

**TOWN OF ORONO
COUNCIL COMP PLAN COMMITTEE MEETING
MONDAY, MARCH 1, 2021 AT 5:00 PM**

WATCH ONLINE AT

<https://zoom.us/j/97454725429>

**For Dial in Only call 1-312-626-6799 Webinar ID: 974 5472 5429
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*Comments can be submitted via email prior to the meeting start time
at info@orono.org and during the meeting by using Zoom comment features.*

MINUTES

1. Roll Call

Present: Meghan Gardner (Comp Plan Chair), Tom Perry, Laurie Osher, Cheryl Robertson, Terry Greenier, Town Manager Sophie Wilson and Town Planner Kyle Drexler.

2. Contract or Conditional Zone Request for 61 Margin Street *(Video record time 00:35-32:35)*

Town Planner Kyle Drexler stated he received a contract or conditional zone request from Abe and Heather Furth (Hub, LLC) for 61 Margin Street and 73 Margin Street (7-8 acres). He noted they are looking to change the zone from a Medium Density Residential zone to a Commercial 1 zone to make their business a legally conforming use. He recommended a conditional zone approach would work better than a contract zone and it is also the recommendation of the Comprehensive Plan. Mr. Drexler described the difference between a contract zone and a conditional zone. Mr. Drexler explained that contract zones cost the applicant \$3,500 upfront and a conditional zone is an ordinance amendment initiated by the Town. Mr. Drexler stated that the neighbors would be notified of the public hearing either way. Mr. Furth described their plans to expand production in the future.

The Committee agreed to move the Conditional Use Commercial 1 Zone request forward for consideration.

Mr. Drexler will work with the owners and draft the language for a Conditional Use request which will be brought back to Committee for discussion.

3. Understanding the Balance of Comp Plan Goals and Objectives *(Video record time 33:10-53:30)*

Mr. Drexler reviewed the Comprehensive Plan goals and objectives, noting the Comp Plan process is more in-depth than ordinance amendments with more public involvement. He reviewed the Comp Plan categories and the issues/opportunities within each one and the goals and how to avoid conflicts. He showed example results of comprehensive planning.

4. Guidelines for Considering Contract or Conditional Zone Requests (*Video record time 53:35-1:07:15*)

The Committee and staff discussed the new guidelines for considering contract or conditional zone requests and why both are needed for different reasons. They discussed the need for internal review by staff before proceeding to Committee.

5. Brief Town Manager's Update (*Video record time 1:07:16-1:15:15*)

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

- Received an application for abatement from Brookfield Energy.
- Department Heads have submitted their draft budget requests.
- Public Library and Recreation future operations.
- Testimony before the legislature in support of UMaine funding.
- Absentee ballots for March 9th Election.

6. Adjourn

The meeting adjourned at 6:15 p.m.

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