



City of Caribou, Maine

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

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

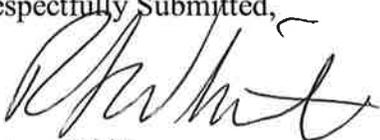
Others in Attendance: Tony Mazzucco Assistant City Manager, Gary Marquis Superintendent of Parks & Recreation, Philip McDonough II and Denise Lausier

- I. Call Meeting to Order** - The meeting was called to order at 5:30 pm.
- II. Public Input** – There was no public input.
- III. Minutes of September 3, 2014 Meeting** – Todd Pelletier moved to approve the minutes as presented; seconded by Grahm Freme; Vote was unanimous.
- IV. New Business** –
 - A) Grant Application for Recreational Trails Project** - Gary Marquis, Superintendent of Parks & Recreation explained to the Board that the City is applying for a Recreation Trails Grant to upgrade the trails that have been in place since 2008. It is a \$100,000 grant and the City has the matching funds required. Approval from the Planning Board to move forward with the application is needed. A priority of the project is to put in a bridge over the Caribou Stream. The trail is a total of 11 ½ mile loop. The landowners along the way are all supporters of the highly used trail system. There was Board discussion and Gary Marquis addressed their questions. This grant application needs Planning Board approval to move forward. Todd Pelletier moved to approve going forward with the grant application for upgrades to the recreational trails; seconded by Jim Cerrato; Vote was unanimous.
 - B) Grant Application for Outdoor Pool Project** - Gary Marquis, Superintendent of Parks & Recreation explained to the Board that the outdoor pool has been closed. It had been losing a significant amount of water and has been patched over the years. They have been adding around 1,500 gallons of water per day to keep it filled and it's been cold. Many in the community would like to have the pool back in operation. The pool is only opened 30 days each summer. The City is looking at putting in a splash park instead of a new pool. Many communities are going this direction. A splash park could be open for a longer season, doesn't need lifeguards and the cost is a lot less than a new pool. A new pool with full filter system would cost \$635,000. The splash park will be \$265,000. The City is applying for a \$100,000 grant, which requires a \$100,000 match. The City currently has a donation of \$75,000 and funds in pool reserves to meet the match requirements. Also, the City Manager is currently writing a \$10,000 grant application which could be used

towards the cost. There was Board discussion and Gary Marquis addressed their questions. This grant application needs Planning Board approval to move forward. Bob White moved to approve going forward with the grant application for a new splash park; seconded by Philip McDonough III; Vote was unanimous.

- C) Public Hearing for a Site Design Application** – The Public Hearing was opened at 5:47 pm. Tony Mazzucco explained that shortly after purchasing the property it was realized that the unit was converted to multi-family in the 1990's without a permit. They are in need of Planning Board approval to correct a past wrong. Henry Burgess was present and said they just want everything correct on the paperwork and for everything to be legal. They currently live in one apartment and they rent the other. Tony Mazzucco stated that everything is up to Code and the Fire Chief will also go inspect the property for life safety code. With no public comments, the Public Hearing was closed at 5:51 pm. Bob White moved to approve the Site Design Application contingent upon being inspected by the Fire Chief for life safety code; seconded by Matthew Hunter; Vote was unanimous.
- D) Update on Nuisance Ordinance** – Tony Mazzucco stated that the draft Nuisance Ordinance is still being reviewed by legal counsel.
- E) Update on Mobile Home Park Committee** – Tony Mazzucco told the Board that the Ordinance that was drafted is also being reviewed by legal counsel and it is hoped to have it completed by the end of the year.
- F) Comprehensive Plan Update** – Tony Mazzucco said that many have reviewed the Comprehensive Plan. The next step in the process is to have Public Hearings at both the Planning Board and Council level and then it can be submitted to the State. After discussion, Todd Pelletier moved to hold the Public Hearing on Monday, November 24th at 5:30 pm; seconded by Philip McDonough III; Vote was unanimous.
- G) Discussion of New Zoning and Land Use Regulations** – Tony Mazzucco explained that the Board has discussed before that once the Comprehensive Plan was complete, a few changes to the Zoning Map and Zoning Ordinance are in order. Tony asked the Board how they would like to approach reviewing the Zoning Ordinance. There was discussion on condensing zones, being more builder friendly and being more senior friendly. The Board asked Tony Mazzucco for his recommendations on this process. Tony stated upon looking at the Zoning and Land Use Regulations, to look at what needs to be changed to be open to development, look at how we as a community are growing and developing and tailor it to that. He stated that most zoning is designed to restrict and slow growth and that our current zoning structure in Caribou is really not tailored to our community. Also, perhaps be less restrictive with properties, but keep them looking good and ensure quality to grow in a sensible way.
- H) Adjournment** – Matt Hunter moved to adjourn the meeting at 6:23 pm; seconded by Bob White; Vote was unanimous.

Respectfully Submitted,



Robert White
Planning Board