



## *City of Caribou, Maine*

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### **Caribou Planning Board Meeting Minutes Thursday, June 14, 2018 @ 5:30 pm City Council Chambers**

**Members Present:** Robert White, Evan Graves, Todd Pelletier and Thomas Ayer

**Members Absent:** Phil Cyr, Philip McDonough III and Matthew Hunter

**Others Present:** Ken Murchison –CEO & Zoning Administrator 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 May 10, 2018 Planning Board meeting** – Todd Pelletier moved to accept the minutes as presented with one correction, to change the spelling of Tim Roix last name; seconded by Evan Graves. Motion carried with all in favor.

Ken Murchison introduced a project that is being proposed on the Lombard Road by the Seventh Day Adventist Church. Cary Simpson presented the project with plans to the Board. They would like to build a Christian Education Center on land at 100 Lombard Road in the R-3 zone. They wanted to present the project to the Board to see if it would be a doable project before purchasing the land. The Center would be a multi educational facility with practical trades for kids, medical missionary work and where people can come to be ministered to for both spiritual and physical health. They would have the school building, industrial arts building, maintenance building and greenhouses for the students. The students will learn practical trades, agriculture, mechanics and building trades; things that will help them carry themselves financially and bring them to a point of proficiency. They plan to have a small group of elementary level students and a secondary level group of late teens and beyond. They will not achieve state or federal accreditation for the school. Also, they will have cabins as temporary living facilities, seasonal for now. Mr. Simpson stated they would use Robert Kervin as a contractor on this project. They have a good relationship and he would be willing to invest for the long haul. Tom Ayer stated that he is familiar with the land and the only suggestion he would have is to put in an irrigation pipe down through the lot. Tom stated this would be a wonderful addition to Caribou. Ken stated this is a good project, that it may constitute a subdivision, but it is doable. The Board supported the project.

**III. New Business** –

- a. Use Permit & Sign Permit Applications for a Beauty Supply Retail Store at 159 Bennett Drive, Suite 4.** – Jamie Paradis from Majestic Enterprises presented his plan to the Board. This is a wholesale/retail store selling beauty supplies to professional salons. Mr. Paradis has rented the space at 159 Bennett Drive. They will not be opened to the public; his customers need to be licensed to purchase products to sell to their customers. Mr. Paradis has been selling products for 25 years now in the area. His customers have been asking for years to have a shop here in the

area. He has hired four employees and is hoping to draw Canadian customers. Permit fees have been paid, the space is 1,000 square feet.

Ken Murchison stated the building is in the C-2 zone. Sign is done and permit is done. The building inspector has been there. They have cleaned up the space and brought in shelving to set up shop. Thomas Ayer moved to approve the application from Majestic Enterprises for a beauty supply store at 159 Bennett Drive, Suite 4; seconded by Todd Pelletier. Motion carried with all in favor.

- IV. New Communications** – Nicole Plourde has submitted an application for a daycare; Miss Coles’ Kids at 40 Russ Street and was present to speak to the Board. She would like to set up before school starts. Todd Pelletier moved to schedule a public hearing for Miss Cole’s Kids daycare at 40 Russ Street for the July 12, 2018 Planning Board meeting; seconded by Thomas Ayer. Motion carried with all in favor.

Ken Murchison heard from the Federal Firearms office, they were making sure that the City is working with Thomas Ayer on his federal firearms license.

**V. Staff Report -**

- a. Updates from Code Enforcement Officer/Zoning Administrator** – Ken Murchison gave the Board updates on the various violations since the snow has been gone. Overgrown grass, garbage, unregistered vehicles in yards, chickens, an unlicensed rubbish hauler and dangerous buildings. Ken gave an update on the Birdseye site, LED street lights, Tri-Community Landfill and River Road. Also, Ken shared with the Board that he passed his Shoreland Zoning training.

**VI. Planning Board Training** – None.

**VII. Other Business -**

- a. Continue work on Chapter 13, Zoning of Caribou Code** – Ken Murchison had worked on and reviewed with the Board land use table definitions they had requested. Ken Murchison had also put together a list of agricultural land owners for the Board.

- IX. Adjournment** – Evan Graves moved to adjourn the meeting; seconded by Todd Pelletier. Motion carried with all in favor. Meeting adjourned at 6:27 pm.

Respectfully Submitted,



Philip McDonough III  
Planning Board Secretary

PM/dl