

**TOWN OF ORONO
COUNCIL COMP PLAN COMMITTEE VIRTUAL MEETING
MONDAY, JUNE 7, 2021 AT 5:00 PM**

**WATCH ONLINE AT
<https://zoom.us/j/97658757265>**

For Dial in Only call 1-312-626-6799 Webinar ID: 976 5875 7265

MINUTES

1. Roll Call

Present: Meghan Gardner (Comp Plan Chair), Council Chair Tom Perry, Laura Mitchell, Town Manager Sophie Wilson, Community Development Director Dave Milan and Town Planner Kyle Drexler .

2. Review of Pre-Application Form for New Contract/Conditional Zone Request Process *(Video record time 00:10 - 07:46)*

Town Planner Kyle Drexler explained upgrading a new process for a Contract/Conditional Zone Request with a pre-application form to the applicant on what to submit for consideration. The applicant will provide descriptive language on the intended scope and use. Mr. Drexler described the importance of knowing the information upfront to save effort and expense.

Mr. Perry commented it is a rational approach. Ms. Gardner commented it is important to see how the application fits in with the goals of the Comprehensive Plan. Mr. Drexler spoke of the process being easier for everyone. Ms. Gardner liked the process and noted the applicant will provide upfront information and get feedback before spending money.

The Committee agreed to moved the Pre-Application Form for Contract/Conditional Zone Request Process to the next Council Consent Agenda.

3. Review of Draft Contract Zone Agreement for 163 Forest Avenue *(Video record time 07-47 - 18:06)*

Mr. Drexler explained the request for a Contract Zone for 163 Forest Avenue. He noted the applicant would like to establish a medical office on the lot for counseling services. He stated this is the first step before going to the Planning Board for public hearing and approval.

He described the contract zone agreement that would allow for a medical office with some commercial growth within a certain square foot limitation. He noted the ability to have trails and a gazebo. He described some of the standards: The sign would be limited to 24x24 sq. ft; with limited lighting; and the parking lot would be 2,000 sq. ft. allowing no more than 15 parking spaces in the future. He noted the business would start out with two

counselors and expand to four counselors and an assistant. Mr. Drexler stated it would be a small business due to the nature of the business.

Mr. Perry suggested they talk with their neighbors before the Planning Board public hearing and its review.

The Committee supported sending the agreement off for legal review and to the Planning Board for its public hearing and review.

4. Discussion on Different Types of Affordable Housing and Comprehensive Plan Identified Needs *(Video record time 18:07 - 1:22:30)*

Ms. Wilson spoke of the importance of discussing Councilors' thoughts and expectations with affordable housing and the Comprehensive Plan's identified needs.

Community Development Director Dave Milan gave a presentation on different types of affordable housing. He defined the AMI (Area Median Income) at \$72,000 for the Bangor metro area, and the low-income limit (in the Bangor metro area) for a family of four at \$58,150. He described the different Affordable Housing options: Low Income Housing, Public Housing, Section 8 Housing, LMI Housing, Senior Housing, Workforce Housing and Student Housing. Mr. Milan asked the question what population is underserved and what group is the Council trying to affect.

Mr. Drexler gave a presentation on the trends and recommendations of the Comprehensive Plan regarding affordable housing. He noted one of the recommendations was for an affordable housing TIF district. Mr. Milan described the Webster Point Affordable Housing TIF district and its challenges. Mr. Drexler also spoke of the Comp Plan's comment on the loss of family households and assuring that in-town zoning creates the opportunity for affordable home ownership, especially for families with school-aged children. The recommendations were to create a Village Residential Overlay District and to reduce the MDR district minimum lot size. Both would create more affordable housing opportunities. Mr. Drexler stated the Comp Plan talks of the need for low income rental housing and recommends attached and detached accessory dwelling units as a way to encourage low-cost, low-impact rental opportunities, and cluster developments for senior housing.

Mr. Drexler summarized the Comp Plan's goal to attract younger families and owner-occupants from outside Orono; provide some additional low-income rental opportunities for existing people within the community; and clarify which issues are being discussed for the correct data.

Mr. Perry agreed with attracting young families with children. He also noted that Jason Bird of Penquis will discuss their successes with low-income affordable housing at the June 28th Finance Committee Meeting. The Committee agreed that the unmet opportunity is affordable housing for young families in Orono. Mr. Drexler questioned whether people are aware of the accessory dwelling unit opportunities.

Ms. Wilson noted the next step will be for staff to bring this item back to Council during the rental discussion in August.

Ms. Mitchell requested information on the income bracket of the workforce we are trying to attract. (Tom Perry left the meeting at 1:22 p.m.)

5. Brief Town Manager's Report (*Video record time 1:22:35 - 1:30:35*)

Town Manager Sophie Wilson gave a brief update on the following items:

- Hybrid meeting for the July 12, 2021 Council Meeting, in-person and Zoom.
- Council Meeting Schedule for July - September 2021 (no Council Meeting in August).
- Opening the Town Office to allow people to enter without a mask if vaccinated. The Library staff and patrons will still need to wear a mask due to young children also using the space.
- Working with the new Assessor, Mark Perry. Residents will be receiving a letter on their new property values. She cautioned not to use the new value with the old mill rate.
- Public Hearing at July 12th Council Meeting.

Ms. Gardner stated she received an email regarding the flags on the bridge. She noted the town does not own the bridge and the flags are privately owned and were put up by the University.

Ms. Mitchell asked to discuss the Council meeting schedule/time at the Council Workshop, Monday, July 12, 2021.

6. Adjourn

Minutes are summary only. A video-recorded version is available on the Town's website at www.orono.org.

Respectfully submitted,

Nancy W. Ward
Executive Assistant