



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Wednesday, March 16, 2016 @ 5:30 pm City Council Chambers

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

Members Absent: Robert White

Others in Attendance: Jim Chandler –Assistant City Manager & Code Enforcement Officer, Tim Roix – BR Smith Associates, Inc., Richard St.Peter and Denise Lausier

- I. Call Meeting to Order** - The meeting was called to order at 5:30 pm.
- II. Approval of Minutes**
 - a. February 3, 2016 Regular Meeting** – Philip McDonough III moved to approve the minutes as presented; seconded by Matthew Hunter. Vote was unanimous.
- III. New Business**
 - a. Concept Plan Review – St. Peter Gravel Pit** – Tim Roix from BR Smith Associates explained to the Board that this is an existing pit that was developed prior to Richard St. Peter. Pits now need to be licensed by the Department of Environmental Protection. Jim Chandler told the Board that no one has come forth with any concerns, so at this point if the Board chooses they can waive a second review and public hearing on the plan. Todd Pelletier moved to waive the second review and public hearing and to move forward with final plan approval; seconded by Philip McDonough III. Vote was unanimous.
- IV. Old Business –**
 - a. Chapter 13 Re-write** – There was Board discussion on the re-write of Chapter 13 and the Comprehensive Plan and how they need to complement one another. The Board continued their review of Chapter 13, Section 700 – General Requirements for Land Uses. The Board reviewed and discussed numbers 15-26 of Section 13-700 and proposed a few changes. Board discussion on bringing ordinances in line with state standards and not being more restrictive than what they require.
- V. Other Business** – Request by Philip McDonough III to put on the May meeting agenda the approval of non-conforming properties, specifically parking in the downtown. He is looking to footnote the files on the decisions that have already been done by the Planning Board. The Board discussed his concerns and also discussed that they don't want to hinder future development. This item will be placed on the May agenda.

VI. Adjournment – Philip McDonough III moved to adjourn the meeting at 6:25 pm; seconded by Matthew Hunter. Vote was unanimous.

Respectfully Submitted,



Robert White
Planning Board Secretary

RW/dl