

**TOWN OF ORONO
COUNCIL COMMITTEE VIRTUAL MEETING
COMP PLAN IMPLEMENTATION**

THURSDAY, JULY 9, 2020 AT 4:00 P.M.

**WATCH ONLINE AT
<https://zoom.us/j/98090334860>
(LINK AVAILABLE AT ORONO.ORG)**

*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: Sam Kunz, Tom Perry, Cindy Mehnert, Meghan Gardner, Laurie Osher, Cheryl Robertson, Terry Greenier, Town Manager Sophie Wilson.

2. Review of Draft Ordinance Language for a Village Commercial (VC) Conditional Use District & General Discussion

Town Planner Kyle Drexler stated the Downtown/MDR Zoning Amendment has three parts: The Village Residential Overlay District; the Conditional Use Village Commercial Transitional District; and, the Medium Density Residential District Lot Size Reduction. *(See the attached presentation)*

The Village Residential Overlay District - The main idea is to create an optional, incentive-based overlay district that applies to MDR lots within walking distance of downtown. It promotes opportunities for smaller lot sizes with conditions that at least one unit on the property be owner occupied.

Village Commercial Transitional District - extend the commercial district with conditional zoning which would allow an expansion of the downtown area while preventing certain commercial uses that would negatively impact the neighborhood.

3. Review of Draft Ordinance Language for a Medium Density Residential (MDR) District Amendment & General Discussion

MDR Minimum Lot Size Reduction - the current median MDR lot size is 16,988 sq ft. The Council discussed reducing the minimum lot size requirement to match what currently exists. The Comprehensive Plan recommends reducing the minimum lot size to 15,000 sq ft for properties that have water and sewer. Councilors discussed the Comprehensive Plan's minimum lot size recommendation.

Ms. Osher suggested reducing the minimum lot size even lower to 5,000 or 10,000 sq ft. Councilors agreed to wait and decide on a further minimum lot size until after the public neighborhood meetings.

4. Brief Town Manager's Report

Ms. Wilson reported on the following items:

- She is working with staff on Covid-19 planning. The Town has three grant opportunities.
- Staff is working daily with the University on bringing students back.
- Regarding Covid-19 requirements, thus far, staff has not taken a punitive approach to enforcement, but instead educating the public.

5. Adjourn

The meeting adjourned at 5:22pm.

Minutes are summary only. An audio recording of the meeting is available on the Town's website at www.orono.org under Agendas and Minutes.

Respectfully submitted,

Nancy W. Ward
Executive Assistant