

**TOWN OF ORONO
COUNCIL WORKSHOP**

**COUNCIL CHAMBER - MUNICIPAL BUILDING
MONDAY, FEBRUARY 24, 2020 AT 6:00PM**

MINUTES

1. Roll Call

Present: Council Chair Cindy Mehnert, Meghan Gardner, Sam Kunz, Cheryl Robertson, Terry Greenier and Town Manager Sophie Wilson. Absent: Tom Perry and Laurie Osher.

2. Conversation with Orono Veazie Water District (OVWD) Board of Trustees

Boyd Smith (OVWD Superintendent), Deb Blease (Trustee Chair, Orono), Farahad Dastoor (Trustee, Orono). Council welcomed OVWD representatives and thanked them for joining the meeting to give a brief update on the Water District's operations and upcoming priorities. The District members discussed the need for new wells, the distribution system upkeep, and planning related to looping the pipe to allow for better water flow and flushing the line. Mr. Smith noted the importance of water flow in maintaining high water quality. The District members discussed progress in reducing TTHMs and HAA5s in the system. Ms. Wilson acknowledged a notice from the Water District about a possible upcoming water rate increase.

3. Followup Discussion on the Village Residential Overlay District and Conditional Village Commercial Mixed-Use District

Town Planner Kyle Drexler presented information following up on the Village Residential Overlay District and Conditional Village Commercial Mixed-Use Districts previously discussed conceptually in prior Committee meetings. (*Presentation slides attached.*) Conditional Village Commercial Mixed-Use District allows certain uses from the Village Commercial (VC) and Medium Density Residential (MDR) districts that allow potential small-scale commercial uses while not completely changing the feel of the neighborhood. Additional restrictions could be used to guide new development or new use - like, limiting off-street parking, requiring design standards and capping the number of trips. Types of land uses in Open Space and Residential uses that may be allowed in the conditional district: excavation, home occupation, multi-family, single family attached dwelling (2 units, multi family, etc.). New commercial uses that might be brought in: barbers, beauty shops, childcare centers, medical offices, offices, restaurants, retail/service businesses, and homestays. Many of the Institutional and/or Miscellaneous uses that may be compatible in the conditional zone are allowed in both zones - with the exception of cultural centers (allowed in VC, but not MDR). The VC is designed to be a cultural center and allow the structure of the current buildings within the MDR to be converted to low-impact commercial use. The challenges would be increased traffic and parking.

Village Residential Overlay district is a wholly optional overlay on a portion of the MDR that allows for increased density with significantly reduced minimum lot size (7,500 sq ft for initial lot and 5,000 sq ft for each dwelling) with a corresponding requirement of owner occupancy and limitation of 2 unrelated people (as opposed to 3). Owner or developer has the choice of not using this overlay and, instead, abiding by the requirements of the underlying MDR. As described, the overlay would allow more housing (single and two family homes as well as smaller scale residential) to be built and opens it for multi-family structures but limits the number of units and people within the unit while continuing to limit commercial (as currently in the MDR). This overlay district would change the density, but not the overall feel of the neighborhoods. Councilors discussed details of the two districts.

Ms. Wilson recapped the next steps: Provided Councilors with more information/discussion about: reducing parking requirements; more examples (visual aids) of what the density looks like and how it would be limited by performance standards. Ms. Wilson suggested having neighborhood meetings before a rough draft ordinance is written.

Council moved the followup on these proposed districts to the Council Comprehensive Plan Committee.

4. Citizen Request: Resolution Supporting the Creation of an Equitable Health Care Plan for All Maine Residents

Councilors discussed the role of Town Council in weighing in on state and federal political issues through resolutions. General consensus expressed by Council was that resolutions like this take time and focus that should be prioritized to things that directly impact Orono's municipal government or operations. **Council requested the Town Manager follow up with the resident.**

5. Review FY2020 Council Workplan

Council agreed that, although it had expressed a desire to discuss this monthly, they would change to quarterly reviews.

6. Brief Council Chair Report

Ms. Mehnert stated the Penobscot Nation representatives and experts will be Council's guests at the next workshop (March). She also discussed email communication - specifically that Councilors are free to respond to emails from the public; however, they should not speak for Council if it hasn't taken a position and not address matters that are legal in nature, pending or could be pending before another Committee/Board, staff process, or Council.

7. Brief Town Manager Report

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

- Family medical appointments
- Police Chief Ewing's vacation - Police Captain Merrill will be in charge
- French vs Orono court case

8. Adjourn

At 7:48pm, Sam Kunz moved and Terry Greenier seconded to adjourn. All voted in favor, 5-0.

Minutes are not verbatim. A video-recorded version is available on the Town's website at www.orono.org.

