



City of Caribou, Maine

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Planning Board Meeting Minutes Wednesday, February 5, 2014 @ 5:30 pm City Council Chambers

In Attendance: Phil Cyr, Bob White, Todd Pelletier, Matt Hunter, Graham Freme and Jim Cerrato
Members Absent: Jeff Michaud

Others in Attendance: Tony Mazzucco, Assistant City Manager, Paul & Joan Theriault, Ken Murchison, Austin Bless, City Manager, Mayor Gary Aiken, Kathy Mazzuchelli, Superintendent of Parks & Recreation, Julie Daigle, Power of Prevention and Denise Lausier

- I. **Call Meeting to Order** –Phil Cyr called the meeting to order at 5:30 pm.
- II. **Minutes of Organizational Meeting** – Matt Hunter moved to accept the minutes as presented; seconded by Todd Pelletier, Vote was unanimous.
- III. **New Business** –
 - A. **Presentation of plaque to Jim Murphy for his service on the Planning Board** –Mayor Gary Aiken presented a plaque to Jim Murphy and thanked him for his years of service to the Planning Board.
 - B. **Presentation of Community Visioning Sessions/Community Vision** –Kathy Mazzuchelli presented a power point presentation on the Community Vision for the 2014 Comprehensive Plan. A copy of the draft Community Vision was given to the Planning Board. Bob White & Phil Cyr thanked the community and all who were involved in this process for their time and input. Bob White moved to accept the draft Community Vision for the 2014 Comprehensive Plan; seconded by Matt Hunter, Vote was unanimous.
 - C. **Comprehensive Plan Work** –The Planning Board reviewed the Housing Section of the Comprehensive Plan. Phil Cyr stated there was good data and information in the current plan, but they need updated information from Housing, for there has been much change in the past ten years. Phil recommended inviting the Housing Agency to the next meeting to help determine the unmet needs, adequate housing for future needs and to discuss shortcomings. Bob White commented on changes in heating technology and that heat pumps need to be included. Todd Pelletier mentioned that the data may not be available for it's fairly new, but Tony Mazzucco suggested it be included in the narrative even without data. Phil Cyr stated this is all useful information such as comparable rents, for those looking to build apartment housing. Phil would like to look at demographics, family homes versus senior apartments, etc. Ken Murchison brought up condominium houses and identifying the gaps such as healthcare facilities and assisted living facilities.
 - D. **Nuisance Property Ordinance** –Vote to send to public hearing. The Board discussed some changes they would like to the Ordinance regarding disorderly conduct, repeated visits by emergency services to a property and the Police Chief's administrative discretion on these matters. Tony Mazzucco has forwarded the proposed ordinance to MMA Legal for their review. Tony will make the Board's recommended changes, send the draft to the Planning Board and will have the City Attorney, Rick Solman review as well. If there is anything substantial from Rick Solman, it can be addressed at the Public

Hearing. Jim Cerrato moved to send the proposed Nuisance Ordinance with the discussed changes to a Public Hearing at their next meeting in March, seconded by Todd Pelletier, Vote was unanimous.

- IV. **Other Business** – Julie Daigle was present from Cary Medical Center’s Power of Prevention program to propose a Complete Streets Policy to be included in the updated Comprehensive Plan. This policy is a Statewide DOT policy. If Caribou adopts the Complete Streets Policy it will help our community in receiving State funding and it shows Caribou is interested. It includes making streets safer and more accessible for all users like bicyclists and pedestrians, making the community more useable and more attractive. There was discussion on the cost of building sidewalks, maintaining them in wintertime, drainage issues up by the Nursing Home & Cary Medical Center, versus drawing a line on the road mapping the sidewalk which would be cheaper and easier to maintain. Kathy Mazzuchelli stated that pedestrian and bicycle friendly roads are in the proposed Community Vision.
- V. **Adjournment** – Jim Cerrato moved to adjourn the meeting at 6:30 pm; seconded by Todd Pelletier, Vote was unanimous.

Respectfully Submitted,



Robert White
Planning Board Secretary