



## *City of Caribou, Maine*

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### **Caribou Planning Board Meeting Minutes Wednesday, April 1, 2015 @ 5:30 pm City Council Chambers**

**In Attendance:** Phil Cyr, Bob White, Grahm Freme, Philip McDonough III and Todd Pelletier

**Members Absent:** Jim Cerrato and Matthew Hunter

**Others in Attendance:** Austin Bless, Philip McDonough II and Denise Lausier

- I. Call Meeting to Order** - The meeting was called to order at 5:30 pm.
- II. Minutes of March 4, 2015 Regular Meeting** – Todd Pelletier moved to approve the minutes as presented; seconded by Grahm Freme; Vote was unanimous.
- III. Old Business** –
  - A) Chapter 13 Re-write** – The Board continued discussion on the Chapter 13 re-write.
    - The Board was given examples of what other communities have for zoning ordinances. In his research of other communities, Austin Bless liked Camden's format as well as Growth Residential Districts, Mixed Use Districts and Contract Zoning. Phil Cyr commented he liked the New Market Zoning.
    - Discussion on the Land Use Table, Austin Bless commented it should be kept because it's a quick reference to look at. When people come into the office or call, we use that as a reference for permitted uses.
    - There was much discussion on the order of the Land Use Table, Zoning Map and Zoning Definitions. Todd Pelletier recommended the map, table then the definitions.
    - The Board would like to see a reference at the beginning of the document that permitted uses are on the Land Use Table. They would also like to see the section on District Regulations at the beginning. Grahm Freme recommended with reference to CEO and PB being spelled out as Code Enforcement Officer and Planning Board, so it is easily understood.
    - Board discussed having the documents broken out so that it is more user friendly on the City's website, which has already been done by administration.
    - Board decided that the zones should be defined first before updating the zoning map. Phil Cyr stated that the Board needs to decide what zones are needed and define the definitions of each zone. Austin Bless recommended the Board look closer at the definitions of the different zones and make sure all are defined properly.
    - Todd Pelletier recommended adding an Airport or Aviation Zone. Phil Cyr stated that the airport is a great jump off location for snowmobile and ATV rentals. People could fly in from away and rent snowmobiles or ATVs for the day since the trails are right there. He stated perhaps part of the airport could be commercial for rental of recreational vehicles.

- The Board discussed the RC-2 Zone. Austin Bleess prefers Commercial Mixed Use for commercial buildings that would like to have a small apartment. There are currently more commercial mixed uses than residential mixed uses in Caribou. Austin Bleess recommends to re-name the RC-2 to a Mixed Use.
- Austin Bleess stated that R-1 and R-2 makes sense to keep. He also stated that we need a Rural Agriculture to allow for farms and that it would be good to have a mixed light industrial/commercial zone.
- Board discussed the H-1 Zone and that perhaps the health related businesses could actually be in a commercial district, as Pines is in a C-2 zone currently.
- There was much Board discussion on the Industrial Zones we currently have, why we have them and what uses are in them currently. The I-1 Zone is light industrial, such as Porvair – they manufacture, not a lot of noise. The I-2 Zone is heavy industrial, such as Huber and AIM – larger facility with lots of noise. Austin Bleess stated it makes sense to keep the two zones with all the older buildings and setbacks, but perhaps call them Light Industrial and Heavy Industrial.
- Phil Cyr questioned all the restrictions we have in zoning vs a tight economy for Caribou and that we want growth and perhaps we need to lighten up the restrictions.
- Discussion entailed on home occupations. Philip McDonough II commented that they have to be careful with home occupations because once an employee is hired, it changes everything.
- Philip McDonough II also recommended not getting into spot zoning and putting businesses where they don't belong. There was Board discussion on Contract Zoning and there may be benefits to that.
- Consensus was for the Board to review the materials from other communities for the next four weeks and come back with ideas of what the Board wants at the meeting in May in a workshop format – May 6<sup>th</sup> @ 5:30 pm.

**IV. New Business – None**

- V. Other Business** – There was discussion on Jim Cerrato's absences. Austin Bleess will mail a letter to Mr. Cerrato and check the ordinances as far as board member absences in meetings.

**A) Updates from the Manager** – The City Council approved the Nuisance Property Ordinance. The Independent Living project is not quite ready to move forward yet.

- VI. Adjournment** – Bob White moved to adjourn the meeting at 6:43 pm; seconded by Todd Pelletier; Vote was unanimous.

Respectfully Submitted,



Robert White  
Planning Board Secretary