



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Wednesday, April 2, 2014 @ 5:30 pm City Council Chambers

In Attendance: Phil Cyr, Bob White, Matthew Hunter, Grahm Freme and Todd Pelletier

Members Absent: Jim Cerrato

Others in Attendance: Tony Mazzucco Assistant City Manager, Police Chief Michael Gahagan, Jan Murchison, Lamarr Clannon NEMO Director, Al Hodsdon, Jay Kamm, Troy Haney, Philip McDonough II, Mayor Gary Aiken and Denise Lausier

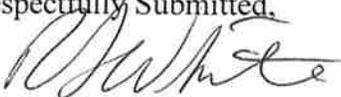
- I. **Call Meeting to Order** - The meeting was called to order at 5:30 pm.
- II. **Minutes of March 5, 2014 meeting** - Todd Pelletier moved to accept the minutes as presented; seconded by Matthew Hunter; Vote was unanimous.
- III. **Public Input** - There was no public input.
- IV. **New Business**
 - a. **Presentation on Low Impact Development** - Lamarr Clannon, NEMO Director presented a power point presentation on Low Impact Development. Al Hodsdon spoke on the importance of protecting public water supplies and keeping certain businesses away from them.
 - b. **Public Hearing on Subdivision Request** – Phil Cyr opened the Public Hearing at 6:40 pm. Troy Haney was in attendance to speak on the building of these condominiums which began last October. There will be a U-shaped driveway with a total of eight dwellings with 1,200 square feet of living space. The Board reviewed the application and with no public comment, the Public Hearing was closed at 6:43 pm. Tony Mazzucco commented that the Board needs more appropriate tools going forward for this type of development. Matthew Hunter moved to approve the Subdivision application; seconded by Todd Pelletier; Vote was unanimous.
 - c. **Steve Trombley Request** – Steve Trombley explained that he bought property at 208 Limestone Street that has a gravel pad, water, septic and two car garage expecting to be able to put a mobile home on that property, but is unable to because it is zoned industrial. Tony Mazzucco explained that it was 2010 or 2011 since there was a mobile home there and that the property has been zoned Industrial for a few years, so to consider placing a mobile home there to live in would be a non-conforming use. Matthew Hunter questioned if it was the use or the structure that is considered non-conforming and Tony clarified that it is the use. Todd Pelletier questioned if One Steel would still offer to buy the property as they did before. Steve Trombley stated that he wants to live there and he is not concerned with being next to a scrap metal yard because he works the same hours that they are in operation. The Board discussed spot zoning and the impacts it would have on

this particular situation and other spot zone requests that may come up in the future. Phil Cyr stated that the issue is having a residential use in an Industrial Zone and he questioned the water quality as well. The Board discussed the driveway of the property, water quality and the buffer of trees between the property and One Steel. Bob White questioned a variance and Tony Mazzucco said he has checked into a variance and it doesn't meet any of the conditions. Todd Pelletier moved to take no action on this request; there was no second to the motion, motion failed. Upon more discussion, Bob White moved to put this request on hold and seek a legal written opinion; seconded by Matthew Hunter; Vote - four yes, one no, motion carried. Tony Mazzucco stated that he hoped to get a legal opinion to the Board by the next meeting in May.

- d. **Daniel Haines Home Occupation Application** – Daniel Haines explained that his business is applying window tints on vehicles, which he is currently doing and he is licensed for his home. He has a sign on the garage, nothing by the road and the property is located in the R-3 Zone. The Board reviewed the application. Phil Cyr stated that the Board does not have a proper application for this process and that what they currently have is a bit over the top and that they should look at making a simpler application. Bob White moved to approve Daniel Haines Home Occupation application, seconded by Matthew Hunter; Vote was unanimous.
- e. **Adding Condos to the Land Use Table** – Tony Mazzucco explained that adding condos to the Land Use Table prepares us for the future. It will not be more cumbersome than what the State requires. Tony Mazzucco stated that this will be an effort to reign in infrastructure and will be better use of land. Matthew Hunter moved to hold a Public Hearing to discuss adding condos to the Land Use Table; seconded by Todd Pelletier; Vote was unanimous.
- f. **Nuisance Property Ordinance** – Chief Gahagan stated that there is nothing in City Ordinance or State Statute to help with nuisance complaints. Tony Mazzucco explained that there are absentee landlords outside of the City that are not responding to issues and there are no tools to get them to the table to deal with these issues. Chief Gahagan spoke on bath salts being a big issue. There are pods of three or four properties in one area of bath salt users and sometimes police are called 30-50 times to one residence. A mechanism is needed for landlords that don't respond and are ignoring the issues. He said 90% of landlords are good landlords. There was much discussion on the wording of the proposed ordinance, the fine structure, domestic violence and having a work session to reword the ordinance. There was also discussion on the possibility of having landlords go through Planning Board review as any other business would. Consensus was to have Tony Mazzucco put legal changes recommended into the document and to continue working on the Ordinance.
- g. **Applicant to Fill Open Planning Board Seat** – The Board had one application to review from Philip McDonough III. Todd Pelletier stated that he would abstain from the vote because he works with him at SW Collins. Bob White moved to accept the application and forward it to the City Council for approval; seconded by Matthew Hunter; Vote - four yes, one abstention (Todd Pelletier).

- V. **Adjournment** – Todd Pelletier moved to adjourn the meeting at 7:35 pm; seconded by Matthew Hunter; Vote was unanimous.

Respectfully Submitted,



Robert White
Planning Board Secretary