



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Thursday, August 12, 2021 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Amanda Jandreau, Frank McElwain, Stephen Wentworth, Eric Hitchcock and Dave Corriveau

Members Absent: Christine Solman

Others Present: Troy Haney, Kelly Rioux, Ken Murchison –CEO/Zoning Administrator and Denise Lausier –Executive Assistant to the City Manager

Tom Ayer – Councilor Liaison (absent)

I. Call Meeting to Order, Determine Quorum –

Meeting was called to order at 5:30 pm and a quorum was present.

II. Public Hearings

A. Final Site Design Review Application for Troy Haney for the Kacie's Place Campground on 154 Limestone Street Tax Map 38 Lots 105, 106 and 108.

Chairman Dan Bagley called the Public Hearing to order at 5:33 pm.

CEO Murchison stated there were no phone calls or emails from the public on this application.

Troy Haney explained that the plans from the last meeting have been updated, street lights, trash receptacles etc. State railroad department, have a lease in place to run utilities under and through. DEP is good. Mr. Haney can file with the State on their end when the Planning Board is through with their process. Mr. Haney also explained that the campground would be blinded by the trees, it would only show through when the leaves are off the trees, but at that point campers would leave for the season. There will be gravel compacted road where campers drive, grass, trees and shrubs. White pvc solid fence from entrance to the railroad bed. Sites for nine campers as well as benches and seats to enjoy the view of the river. Small fire pits and picnic tables at each site, as well as a dumpster or building to put trash in that would be hidden.

Frank McElwain questioned signage. Troy Haney answered that there will be a sign only at the end of the fence 24x36, nothing lit with just the campground name. Seasonal rentals only.

Chairman Bagley addressed some requirements in the City Code that need to be met:

- Requirement for 100 ft frontage, but there is only 50 feet. Troy Haney answered that the State has a certain square footage and the minimum is 50 feet.

- Parking and Circulation. Mr. Haney said that there will be a 10x25 site for additional parking as well as parking in front of the campers; essentially three spaces per site. Could put additional parking across from the fence near the railbed if needed.
- Trash receptacles are required at each site. Mr. Haney said he could do that.
- Fire extinguishers. Mr. Haney has no plans for fire extinguishers.
- Soil erosion control plans. Mr. Haney responded that his intent is to leave the property as is. He is not changing pitch or angles, no water flowing on the property. Chairman Bagley stated that a soil report approved by the County is required.
- 5,000 sq feet is required. Chairman Bagley stated that too many sites are squished into this one area, some things need to be changed.
- Driveway. This is covered in the shoreland zoning code and is specific, nothing in packet to evaluate.
- Stormwater runoff. CEO Murchison replied that Mr. Haney is not going to change the profile of the land, it will remain a floodplain as is. Chairman Bagley stated that a stormwater design is required as well as a DEP permit and main construction permit because it's over an acre.
- Shoreland zoning language requires curved paths to the river.
- Lighting. Where will it be and where is it pointing, will they be shining in the neighbor's yard?

Troy Haney stated that these things were not brought forward at the preliminary meeting or he would have met the requirements to move the project forward.

With no other comments or questions, the Public Hearing was closed at 5:55 pm.

Dave Corriveau commented that the requirements are too restrictive. Mr. Corriveau stated that the area needs some attention and Mr. Haney has done a remarkable job to clean up the area. Mr. Corriveau questioned if the Board has room to negotiate. Chairman Bagley stated there is room to waive requirements or to change them.

Dave Corriveau commented that if Mr. Haney was putting a campground in town, he could see being more restrictive, but basically he is reworking the junkyard.

Steve Wentworth mentioned that the Aroostook River comes under the stream protection part of shoreland zoning with only a 75 foot setback. Mr. Haney replied that there is nothing within 75 feet of the rivers edge. DEP measured the 75 foot zone.

Eric Hitchcock asked if Mr. Haney had a copy of the DEP report. Mr. Haney will get one from the DEP.

Board discussion on setbacks, shoreland zone, and stream protection zone.

CEO Murchison stated that looking at frontage is 60-65 feet. It has a lot of river frontage. Mr. Haney replied that most campsites are 45-50 feet and that it would be a challenge to find a campground with 100 feet.

CEO Murchison questioned what the need is for a soil study. Public utilities are on site. Mr. Haney replied that DEP didn't ask for a soil study.

CEO Murchison said there are some areas to be flexible. DEP will give Mr. Haney a permit for this project after the Planning Board process.

Chairman Bagley stated that the City ordinances are outdated.

Chairman Bagley recommended tabling the discussion and taking some time to follow up.

CEO Murchison will look over the DEP report, shoreland zoning & floodplain and general zoning to see if there is room.

Chairman Bagley stated that the application and plans do not comply with the City ordinances. CEO Murchison said they need to review and it just may be interpretation.

Frank McElwain moved to table the application; seconded by Steve Wentworth.

Roll call vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Dave Corriveau – No; Eric Hitchcock – Yes.

4 – Yes; 1 No. Motion carries.

CEO Murchison stated he will speak with DEP.

After discussion, Frank McElwain withdrew his motion.

Frank McElwain moved to table and reconsider the proposal in two weeks on August 26; seconded by Steve Wentworth.

Roll call vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Dave Corriveau – Yes; Eric Hitchcock – Yes.

