



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 Wednesday, June 3, 2015 @ 5:30 pm City Council Chambers

In Attendance: Phil Cyr, Matthew Hunter, Todd Pelletier, Philip McDonough III and Michele Smith

Members Absent: Bob White

Others in Attendance: Austin Bless -Code Enforcement Officer, Philip McDonough II -Councilor Liason, Julie Daigle -Power of Prevention, Steve Austin, Gary Marquis -Superintendent of Parks & Recreation, Ashley Morgan -Bundles of Joy Childcare, Breanne Trosper -Breanne's Home Daycare, and Denise Lausier -Secretary

- I. Call Meeting to Order** - The meeting was called to order at 5:30 pm.
- II. Minutes of May 6, 2015 Regular Meeting** – Todd Pelletier moved to approve the minutes as presented; seconded by Matthew Hunter; Vote was unanimous.

Phil Cyr welcomed Michele Smith to the Planning Board.

III. New Business –

- a. Complete Streets Policy – Presentation by Julie Daigle, Power of Prevention** – Julie Daigle gave a quick overview of the Complete Streets Policy. A seven member committee put this policy together to present. The Complete Streets Policy is about getting others to consider needs of all users such as pedestrians, bicyclists, horse and buggies as well as vehicles. Julie explained that it is not an ordinance, but is a stronger commitment than a resolution and applies to situations in which it's feasible. If the City chose to adopt this policy, it will give the structure in which to apply it. MDOT already adopted the Complete Streets Policy in June of 2014. There were questions and discussion on bike lanes. Matthew Hunter moved to adopt and send the complete streets policy to the City Council for final review and adoption; seconded by Phil McDonough III; 4-yes, 1-no (Todd Pelletier)
- b. Day Care Application – Ashley Morgan** – Ashley Morgan, owner of Bundles of Joy Childcare, explained she has had a daycare for seven years in Fort Fairfield and relocated to Caribou in January of 2015. She will have a maximum of eight children. Ashley has already received approval through DHHS and the State Fire Marshal, they are just waiting on the City's approval. The Board reviewed the application and all was in order. Matthew Hunter moved to approve the application; seconded by Todd Pelletier. Vote was unanimous.

- c. **Day Care Application – Breanne Trospen** – Breanne Trospen would like to start a daycare in her home, Breanne’s Home Daycare, at 33 Hardison Avenue and will have a maximum of eight children. Her application has already been approved by DHHS and the State Fire Marshal. The Board reviewed the application and all was in order. Todd Pelletier moved to approve the application; seconded by Matthew Hunter. Vote was unanimous.

IV. **Old Business –**

- a. **Chapter 13 Re-write** – The Board reviewed and discussed the different zones that are currently in place.

Hospital Zone: After much discussion, Board consensus was to keep H-1 as is.

Industrial Zones: After much discussion, Board consensus was to keep I-1 and I-2 as is.

Mixed Use Zone: After discussion, Board consensus was to rename the RC-2 Zone to Mixed Use Zone (no change in definition).

Residential Zones: After discussion, Board consensus was to keep R-1, R-2 and R-3 as is.

Commercial Zones: After discussion, Board consensus was to keep C-1 and C-2 as is.

Discussion on having an Airport Zone: After discussion, Board consensus was to add an Airport Zone.

- Right now where the Caribou Airport is, it is zoned Industrial. An Airport Zone would allow for more commercial type uses. It would promote business.
- Discussion on different business possibilities; rentals for snowmobiles and ATV’s with the trails being right there, café, Fed Ex, UPS, aircraft sales, fuel sales, hotel

Discussion on Medical Marijuana & Caregivers:

- Austin received five or six calls in three weeks regarding cultivations of marijuana. Zoning is the only way to regulate where they go.
- Caregivers can have enough plants for six people at any given time.
- They are approved by DHHS and follow their rules and regulations – they do not have to register with the City. There is a lack of communication between the State and City.
- Illegal on the Federal Level – unchallenged on the State level.
- The Federal & State laws don’t match on this issue.
- Would be good to check with other communities who have growing facilities already.
- Consensus was the City needs to decide what we want as a community and if these growing facilities fit the vision for this community.
- The Board decided they need to be educated before they make a decision on this. The Board discussed forming a side committee with Planning Board members, City Council members, Chief of Police, State Police, perhaps a physician or someone from the medical community and DHHS to discuss all sides of this.
- Board discussed different parts of town and zones that may be appropriate for such a use.
- It was recommended to have them all in one area of town.

V. Other Business –

- a. July Planning Board Meeting** – After discussion, the Board consensus was to hold a meeting in July only if there are applications that come forth for approval.

VI. Adjournment – Matthew Hunter moved to adjourn the meeting at 7:00 pm; seconded by Todd Pelletier; Vote was unanimous.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Phil Cyr', written over a horizontal line.

Phil Cyr
Planning Board Chairman