Respectfully submitted,

Nancy W. Ward
Executive Assistant

Village Residential Overlay and Conditional Village Commercial Districts

Additional Information and Data

2.24.2020

Conditional Village Commercial District

How It Works

- Allows certain uses from both MDR and VC districts to allow potential for small-scale commercial uses while not completely changing the feel of the neighborhood
- Can put in place additional restrictions to guide any new development
 - Limit off-street parking requirements
 - Require certain design standards
 - Place a cap on number of trip ends generated by use

Allowable Land Uses (Open Space and Residential)

Use	MDR	VC
Agriculture	S	
Barnyard Animals	S	
Cemeteries	S	
Excavation, Removal and Filling of Land	S	S
Forestry	S	
Golf Courses	S	
Water Recreation/Storage	S	
Home Occupation	P/S	P/S

Use	MDR	VC
Mobile Home Parks	S	
Multi-family Dwelling		S
Rooming House		S
Single-family Attached Dwelling, Two Units	S	P
Single-family Attached Dwelling, More than Two Units	P (clustered)	S
Single-family detached dwelling	P	P
Two-family Dwelling	S	P

Allowable Land Uses (Commercial)

Use	MDR	VC
Auto Sales, Service, Repair		S
Auto Fuel Station, Convenience Store		S
Barber, Beauty Shop		P
Building supplies		S
Child Care Centers		P/S
Commercial Schools		S
Conference Center		S

Use	MDR	VC
Drinking Establishment		S
Banks		S
Funeral Homes		S
Gym/Fitness Center		S
Laundromat		S
Medical Office		P
Movie Theater		S
Offices		P

Use	MDR	VC
Printing/Copy Center		S
Recreational Facilities		S
R&D Facilities		S
Restaurants		S
Retail/Service Business		P/S
Homestay/B&B	P/S	P
Hotel/Motel		S
Artisan Manufacturing		P/S

Allowable Land Uses (Institutional And Misc)

Use	MDR	VC
Assisted Living Facility	P/S	P/S
Churches, Synagogues, Mosques, Places of worship	S	S
Civic Service Facilities		S
Community Living Facility	S	S
Crisis Stabilization Facility	S	S
Cultural Facilities		S
Fire Stations		S
Nursing Homes	S	S

Use	MDR	VC
Private Schools		S
Public and Nonprofit Recreational Facilities and Uses	S	S
Public Buildings	S	S
Public Facility	P/S	P/S
Social and Fraternal Organizations	S	S
Essential Services	P	P
Essential Service Buildings	S	S
Signs	P	P

2019/2020 Registered Rentals



Opportunities and Challenges

- Opportunities

- New, denser development (commercial and residential)
- Properties can remain unchanged if desired
- Areas are already not made up of entirely owner-occupied, single-family homes

- Challenges

- Increased traffic, may have to alter traffic patterns
- Finding balance between expanding commercial/multi-family opportunities but not creating negative impacts for existing residential property owners

Village Residential Overlay District

Map of Potential District

- **South:** Main St and Hamilin St, just before Sailor Neighborhood
- **East:** entire area east of Village Commercial
- **West:** on Forest Ave to Shadbush Ln, on Bennoch Rd to just past Noyes Dr
- **North:** Webster Neighborhood, right side of Park St up to Crosby St



How It Works

- Available to lots within walking distance of Downtown
- 7,500 sq ft minimum lot size and 5,000 sq ft minimum lot size per dwelling unit
 - For reference, MDR is 20,000 sq ft minimum lot size
- Deed covenant that the dwelling is owner-occupied
 - Similar tool used with accessory dwelling units
- Maximum of 2 unrelated people (instead of 3)
- Completely optional, can remain as MDR and use current standards

Who Can Utilize This?

- Existing property owners with single-family homes
 - With at least 10k sq ft min. lot size, can become two-family home
 - With 15k sq ft and enough road frontage, could divide undeveloped portion of lot to create an additional lot which could be used for a single-family home (both lots would need owner-occupied deed restriction)
- Developers looking to subdivide
 - Subdivisions could be 2x more dense than subdivision utilizing current clustered development standards (each unit/lot would need owner-occupied deed restriction)

Neighborhood Impact

- Allows more housing to be built, either through new lots and construction or by dividing existing homes into more dwelling units
- Can allow multi-family with a cap on total units or only allow single- and two-family dwellings
 - By only allowing 2 unrelated people per dwelling unit, allowing for multi-family dwellings with no more than 3 or 4 units may not significantly alter the character of a traditional residential neighborhood
 - Allowing only single- and two-family dwellings would match current MDR
- Only residential, no commercial
 - Goal is to change density but not overall character of neighborhood

Example of Similar Density Neighborhood



*Glenwood St in Sailor Neighborhood, most lots about 7,400 sq ft

Moving Forward

- Anything conceptual still needed to get a feel for these ideas?
- Put all of these concepts into a draft ordinance
- Create plan for public outreach