

**TOWN OF ORONO  
SPECIAL COUNCIL MEETING  
MONDAY, APRIL 5, 2021 AT 5:00 PM**

**WATCH ONLINE AT**  
<https://zoom.us/j/96249125519>  
**For Dial in Only call 1-312-626-6799 Webinar ID: 962 4912 5519**  
**(LINK AVAILABLE AT ORONO.ORG)**

**MINUTES**

**1. Roll Call**

Present: Council Chair Tom Perry, Terry Greenier, Cheryl Robertson, Laura Mitchell, Meghan Gardner, and Geoffrey Wingard. Absent: Laurie Osher.

**New Business**

**Order 21-36 Order, approving a Moratorium Ordinance regarding Marijuana Retail Stores specifically limited to the Commercial-2 Zoning District.** *(Video record time 00:25-04:40)*

Moved by Meghan Gardner and seconded by Cheryl Robertson. All voted in favor, 6-0.

Town Planner Kyle Drexler noted the Moratorium Ordinance is only for marijuana retail stores in the Commercial-2 Zoning District. The Moratorium will allow staff time to work on specific details related to setback requirements for the retail stores in the Park Street corridor. Mr. Drexler expected to resolve the issues in less than six months.

**Order 21-37 Order, amending the Town Fee Schedule related to Marijuana Establishment Licenses and Fees for Police Services.** *(Video record time 04:41-08:00)*

Moved by Cheryl Robertson and seconded by Laura Mitchell. All voted in favor, 6-0.

Ms. Wilson stated the Town is responsible for annual marijuana business licenses. She reviewed the proposed annual fees for Marijuana Establishment Licenses: Retail \$2,000; Manufacturing \$600; Testing \$0; Cultivation - Tier I \$600, Tier II \$700, and Tier III \$800. She also reviewed the proposed Fee for Police Responses to Large Gatherings \$500/event and actual costs incurred.

**2. Adjourn**

At 5:08 p.m., Terry Greenier motioned to adjourn and Cheryl Robertson seconded. Council unanimously agreed to adjourn the meeting. The Council moved to the Council Comp Plan Committee Meeting.

Minutes are summary only. A video-recorded version is available on the Town's website at [www.orono.org](http://www.orono.org). Respectfully submitted, Nancy W. Ward, Executive Assistant

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

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**MINUTES**

**1. Roll Call** (*Video record time 08:18-08:50*)

Present: Meghan Gardner (Comp Plan Chair), Council Chair Tom Perry, Geoffrey Wingard, Terry Greenier, Cheryl Robertson, and Laura Mitchell.

**2. Review of Planning Board Reports** (*Video record time 08:51-19:55*)

- a. Reduction of MDR Minimum Lot Size**
- b. Creation of a Village Residential Overlay District**

Town Planner Kyle Drexler stated these items have been through the Committee and the Planning Board on March 17, 2021. He noted there were no public comments made.

Mr. Drexler stated there were no comments from the Planning Board on the reduction of the MDR Minimum Lot Size. In regards to the Creation of a Village Residential Overlay District, (on page 3, section 6.C.ii.) the amendment discusses the idea of providing a planting strip on one side of the street in a new subdivision that includes trees of a certain size. (Trees are meant to be used as shade trees.) Mr. Drexler noted the Planning Board recommends that language be added to allow for flexibility in the size of the trees should there be some obstruction such as power lines overhead (if new utilities can not be placed underground). Overall, the Planning Board recommends moving forward to Council for public hearing and adoption.

Mr. Wingard asked if there was a way to provide buyers with notification of deed restrictions. Mr. Drexler stated it would be built into the deed and provide information on our website of deed restrictions or things to consider when buying property in Orono.

**The Committee agreed to add the language recommended by the Planning Board and forward the Ordinance Amendments to Council for Public Hearing.**

**The Committee agreed to send postcards to the people in the Village Residential Overlay District and promote the MDR change through public notice on the Town's website, Facebook page and in the newspaper.**

**3. Staff Presentation: Aligning Regulatory Approach to Residential Rental Activity**  
*(Video record time 20:10-25:00)*

Mr. Drexler gave a presentation on the Regulatory Approach to Long-term and Short-term Rentals. He noted that long-term rentals (within Chapter 8) do not require a license and do not apply to transient occupancy. Short-term rentals (within Chapter 18) apply to seasonal dwellings (only definition, not regulated), homestays (require land use permit and have performance standards).

*The internet lost connection state-wide. The meeting abruptly ended at 5:25 p.m.*

**4. Brief Town Manager Report**

**5. Adjourn**

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Respectfully submitted,

Nancy W. Ward  
Executive Assistant