



## *City of Caribou, Maine*

*Municipal Building  
25 High Street  
Caribou, ME 04736  
Telephone (207) 493-3324  
Fax (207) 498-3954  
www.cariboumaine.org*

### **Caribou Planning Board Meeting Minutes Thursday, August 10, 2017 @ 5:30 pm City Council Chambers**

**Members Present:** Michele Smith, Robert White, Philip McDonough III, Matthew Hunter and Todd Pelletier

**Members Absent:** Phil Cyr and Evan Graves

**Others Present:** Steve Wentworth –Planning Board Advisor, Penny Thompson –Tax Assessor/Code Enforcement, Dennis Marker –City Manager, Sam Collins –Pioneer Realty, Troy Haney, Bill Belanger, Tammy Martin, Elvin Thomas, Gregg Collins and Philip St. Peter

- I. **Call to Order** – Michele Smith chaired the meeting. The meeting was called to order at 5:30 pm.
- II. **Approval of minutes from the July 13, 2017 Planning Board meeting** -Philip McDonough moved to approve; seconded by Michele Smith. Motion carried with all in favor.
- III. **Public Hearings**
  - 1) **Preliminary review of a Site Design Application from Pioneer Realty to regrade land to accommodate storage of building material at 22 Washburn Street, Tax Map 31, Lot 105.**  
Chair Michele Smith opened the Public Hearing at 5:31 pm. Steve Wentworth stated that this is the preliminary review. There is sufficient information to move to final review in thirty days. With no public comment, the Public Hearing was closed at 5:33 pm. Todd Pelletier moved to do the final review at next month's meeting; seconded by Matthew Hunter. Motion carried with all in favor.
- IV. **New Business** - None.
- V. **Other Business** –
  - 1) **Request from Troy Haney to consider re-zoning of a parcel of land at 47 York Street – Tax Map 28, Lot 122 – from Industrial 2 zone to Residential 1 zone.** – Robert White moved to send to Public Hearing; seconded by Matthew Hunter. Motion carried with all in favor.
  - 2) **Request from Bill Belanger to re-zone a portion of his property – Tax Map 8, Lot 29 – from Residential 1 zone to Residential 3 zone.** – Bill Belanger gave an overview of his property and reason for his request. He has owned his property for thirty years. This portion he is requesting to re-zone is a big field, used to be a potato field. Richard Lamb had five horses that were not being well taken care of, so he asked Bill if he could pay him to keep them on his land. Mr. Belanger split the land and put the horses there with a fence around them. Penny Thompson, CEO saw them and found

out the property is R-1 which doesn't allow horses. Richard has nowhere else the horses could go. It's \$400 to board horses and Bill is only charging him \$150. There are only two neighbors involved and they are happy – their kids go to see the horses and it is all working out great. The R-3 zone abuts this part of his property. Steve Wentworth stated it would be a relocating of the boundary line to include the pasture land. Phil McDonough III had concerns with the semi-permanent structures that have been put on the land and how they are continuing to expand on something not approved. Matthew Hunter expressed he felt it was an honest mistake, wasn't malicious, let's fix it and move forward. There was a question on renting his land – Bill stated that he is not running a business, just renting the land. Matthew Hunter moved to send to a Public Hearing; seconded by Todd Pelletier. Vote 4 – Yes, 1 – No (Phil McDonough III). Motion carried.

- 3) Request from Tammy Belanger to re-zone her property at 32 Roberts Street – Tax Map 31, Lot 215 – from Residential 1 zone to Residential 2 zone.** – Tammy Belanger gave an overview of the purpose of her request. She would like to have a Dog Grooming business at this property that was willed to her. The business would be on the bottom floor, with the upstairs being storage. She is purchasing the Dog Grooming business from a lady that has operated it since 1996 in Presque Isle. She is closing on the business October 1<sup>st</sup> and would like to know if this is something she will be able to do at this property. It is a small business by appointment only, no traffic, no retail operations. Michele Smith stated it would behoove the Board to look at the whole area that is currently R-1. Michele said it only makes sense to make it R-2, the whole area is currently mixed uses. Matthew Hunter moved to send to Public Hearing; seconded by Todd Pelletier. Motion carried with all in favor.

**VI. New Communications** – None.

**VII. Public Input** – None.

**VIII. Adjournment**

Meeting adjourned at 5:58 pm.

Respectfully Submitted,



Robert White  
Planning Board Secretary

RW/dl