



City of Caribou, Maine

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Planning Board Meeting Minutes Thursday, August 22nd, 2013 City Council Chambers

In Attendance: Jim Murphy, Matt Hunter, Phil Cyr,, Todd Pelletier

Members Absent: Dave Bell, Bob White, Jim Cerrato

Others in Attendance: Tony Mazzucco, Assistant City Manager; Phil McDonough, Council liaison to the Planning Board, Gary Aiken, Mayor of Caribou.

I. Call Meeting to Order- Mr. Murphy called the meeting to order at 5:30pm.

II. Public Hearing- The Board held a public hearing on a subdivision review of tax map 010A, lot 025 and 026. The Chair opened the public hearing at 5:35. Carl Soderberg, applicant, briefed the Board on the proposed development. The applicant stated that the application was to re-divide a sub division and erase the lot lines. The lot lines and street were from a previous subdivision that was never developed. Mr. Mazzucco stated that the application was in order and recommended approval with the condition that the applicant provide a new mylar to the assessor's office showing the new map. Mr. Cyr moved, second by Mr. Pelletier and the Board voted 4-0 to approve with the condition that the applicant provides a mylar for the assessor's office.

III. Minutes of 8/1/2013- Mr. Hunter moved, second by Mr. Pelletier to approve the minutes of 8/1/2013 and the Board voted 4-0 to approve the minutes.

IV. Old Business- None.

V. New Business-

A) Livestock and Poultry- The Board discussed the proposed livestock ordinance. Questions were raised regarding the inclusion of a statement referencing State statute. The Board discussed either removing the statement or adding it to future ordinances. The Board decided to seek legal opinion and proceed with the ordinance without the statement. Mr. Cyr moved, second by Mr. Pelletier to hold a public hearing on the proposed ordinance and the Board voted 4-0 to hold a public hearing at the next available meeting.

B) Boarding Houses- The Planning Board was informed that the City Council is moving forward with a moratorium on Boarding Houses. The Board discussed whether an ordinance or changes specific to zoning would be the appropriate solution to public input as well as balancing the need for due process and maintaining a business friendly climate. The Board discussed an article from the Bangor Daily News regarding a disorderly house ordinance. The Board discussed having the Assistant City Manager bring examples of disorderly property ordinances to the Board for discussion and seeking out opinions from Code Enforcement and the Police Department as to whether or not an ordinance of this nature would be feasible. The Board felt this would be a better way to address public concerns over boarding houses while balancing due process. Mr. Pelletier moved, second by Mr. Cyr to

bring example ordinances and discussion before the Board at the next meeting, and the Board voted 4-0 to do so.

- C) Seasonal Certificates of Occupancy-** Andy Ayer, owner of several large farm properties in Caribou briefed the Board on his consent agreement that came before the City Council at their last meeting. Mr. Ayer would like an ordinance change to allow him to use trailers that do not meet the roof load requirement due to newer roofs being added. The Board supported the proposed amendment that would allow the Code Enforcement Officer to issue a seasonal certificate of occupancy for mobile homes otherwise in Code but not meeting the roof load requirement. Mr. Cyr moved, second by Mr. Hunter to schedule a public hearing for the proposed ordinance and the Board voted 4-0 to do so.

VI. Other Business

- A) Update on Comprehensive Plan** – The Board determined that they would take up historical and archeological resources at their next meeting and the Board would prepare ahead of time for the discussion.

VI. Adjournment- Chairman Murphy closed the meeting at 6:30pm.

Respectfully Submitted,

Phil Cyr,
Planning Board Secretary
City of Caribou