



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Thursday, July 13, 2017 @ 5:30 pm City Council Chambers

Members Present: Phil Cyr, Michele Smith, Robert White and Philip McDonough III.

Members Absent: Evan Graves, Matthew Hunter and Todd Pelletier

Others Present: Steve Wentworth –Planning Board Advisor, Penny Thompson –Tax Assessor/Code Enforcement, Dennis Marker –City Manager, Tim Roix –B.R. Smith Associates, John Deveau –United Veterans of Maine, Charlie Michaud –Haney’s Building Specialties, Philip McDonough III –Councilor Liaison, Gilbert Hitchcock and Elvin Thomas

- I. **Call to Order** - Phil Cyr called the meeting to order at 5:30 pm.
- II. **Approval of June 8, 2017 Planning Board Minutes** -Minutes were not completed.
- III. **Public Hearings**
 - 1) **Final Review of a Site Design Application from Neal Griffeth for an additional retail business at 16 Access Highway, Tax Map 11, Lot 3.** - Chairman Phil Cyr opened the Public Hearing at 5:30 pm. Tim Roix, Engineer from B.R. Smith Associates spoke on behalf of the applicant. Mr. Roix presented at the last meeting for the preliminary review. The only thing that has changed in the plans is they moved the building slightly on the lot, it gives better access and more space between the building and drive. Other than that, it is the same plan presented at the last meeting. With no other comments, the Public Hearing closed at 5:31 pm. The Board reviewed the final site design review criteria. With everything in order, Michele Smith moved to accept the final plan as presented; seconded by Robert White. Motion carried with all in favor.
 - 2) **Final Review of a Site Design Application from United Veterans of Maine for a Supportive Living Site for Military Veterans with Agricultural Training at 358 Washburn Street, Map 7, Lot 45J.** – Chairman Phil Cyr opened the Public Hearing at 5:39 pm. John Deveau, Executive Director of United Veterans of Maine stated there were no changes to the plans that were provided last month. With no other comments, the Public Hearing was closed at 5:40 pm. Upon review of the final site design review criteria, Phil Cyr questioned if the cul-de-sac met the requirements for emergency vehicles, Mr. Deveau stated it does. Mr. Deveau also answered questions on exterior lighting and signs. There will be exterior lighting on the buildings and they will have a pole as well. They are re-doing the sign that is already there and there will be a small sign below with donors on it. The same poles will be used. With everything in order, Robert White moved to approve the application; seconded by Michele Smith. Motion carried with all in favor.

IV. New Business

- 1) **Request from Bill Belanger to re-zone a portion of his property.** – Steve Wentworth explained that Mr. Belanger owns a large parcel of land, east of where his residence is. It is currently zoned Residential 1. There are fourteen acres of pasture where he currently has horses, but the R-1 zone does not allow for horses. Mr. Belanger is requesting that the Board re-zone that portion of his property to R-3, which would be an extension of the abutting R-3 zone. Board discussion on this being a non-conforming use currently in the R-1 zone. Penny Thompson, CEO informed the Board that this came up because she sent Mr. Belanger a notice of violation for having horses on his property. Michele Smith had concerns that currently, it is non-compliant and even if the zone is changed, they don't know if all of the other requirements are being met for having horses. Board discussion on the non-conformance and that perhaps he should have come to the Board prior to having the horses instead of after a notice of violation. Dennis Marker stated that the City Code has a standard for having livestock as long as it is 100 feet away from homes in the proper zone. In this case, it meets the 100 foot standard, just not the proper zone. This is one piece of property fourteen acres in size, certainly they could move the fence. The City has one standard; that livestock is ok, want to support farming, create & maintain a certain quality or character in the community and another that the zoning just doesn't allow it. What is the priority. The current zone could be amended to allow livestock with the 100 foot standard, or change the zone altogether. Mr. Marker said there are some options to look at and lots of ways to accomplish what the City wants to do and what they are requesting. Mr. Belanger was not present. With no Board consensus and with Mr. Belanger not being present, Robert White moved to table this item; seconded by Phil Cyr. Motion carried with all in favor.
- 2) **Request from Troy Haney to consider re-zoning of parcel of land at 47 York Street.** – Steve Wentworth stated this is currently the I-2 zone and Mr. Haney's request is to change it to R-1. To tear down the existing structure and to rebuild larger, it would not be allowed in the I-2 zone. Charlie Michaud from Haney's Building Specialties was present to speak on behalf of Troy Haney. He would like to tear the house down that is currently there, which sits very close to the current neighbor. Mr. Haney would like to put up a garage as a privacy buffer, with a breezeway to the house. Steve Wentworth explained this is a kit structure. Mr. Haney went over the plans with Mr. Wentworth. He would like to start this as soon as possible. Changing the zone would be simply moving the boundary line. Robert White moved to recommend to the City Council; seconded by Philip McDonough III. Motion carried with all in favor.
- 3) **Request from Troy Haney to do a presentation of his Glenn Street property.** – Charlie Michaud from Haney's Building Specialties was available to speak on behalf of Troy Haney. Mr. Haney would like to build a string of eight townhouses instead of two more condos on his Glenn Street property. Steve Wentworth explained this was just a "first read", so the Board is informed of what is ahead. Mr. Haney will be submitting an amended Site Design Application. Phil McDonough II stated that Mr. Haney had bought the land from the City for \$1.00 to build taxable property on. Phil Cyr questioned the deed with the land and what if it isn't the original plan. Phil McDonough II stated that they can look at the agreement prior to processing the application.

Robert White brought up the new storage facility that Sam Collins is working on. He questioned why there was no site design review on this. Mr. White stated that he did get DEP approval. Steve Wentworth said he didn't know and that the trigger in the City Code is for it to be at least 4,000 square feet for review.

V. Other Business.

Robert White updated the Land Use Table from the work the Board did at the last workshop. Each Board member was given copies. He updated zones, added Auto Recycling and took out CEO's.

VI. New Communications

The Board decided to not have a meeting in August unless something comes up.

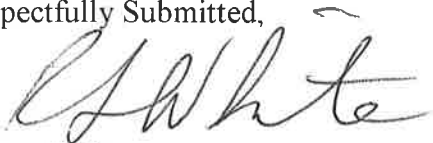
VII. Public Input

None

VIII. Adjournment

Meeting adjourned at 6:37 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read 'R White', written in black ink.

Robert White
Planning Board Secretary

RW/dl