



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Wednesday, May 6, 2015 @ 5:30 pm City Council Chambers

In Attendance: Phil Cyr, Bob White, Graham Freme, Philip McDonough III, Todd Pelletier and Matthew Hunter

Members Absent: Jim Cerrato and Austin Bless

Others in Attendance: Sue White, Superintendent of Schools, Lyndon Keck & Abigail Cram PDT Architects and Denise Lausier

- I. Call Meeting to Order** - The meeting was called to order at 5:30 pm.
- II. Minutes of April 1, 2015 Regular Meeting** – Todd Pelletier moved to approve the minutes as presented; seconded by Graham Freme; Vote was unanimous.
- III. Introduction of PDT Architects – RSU 39 School Project –**

Sue White, Superintendent of Schools was present along with Lyndon Keck and Abigail Cram from PDT Architects to present a major capital school construction project for Caribou. Sue White explained they hired PDT Architects after receiving seven proposals and conducting four interviews. Lyndon Keck from PDT Architects gave a presentation on what they are working on. They are looking at a school for grades K-8, with Teague Park, Hilltop and Middle School consolidated; it will be less costly to run, will be able to consolidate staff and will save the taxpayers money. There are 21 steps and they are at steps 5 and 6 now, which is a renovation study to see if there is a need to renovate or to rebuild. The Middle School was built in 1926, Teague Park 1950, Hilltop 1960 and were built with a 40 year life cycle. Now they are conducting teacher interviews at all the schools to understand their needs and what they expect for the future. Also, site search/site renovations; they need to find a site for the new building and they are looking at three sites. They have civil engineers coming up to look at these sites. The first is the land from the pool to the Middle School with possibly closing Park Street. The second is the land where the Learning Center is with the land in behind the Wellness Center. The third is the Hilltop School site with the land adjacent to Hilltop. They need to score each site as far as availability of three phase power, sewer and water and how close the site is to community services such as fire, police, library and the wellness center. Lyndon Keck stated that he is sensing most are hoping the Teague Park site will be adequate. The drop off location will be separate from parking for teachers and staff. This project will fund two play fields for the site as well. The school will house approximately 750 students and will be roughly three times bigger to accommodate. Bob White questioned the timeline on the project. Lyndon Keck explained that the project will go as fast or as slow as the Department of Education wants to go and he gave an estimated timeline on the project. The site search should be complete at the end of the summer and they will present the chosen location at that time to the Planning Board with any relevant issues

with the site. Then the site will be brought to the community for a vote in the fall. School design will be done in the fall and ready late spring or summer with a cost estimate. Voters in all three communities will vote on a referendum in November 2016 or possibly June 2017. The construction process will take about a year, two years for the environmental phase, so approximately 2019 before completed. There was discussion on possibly the High School location being the better location to consolidate all the grades. Lyndon Keck stated he believed the Teague Park site is more attractive, closer to downtown and has more potential for walkers and bikers. The Wellness Center is close by and the schools take advantage of that facility, which is admired by other communities across the state. They would work on a safety crossing to the Wellness Center from the school. Currently the younger students at Hilltop School don't have the advantage to use the Wellness Center as the other schools do because of their location. They will be careful as possible to not bring added costs to the project, so as not to add to the local burden. Wetland biologists will walk the potential sites for soil testing and traffic engineers will evaluate the top one or two sites. Lyndon Keck also explained how education has and is evolving from when the current school buildings were built and how the needs have changed. He also commented that new schools typically attract people to communities.

IV. Old Business –

- a. Chapter 13 Re-write** – The Board discussed in length Contract Zoning with no consensus. The Board also discussed the proposed zones that Austin Bleess had presented and their definitions. After much discussion, the Board decided to table decisions until the next meeting when Austin Bleess will be present to clarify some of the proposed zones.

V. New Business – None

VI. Other Business –

- a. Updates from the Manager – None**

Phil Cyr gave a thank you on behalf of the Board to Graham Freme and Jim Cerrato in appreciation for the time they have served on the Planning Board.

- VII. Adjournment** – Todd Pelletier moved to adjourn the meeting at 6:40 pm; seconded by Matthew Hunter; Vote was unanimous.

Respectfully Submitted,



Robert White
Planning Board Secretary