



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 Thursday, October 12, 2017 @ 5:30 pm City Council Chambers

Members Present: Robert White, Philip McDonough III, Todd Pelletier, Evan Graves and Thomas Ayer

Members Absent: Phil Cyr and Matthew Hunter

Others Present: Steve Wentworth –Planning Board Advisor, Penny Thompson –Tax Assessor/Code Enforcement Officer, Dennis Marker –City Manager, Karen Henderson, George Thomas, John Bourgoine, Roy Woods, Janet Woods, Renee Parente, Jeremie Raymond, Stephanie Beaulieu, James McDonald and Denise Lausier –Executive Assistant to the City Manager

I. Call to Order – Robert White chaired the meeting. The meeting was called to order at 5:30 pm.

Thomas Ayer was welcomed to the Caribou Planning Board.

II. Approval of minutes from the September 14, 2017 Planning Board meeting – Todd Pelletier moved to approve; seconded by Evan Graves. Motion carried with all in favor.

III. Public Hearings –

a) Request from Troy Haney to amend the accepted subdivision plan and site plan at 82 Glenn Street – Tax Map 35, Lot 49-A – from 8 residential units to 12 residential units. Troy Haney was not present. This item was pushed back to a later time during the meeting.

b) Proposed zone change from the R-1 zone to R-2 zone on a portion of City Tax Map 31 west of Main Street, East of Collins Pond, South of Grove Street to include properties on Grove Street, Myrtle Street, Columbus Avenue, Roberts Street and Caribou Street. Robert White opened the Public Hearing at 5:31 pm. With no public comment, the Public Hearing was closed at 5:31 pm. Todd Pelletier moved this zoning change from R-1 to R-2 to the City Council for Public Hearing; seconded by Philip McDonough III. Motion carried with all in favor.

c) Proposed zone change from the C-2 zone to R-3 zone on a portion of City Tax Map 8 east of the West Presque Isle Road and the parcels south of Map 8, Lot 17A (City's snow dump) on both sides of Main Street. Robert White gave an overview on this item. Originally the precipitated landowner wanted to put a trailer on his lot, but cannot in a C-2. Steve Wentworth had suggested changing this whole area to an R-3. Public Hearing was opened at 5:35 pm. A gentleman from the public stated that he owns a couple acres of land at 30 West

Presque Isle Road that has a handicap trailer on it and was questioning if this zone change will affect his property. Steve Wentworth explained that R-3 would make it a conforming use. Currently, in the C-2 zone, it would be a previously existing non-conforming use so if the trailer was removed, after one year it could not be replaced on the site. R-3 zone would allow it to be replaced. Public Hearing closed at 5:46 pm.

Philip McDonough III moved to send this item to the City Council for their approval based on their Public Hearing; seconded by Evan Graves. Motion carried with all in favor.

IV. New Business - None.

V. Other Business –

a) Review of Zoning Map – Board discussion on if the zoning map is ready for public hearing. Dennis Marker commented that there is a zone on the map that is not now on the books. Philip McDonough III commented that the Board still needs to review the land use table and they should be submitted together to the City Council. Consensus not ready for public hearing yet.

b) New Communications – None.

c) Staff Report – Penny Thompson, CEO brought forth a request from Russell Levesque. Mr. Levesque is looking at purchasing 554 Access Highway. It has been apartments for some time, a beauty shop and over the last few years, has been added onto a couple of times. Mr. Levesque would like to have a small Auto Dealership as he did when he owned Dodo's Market across the street. When he had his dealership before, there were no issues, he had his paperwork from the State and a Certificate of Occupancy. This area has been rezoned to R-3 so this will need Planning Board approval. Mrs. Thompson does question if the current septic is adequate for this new use. Stephanie Beaulieu, the listing agent was present to speak on Mr. Levesque's behalf. He plans to do exactly as he did before. After speaking with Detective Chad Foley at the Bureau of Motor Vehicles, it would pass at State level. Sale is dependent upon Planning Board approval. He will be contracting out all the vehicle work, changing oil, inspections, break work etc. will be done off site. Looking to see if the Board would support this. Discussion on the septic system. Steve Wentworth commented that potentially with the number of bedrooms, the septic doesn't meet the plumbing code for a three-family home. Steve Wentworth told the Board the septic is a non-issue for the Planning Board, it is at buyer's risk. It is an allowed use in the R-3 zone. Mr. Levesque is just looking for some reassurance before purchasing the property to make sure this is something that would be approved by the Planning Board. Consensus, no issues at the Board level.

III. Public Hearing –

a) Request from Troy Haney to amend the accepted subdivision plan and site plan at 82 Glenn Street – Tax Map 35, Lot 49-A – from 8 residential units to 12 residential units. City Manager Dennis Marker spoke with Troy Haney about a month and a half ago. Mr. Haney had tight time constraints to purchase units to bring to Caribou. Mr. Haney originally had eight condo units in four duplex buildings, he was hoping to turn two of the buildings into eight unit townhouses. Mr. Haney has been told some information is missing and that he also needs a building permit. Both Public Works and Police Department have reviewed the plans and have no issues with it. Mr. Marker recommended the Board go through the criteria and that it could be approved.

Robert White opened the public hearing at 6:04 pm. Roy Woods owns 31 Elmwood in back of the project. Mr. Woods had no issues with the four units, but the new building will be three stories, including the garage. Mr. Woods doesn't want a multiplex behind his property due to privacy issues. His sister lives next door and has a pool with fencing and there are concerns they could see over into the pool area and his backyard.

Janet Woods lives directly behind the property. Ms. Woods has objections to a two-story building on that site. She has a privacy concern as well as an obstructed view looking at a two-story building. She stated it is zoned for condos and not all of the condos have been sold yet, some are still empty. Ms. Woods stated that she is now thinking eight unit buildings change the face from condos to rental property. Ms. Woods is concerned about the value of her property. There are no trees or shrubs in between.

Public Hearing was closed at 6:15 pm. Board reviewed the Site Design Review Criteria. Discussion on requiring screening vegetation along the backside of the lot. A condition on approval to require linden trees or another similar species to be planted on the rear lot line. Also, a condition to repair or replace existing municipal infrastructure.


Philip McDonough III moved to approve the application with the conditions stipulated; seconded by Evan Graves. Motion carried with all in favor.

- b) **Planning Board Training** – Dennis Maker talked on preparing a five to ten minute training at each meeting on general operations, land use laws and procedural things. Mr. Marker did a brief training on motions with the Board.

Robert White and Phil Cyr's terms are expiring the end of this year. They are both reapplying for another term.

- c) **Adjournment** – Philip McDonough III moved to adjourn the meeting at 6:40 pm; seconded by Todd Pelletier. Motion carried with all in favor.

Respectfully Submitted,



Philip McDonough III
Planning Board Secretary

PM/dl