



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Thursday, November 21, 2019 @ 5:30 pm City Council Chambers

Members Present: Robert White, Phil Cyr, Todd Pelletier, Christine Solman, Dan Bagley, Philip McDonough III and Amanda Jandreau

Others Present: Ken Murchison –CEO & Zoning Administrator, Denise Lausier –Executive Assistant to the City Manager, Sean Thies, Robert Tracy, Hannah Lucas, Jessica Tucker, Barry Tucker, Andrew Weeks and Janice Cox

I. Call Meeting to Order –The meeting was called to order at 5:30 pm.

a. Welcome Amanda Jandreau – The Board welcomed their new member, Amanda Jandreau.

II. Approval of Minutes –

a. September 12, 2019 Planning Board Meeting – Phil Cyr moved to approve the minutes as presented; seconded by Todd Pelletier. Motion carried with all in favor.

III. Public Hearing –

a. Hannah Lucas, DBA Hannah's Haven at 912 Sweden Street – Hannah Lucas explained that she moved here last September from Virginia. She has twelve pure bred Siberian huskies that she races in the Can Am and Wilderness 100 in Greenfield. They range from 2-10 years old, they live in her house with her.

CEO Ken Murchison explained that her property is in the R-3 zone, it's an appropriate setting and she has a Dog Grooming business as well. The property is right on the city line, just past the golf course. Amanda Jandreau questioned if there will be boarding as well. Hannah stated that she does grooming, sledding and would like to board. She has not had any customers for grooming or any boarders since she has been here in Maine. CEO Ken Murchison stated that all the dogs are licensed. Christine Solman questioned if Ms. Lucas breeds her dogs, Ms. Lucas stated that in 2018 she had a litter of five puppies and they went to other mushing homes, not for sale. Ms. Lucas also explained that she doesn't have any outdoor kennels and animal welfare has been out to see how the dogs are living and there were no issues. Christine Solman also noted that there is a fence to shield from neighbors. Board discussion on the pet grooming business, consensus was that it is a CEO decision.

IV. New Business –

- a. **Consider Use Permit for Hannah Lucas, DBA Hannah’s Haven at 912 Sweden Street** – No action taken.
- b. **Consider Building Permit for United States Cellular Corporation to Update and Install Equipment at the 271 Fort Fairfield Road Tower** – Andrew Weeks & Janice Cox were present on behalf of United States Cellular. Mr. Weeks explained that there is an established tower there, for this project they are hanging equipment on the tower. There will be trenching to hook up the electrical, also a pre-fab cement 4x4 pad. Dan Bagley questioned who owns the land, Mr. Weeks stated that US Cellular leases a piece of the land from Blackstone Farms. Dan Bagley also questioned if the plans and specs have been approved, Janice Cox stated that it has all been approved. The installation will be in December, they are hoping to be up and running by the end of January. Dan Bagley questioned if there will be any radio frequency radiation exposure. Mr. Weeks stated that they are regulated by the FCC and have to comply with their standards, they will be broadcasting from an extremely high tower.

Phil Cyr moved to approve the project; seconded by Philip McDonough III. Motion carried with all in favor.

- c. **Comprehensive Plan Update** - CEO Ken Murchison stated that the goal is to have this completed in December

- #### V. Old Business – Solar Array Projects
- CEO Ken Murchison stated that there were two projects recently approved, Caribou Utilities District and Caribou Senior Housing, the contractor will be driving metal piers into the ground rather than pouring concrete foundations. There is also interest in town for another solar array project.

VI. Staff Report – CEO Ken Murchison

- a. **Blight Demolition Update** – 25 Liberty Street, the asbestos has been abated. 64 York Street also has been abated. Working with a contractor on taking them down.
- b. **Birdseye Demolition Update** – Knocking down the rest of the concrete and will cake up the sludge as well.
- c. **Small Communities Grants Update** – Three successful applications, two backed out. 10 Mitchell Road is a 100% project, completed.
- d. **Public Services CDBG Update** – Accepted today, need to review and will send out. Cary Medical Center will start on the transportation project. Volunteer drivers have been hired, acquiring software, staff will need to be trained.

VII. New Communications –

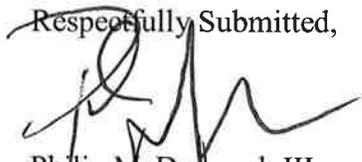
- a. **Proposed R.H. Foster Energy, LLC “On the Run” Project at 117 Bennett Drive** – Robert Tracy and Sean Thies gave an overview on the project. The Board will hold a Public Hearing at the December 12th meeting, staff will post proper notice and abutters will be notified.

VIII. Other Business –

- a. Planning Board Terms** – Two members' terms will be expiring December 31st; Philip McDonough III and Todd Pelletier. One member, Phil Cyr will be getting done a year early on December 31st. The Board will have three open seats.

IX. Adjournment – The meeting was adjourned at 6:50 pm.

Respectfully Submitted,



Philip McDonough III
Planning Board Secretary

PM/dl