.

Ms. Sullivan asked if any of the homes were on the National Historic Registry. Mr. Richert stated that the district is on the national registry, but not the individual homes.

Ms. Wilson suggested bringing the Main Street Overlay District options back to Council Committee on September 8, 2016 with other Comp Plan Implementation ordinance amendments. The Committee agreed.

Ms. Wilson stated that a Doodle will be sent out to the Committee on proposed dates for the Comp Plan Implementation meetings with Mr. Richert.

Ms. Wilson stated that Mr. Richert sent out requests for proposal for architectural services which will cost about \$8,800. She explained that the next Council meeting is not until September 12,

2016, but Mr. Richert would like to start the work now. She proposed signing the agreement now, with confirmation of the agreement on the September 12th Council meeting.

Moved by Sam Kunz and seconded by Tom Perry to have the Town Manager sign the agreement now and begin the work, with confirmation of the agreement on the September 12, 2016 Council agenda. All voted in favor, 6-0.

Mr. Richert stated that the agreement will be with Architect Malcolm Collins who possesses a strong historic preservation background. He provided information about Mr. Collins.

3. Moratorium on Development on Park Street

Mr. Richert stated that he was looking for guidance from the Committee about the Park Street corridor. He noted significant changes to Park Street with the recent development of two large complexes and retail businesses. He also noted future transportation improvements that may be needed, in addition to the roundabout, that are unknown at this time. Mr. Richert reviewed the Land Use Map and potential commercial activity that could occur on Park Street between Crosby Street and The Reserve. The Committee discussed the potential impacts. He noted the lack of land use limitations on Park Street and questioned whether there should be a six-month moratorium on development to take time to think about the potential impacts, to study the traffic flow and explore the possibility of a new traffic routes or a new entrance to the University.

Ms. Wilson noted that a moratorium would allow the Town to identify and plan potential infrastructure improvement needs and impacts.

Mr. Milan stated that a moratorium could help promote growth in the area in a responsible and predictable way by allowing time to properly plan, develop impact studies, conduct traffic counts and provide information for future development.

Mr. Gordon asked about the timeframe for the roundabout development. Ms. Wilson stated that work should begin in the fall of 2017, groundbreaking in the spring of 2018 with completion by 2019.

Mr. Richert noted the complexity of looking at the infrastructure improvement needs for the area and the need to involve the University. Ms. Wilson noted the possible need for a northerly entrance to the University.

The Committee discussed whether to include the MDR District (north of the C-2 District to the Old Town line) in the moratorium and its impacts. Mr. Richert stated that staff can study an area wider than the moratorium. Ms. Sullivan felt that a moratorium in the MDR District should still allow home improvements and some home occupations.

The Committee agreed to study Park Street from College Avenue to the Old Town line, with a moratorium on the C-2 District and a portion of the University District with exceptions in those districts as set forth in the proposed Moratorium Ordinance.

Mr. Richert noted the high cost of the traffic studies. Ms. Wilson commented that funding could come from the Envisionet TIF funds or other potential sources. Ms. Wilson noted that Mr. Richert will work with the Town Attorney to draft a moratorium ordinance to present to Council for September.

Operations

4. Brief Town Manager's Update

Ms. Wilson provided a brief update on the following items:

Ms. Wilson provided a brief update on the recent Planning Board Meeting regarding Van Syckle's application for office space, a detailing garage, car sales and overflow storage. She highlighted the Planning Board's conditions to mitigate the impact on the neighborhood: screening the property line, more buffering, traffic flow changes, lighting and signage.

Ms. Wilson also reported on the Planning Board's sketch plan review of the 8-lot subdivision, single family homes, off Union Street. Ms. Wilson and Mr. Richert noted the neighborhood's concerns about a student housing development and safety concerns about the lack of interconnectivity. Mr. Richert noted the neighborhood's concerns about the additional 20-acre parcel being developed; however, Mr. Richert noted there is potential historic value to the land.

Ms. Wilson and the Committee agreed to hold budget/financial planning workshops, with Evan Richert as the facilitator, in the fall to discuss the future budget. Ms. Wilson will develop a scope of work to facilitate the process, have public discussions and meet with RSU#26.

Ms. Sullivan requested including an article in the Orono Observer, inviting the public to attend the budget workshop meetings.

5. Adjourned at 7:15 p.m.

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

Respectfully submitted,

Nancy W. Ward
Administrative Assistant