

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

**THURSDAY, SEPTEMBER 8, 2016 AT 6:00 P.M.
COUNCIL CHAMBER – MUNICIPAL BUILDING**

MINUTES

1. Roll Call

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

Community Development

2. Review of Planning Board’s Recommendations of Land Use Ordinance Amendments:

- **To Provide for Self-Storage Facilities, as Distinct from Warehousing**

Mr. Richert reported on the Planning Board’s recommendation that the definition and regulation of “self-storage units” make provision for small-scale self-storage facilities in accessory structures (i.e. a barn or garage that may be used to store one or two boats or vehicles or other items for others as a “commercial” activity) which may be a use for an otherwise vacant or unneeded accessory structure.

The Committee discussed accessory structures being used as storage units as described above. They also discussed the effects of a commercial activity in neighborhoods like the MDR district. Mr. Richert suggested establishing design for accessory structures used for this purpose in certain districts.

After much discussion, Mr. Richert proposed the following amended definition for small-scale self-storage facilities in accessory structures: “A structure accessory to an owner-occupied dwelling, having certain residential-like characteristics with a maximum of 1500 sq. ft. (the area being used for self-storage purpose) in those districts that are fairly compact (MDR, LDR and C-2).” He noted the Committee’s desire for no size limit in the F&A district.

The Committee agreed with the language changes and moved the Ordinance Amendment to the next Council agenda to set the date of the public hearing for October 17, 2016.

- **Certain Land Uses and Dimensional Standards in the Commercial and EDZ Districts**

Mr. Richert reviewed the proposed changes within the proposed ordinance amendment relating to certain land uses and dimensional standards in the C-1, C-2, Village Commercial and EDZ districts.

Mr. Richert noted that the amendment ties residential density in clustered residential developments in the C-2 and EDZ districts to the number of bedrooms per dwelling unit. The proposal adds a maximum standard of 16 bedrooms per net residential acre. Mr. Gordon questioned whether “bedroom” should be defined in the ordinance. Mr. Richert noted the dictionary definition is used when not stated in the ordinances.

Mr. Richert commented that the reason for the amendment is to provide a way to have housing developments and mixed use.

The Committee agreed to move the Ordinance Amendment to the next Council agenda to set the date of the public hearing for October 17, 2016.

- **Amending Definitions and Districts for types of Travelers’ Lodging**

Mr. Richert stated that the Ordinance Amendment defines a hierarchy of uses for Traveler’s Accommodations including homestays, bed-and-breakfasts, and hotel/motels. He noted the difference between homestays (for temporary use) and rooming houses (more long term occupancy).

Mr. Richert also noted that seasonal dwellings (which may be rented from time to time for recreational use) need to be defined and distinguished from Traveler’s Accommodations so that they are not regulated as such.

The Committee discussed the various types of Traveler’s Accommodations.

Mr. Richert stated that the Planning Board asked staff to define the transient nature of Traveler’s Accommodations which distinguishes them from the longer-term residency of a boarder in a home, rooming house or seasonal dwellings.

Mr. Richert commented that the changes to Traveler’s Accommodation create and define more uses.

The Committee agreed to move the Ordinance Amendment to the next Council agenda to set the date of the public hearing for October 17, 2016.

3. Opportunity for Final Review of Land Use Ordinance Amendments after Town Council’s Public Hearing:

- **To Allow the Renting of an Accessory Dwelling Unit in an Accessory Structure**

Mr. Richert commented that the proposed ordinance amendment has had a lot of discussion. He stated that it has been discussed at several Council Committee meetings. The Planning Board

held its public hearing and recommended revising the language to include setback requirements. The Council Committee added language regarding minimum lot size requirements. The Council held its public hearing on September 12, 2016 on the ordinance amendment and it is now ready for Council action.

Ms. Sullivan stated that existing buildings should not have more restrictive setback requirements than what currently exists. She expressed concerns that there are more restrictions than there needs to be.

The Committee voted to move the Ordinance Amendment to the September 12, 2016 Council agenda for consideration of approval. The vote passed, 4-1 (with Judy Sullivan opposed).

4. Moratorium on Park Street Development

Mr. Richert voiced concerns about the increased development around Park Street and its impact on traffic, infrastructure and transportation safety. He noted that staff is asking Council to consider taking a pause in order to hire an engineer, conduct a traffic study, look at the impact of the roundabout, traffic lights, land use ordinances, look at street designs, etc to get answers to questions.

Mr. Richert proposed a 6-month moratorium on any Park Street development in the C-2 district and a portion of the University district.

Ms. Sullivan asked about examining the sewer system. Ms. Wilson confirmed that it would be looked at during the moratorium. She also stated that funding for the various studies would come from several sources (i.e. State, TIFs, University, etc).

Ms. Wilson stated that a public hearing notice would be sent to Park Street area property owners as well as announced at the September 12th Council Meeting and advertised to the public.

The Committee agreed to move the Park Street Moratorium Ordinance to the next Council agenda to set the date of the public hearing for October 17, 2016.

5. Main Street Overlay District

Mr. Richert presented the Committee with a range of alternative approaches to the Main Street Overlay District for the purpose of stimulating the conversation with Main Street property owners at a public meeting to be held on Wednesday, September 28, 2016 at 7:00 p.m.

Mr. Richert stated that Architect Malcolm Collins was hired to look at the Main Street home inventory and streetscape.

The Committee requested that staff publicize the meeting on the website and through other various means to get the information out for public review and discussion.

6. Town Manager's Brief Report

Ms. Wilson informed the Committee of a meeting that was held with RSU#26 Superintendent Michael Tracy and others regarding traffic control on Westwood Avenue to Main Street.

Ms. Wilson stated that the school is looking at internal controls. She noted that the Town does not have the resources to make changes and there is no current solution at this time. She stated that any proposed changes would go through Council.

The Committee discussed various options. They suggested looking at how other communities handle similar situations. They also suggested the school look at staggering start and dismissal times.

7. Adjourned at 8:26 p.m.

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

Respectfully submitted,

Nancy W. Ward
Administrative Assistant