



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Thursday, September 14, 2017 @ 5:30 pm City Council Chambers

Members Present: Robert White, Philip McDonough III, Matthew Hunter, Todd Pelletier and Evan Graves

Members Absent: Phil Cyr

Others Present: Steve Wentworth –Planning Board Advisor, Philip McDonough II –Planning Board Liaison, Penny Thompson –Tax Assessor/Code Enforcement Officer, Denise Lausier –Executive Assistant to City Manager, Sam Collins, Richard Lamb, Elizabeth Lamb, Elvin Thomas, Karen Henderson, Tammy Belanger and Gregg Collins

- I. Call to Order** – Robert White chaired the meeting. The meeting was called to order at 5:30 pm.
- II. Election of Vice-Chairman** – Todd Pelletier moved to elect Robert White as Vice-Chairman; seconded by Matthew Hunter. 4-Yes, 1-Abstention (Robert White). Motion carried.

Robert White was Secretary, so the Board voted in a new Secretary. Matthew Hunter moved to appoint Philip McDonough III as Secretary; seconded by Evan Graves. Motion carried with all in favor.

- III. Approval of minutes from the August 10, 2017 Planning Board meeting** – Todd Pelletier moved to approve; seconded by Philip McDonough III. Motion carried with all in favor.

IV. Public Hearings

- 1) Final review of a Site Design Application from Pioneer Realty to regrade land to accommodate storage of building material at 22 Washburn Street, Tax Map 31, Lot 105.** – Robert White stated this has been reviewed. The Board reviewed the checklist on the application. With no public comment, Matthew Hunter moved to approve the application; seconded by Evan Graves. Motion carried with all in favor. Sam Collins stated gravel and paving is to come and asked if he needed to come back before the Board. Robert White said he does not because it is in the original application.

Chairman Robert White decided to move on to #4 on the agenda.

- 4) Request from Bill Belanger to re-zone a portion of property – Tax Map 8, Lot 29 from Residential 1 zone to Residential 3 zone.** – Robert White gave an overview that there are horses on the property. The adjacent land to the south is an R-3. There has been no interest in developing the R-1 into residences. This is the third time before the Board. Robert White opened the floor for public comment. Karen Henderson questioned if this is a spot zone. Robert White stated it is not because it

is contiguous with the abutting R-3 zone. The Board was given a letter from Mr. Belanger. Matt Hunter moved the letter becomes part of the record; seconded by Philip McDonough III. Robert White stated this is contiguous with the R-3 zone, neighbors are for it, no development only housing horses, let's fix and move forward. Evan Graves and Philip McDonough III were concerned with proper procedures needing to be followed. Matthew Hunter commented that the Planning Board are not enforcers, their job is to approve or not approve. Todd Pelletier made a motion to recommend Tax Map 8, Lot 29 be changed from R-1 zone to R-3 zone and move to City Council for approval; seconded by Matthew Hunter. Philip McDonough III stated that he has issues with the use of this property, is it personal or commercial use and if Mr. Belanger is receiving compensation. If it's livestock for personal use, he needs CEO approval. Philip McDonough III questioned which takes precedent definitions or land use table. Matt Hunter stated that he is only renting the land. Robert White commented that Mr. Belanger is not buying and selling. Matthew Hunter commented that they need to do their due diligence, circumstance to circumstance. Board voted on the motion. 4-Yes, 1-No (Philip McDonough III). Motion carried.

- 5) **Request from Tammy Belanger to re-zone property at 32 Roberts Street Tax Map 31, Lot 215 – from Residential 1 zone to Residential 2 zone.** – Robert White gave an overview – Tammy Belanger is requesting this parcel of land to be rezoned from R-1 to R-2 to establish a dog grooming business. She doesn't plan to live there just have the business. The Board has seen this and discussed it two to three times. In workshops, the Board has discussed rezoning the whole area from R-1 to R-2. Steve Wentworth told the Board abutters notices went out to the whole area to include all properties north of Sincock Street to Lyons Picnic Ground to Grove Street, triangular shape to South Main Street. Direct notifications went out to neighborhood. The whole area is family housing, rental units and duplexes, should be R-2. Robert White stated to modify this to include the entire neighborhood to R-2, since all have been notified. Matthew Hunter moved to rezone the entire area to R-2; seconded by Evan Graves. 4-Yes, 1-No (Philip McDonough III).
- 2) **Request from Troy Haney to re-zone a parcel of land at 47 York Street, Tax Map 28, Lot 122 – from Industrial 2 zone to Residential 1 zone.** – Robert White stated that looking at the zoning map, this lot got hooked into the I-2 zone and should have been R-1 to begin with. Troy Haney wants to tear down the residence. It is contiguous with R-1 area. Matthew Hunter moved Map 28, Lot 122 be changed from I-2 to R-1 and requesting Council to rezone; seconded by Philip McDonough III. Motion carried with all in favor.
- 3) **Request from Troy Haney to amend the accepted site plan at 82 Glenn Street Tax Map 35, Lot 49-A – from 8 residential units to 12 residential units.** – Troy Haney's plan was approved for eight residential units spread over four residential buildings. Mr. Haney is asking for the last two duplexes to be larger two story buildings. Robert White stated no change in site boundaries, no change in entrance or egress, adequate parking. Steve Wentworth told the Board that abutters were notified across Sperry Drive to the next street over and then a couple 300 feet all around the property. Steve commented this requires subdivision site design review, same criterion, same elements for the Board to address with findings of fact. Robert White stated for the record that Public Works and the Fire Chief both wrote memos on this with no concerns. Troy Haney was not in attendance. Robert White stated they will need the original site design application to review, a new application from Mr. Haney and for him to attend the next meeting. Matthew Hunter moved to table this item until the next meeting; seconded by Evan Graves. Motion carried with all in favor.

V. **New Business - None.**

- VI. Other Business** – None.
- VII. New Communications** – None.
- VIII. Public Input** – Elvin Thomas questioned the property that he wanted rezoned, and clarified that a formal request was needed. Robert White commented that section has been addressed in a workshop. Bob entertained a motion to hold a public hearing at the next meeting to rezone the whole area. Steve Wentworth stated it is R-3 from west to south Main Street. Bob requested Steve notify abutters for the October 12th meeting. Matthew Hunter so moved; seconded by Philip McDonough III. Motion carried with all in favor.

Philip McDonough III thanked Penny Thompson for providing information for the packets. It is appreciated.

IX. Adjournment

Todd Pelletier moved to adjourn the meeting at 6:08 pm; seconded by Evan Graves. Motion carried with all in favor.

Respectfully Submitted,



Philip McDonough III
Planning Board Secretary

PM/dl