



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Thursday, April 12, 2018 @ 5:30 pm City Council Chambers

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

Members Absent: Matthew Hunter

Others Present: Ken Murchison –CEO & Zoning Administrator, Dennis Marker –City Manager, Josh Cheney and Denise Lausier –Executive Assistant to the City Manager

- I. Call Meeting to Order** –The meeting was called to order at 5:30 pm.
- II. Approval of minutes from the March 15, 2018 Planning Board meeting** – Thomas Ayer requested an amendment to the minutes. Mr. Ayer has not acquired his federal firearms license yet, he is going to apply. Phil Cyr moved to accept the minutes with amendment; seconded by Todd Pelletier. Motion carried with all in favor.
- III. Public Hearing -**
 - a. Final review of a Home Occupation Application from Thomas Ayer, d/b/a Farmer's Rebellion, LLC to sell firearms and ammunition at 910 Grimes Road in Caribou, Tax Map 6, Lot 31C** – Chairman Robert White gave an overview on this application. Thomas Ayer would like to open a firearms business at 910 Grimes Road, Caribou. His application has been reviewed by the Planning Board. The public hearing has been advertised and neighbors were notified. The property is in the R-3 zone. With no public comments, the public hearing closed at 5:32 pm. Thomas Ayer left the room as the Board discussed his application.

Evan Graves moved to approve the application with conditions that any applicable ADA requirements will be met; seconded by Phil Cyr. Motion carried with all in favor.
- IV. New Business -**
 - a. Consider scheduling a Public Hearing for a Use Permit Application from David and Kimberly Ripley for sales and service of overhead garage doors at 320 Bowles Road in Caribou, Tax Map 15, Lot 6C** – Ken Murchison gave an overview on the application. The property is in the R-3 zone and the permit fee has been paid. It is close to the resource protection area surrounding the little Madawaska river, but the building they will be doing business in is outside the 250 foot Resource Protection District associated with the river. Ken stated that the application is good and complete. It is upon condition of the sale of the property. Realtor Josh Cheney was present to answer questions on behalf of the applicant.

Phil Cyr moved to approve the application; seconded by Evan Graves.

Josh Cheney explained it will be for storage and service trucks that will park inside over night with one to two dozen visitors per month. The Board looked at retail use versus warehouse use and the parking requirements for each. Josh Cheney explained that the retail space will be a ten foot section of wall displaying panels, the rest being warehouse and parking stalls.

After discussion, the motion was amended by Phil Cyr to approve the application based on it being a warehouse with retail being an ancillary activity; seconded by Evan Graves. Motion carried with all in favor.

V. New Communications -

- a. Home Occupation Application from Marilee Scott, d/b/a Bethesda Project Fitness for Personal Training at 515 Main Street, Apt #6 in Caribou, Tax Map 25, Lot 85** – Ken Murchison explained this application was approved by him as the Code Enforcement Officer. She will be doing the office work at home and going to people’s homes for personal training for both physical and spiritual needs. If it grows, she may rent space at CPT or the Wellness Center.
- b. Use Permit Application from Sonia Jean Calloway for a Hair Salon at 539 Main Street, Suite 3 in Caribou, Tax Map 25, Lot 3** – This application also was approved by Ken Murchison as Code Enforcement Officer. It’s a re-establishing of a beauty salon at 539 Main Street with the condition upon the inspection for State licensure.

VI. Staff Report -

- a. Code Enforcement Monthly Report** – Ken Murchison shared with the Board his monthly Code Enforcement report that he submitted to the City Council.

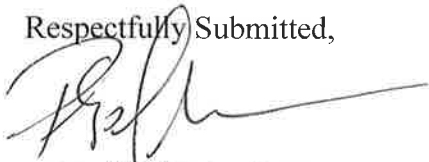
VII. Planning Board Training – None.

VIII. Other Business -

- a. Continue work on Chapter 13, Zoning of Caribou Code – Land Use Table** – The Board continued their work on the land use table. Dennis Marker was available for questions that the Board had on some of his suggestions.

IX. Adjournment – Philip McDonough III moved to adjourn the meeting; seconded by Thomas Ayer. Motion carried with all in favor. Meeting adjourned at 6:42 pm.

Respectfully Submitted,



Philip McDonough III
Planning Board Secretary

PM/dl