Motion carries.

B. Preliminary Review of the Subdivision Application for Flat Ground Road LLC, for the River Run, Tax Map 15 Lot 35, Bowles Road Subdivision Project.

Chairman Bagley gave an overview of the project, a very simple subdivision of a lot into two lots. It was previously subdivided from one lot into two lots and this application would subdivide it again.

Kelly Rioux was present and stated that he did a site walk last week with the Planning Board. CEO Murchison and Mr. Rioux went through the checklist on the application.

Peter Ellis from 236 Bowles Road was present and asked what the plans are for the development of the property and how many residences can be placed on each one. Board member Amanda Jandreau stated that there are two lots and one residence per lot would be allowed. Mr. Ellis also has concerns with where the entrance will be to the property. Mr. Rioux replied there is a small entrance across from his property, a wooded road to a small cul-de-sac.

Chairman Bagley stated this was the preliminary review with the final review next month. Mr. Ellis was invited to come address concerns.

Kelly Rioux stated that there is one entrance for the 40 acre lot, a curb cut for the 82 acre lot. There are a lot of areas to situate a driveway. The rest is from the logging road, but they could put the driveway wherever they wanted.

Peter Ellis has concerns of privacy. He is concerned it will become a big subdivision with multiple homes. Mr. Rioux answered that there is nothing to be too concerned about at this point. He doesn't think it will be detrimental to his lifestyle.

Chairman Bagley said this is the preliminary review, so no vote. The Board went through the preliminary checklist and there are a lot of n/a's. It's a very simple subdivision.

Kelly Rioux stated the only change would be if it sells or to change to 22 acres and 100 acres, which would be just a change of lot lines.

Chairman Bagley said that at the site visit, they verified the pins and property lines. All looked good.

Dave Corriveau had a comment for Peter Ellis that the City has had one development in the last 20 years, the City is restrictive. It may be a long time before things could be developed on the site.

Public Hearing was closed at 6:31 pm.

III. Approval of minutes from the June 10, 2021, Planning Board meeting.

Dave Corriveau moved to accept the minutes as presented; seconded by Amanda Jandreau.

Roll call vote.

Steve Wentworth – Abstained; Frank McElwain – Yes; Amanda Jandreau – Yes, Dave Corriveau – Yes, Eric Hitchcock – Yes.

Motion carries.

IV. Approval of minutes from the July 8, 2021, Planning Board meeting.

Steve Wentworth moved to accept the minutes as presented; seconded by Dave Corriveau.

Roll call vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Dave Corriveau – Yes; Eric Hitchcock – Yes.

Motion carries.

V. Presentation from Brian Fields and Dave Putnam on Atlantic Salmon of Northern Maine plans for riverfront location at Lower Lyndon Street.

Chairman Bagley stated that with work planning at the riverfront in Caribou, he thought it would be of interest considering the City is looking at developing down there and the Comprehensive Plan.

Dave Putnam was in attendance to present. They would like to develop a salmon hatchery by Caribou's river front to stock the Aroostook River potentially in the next few years. They would need the City's backing and develop a partnership.

VI. New Business:

a. Introduction to Rezone Request from Troy Pelletier at 20 Limestone Street from R-2 to R-3.

CEO Murchison explained this is a rezone request for 20 Limestone Street that has an established outbuilding and three door garage. Looking to have more options on the property. Would like to rezone from R-2 to R-3 district. Thinking about a restaurant along the Aroostook River. CEO

Murchison explained that he would be allowed to do a restaurant application with Planning Board approval. There's more than one acre, it's on the edge of the shoreland zone, stream protection where Otter Brook is. It would not be a spot zone but correcting an inconsistency.

b. ENGIE reassignment of the Aroostook Renewables, LLC Dow Siding Road Solar Array Project Site Design Review.

CEO Murchison explained there are provisions in Code to make changes on approved site design reviews they have done. Engie is being proactive, no longer going to be a flat ground property, but an Engie property. They are asking for the City to sign off on the change. CEO Murchison was questioning if the Board or Chair could sign.

Board consensus – the Board agrees that the Chair can sign on behalf of the City. Chairman Bagley asked that the last line be changed to Caribou Planning Board.

c. Proposed changes to the Home Occupation portion of the Chapter 13

Chairman Bagley stated that the last changes that Mr. Marker had put together was reviewed by the Planning Board. Chairman Bagley requested the electronic version for the Board to see the comments and rationales made and also to schedule a Public Hearing on this for the next meeting. CEO Murchison gave a reminder that the application will need to be modified to fit the changes.

VII. Goals and Priorities

a. Comprehensive Plan Update work for 10/09/2021

CEO Murchison explained that the Comprehensive Plan has been on the back burner while working on Chapter 13. Now working on both simultaneously. CEO Murchison has all the changes made. Community input will be needed for this as well. Chairman Bagley asked for a working session for the Comprehensive Plan.

CEO Murchison mentioned the proposed land use and proposed zoning. Chairman Bagley commented that they need to pick up where changes were made to processes that Mr. Marker had worked on.

VIII. Staff Report – CEO Ken Murchison –

- a. Land Bank project by Business Investment Group (BIG) -** BIG has acquired a property that was being tax acquired by the City, 30 North Street, behind the Rec Center. Not in great condition, looking at how to work with property and get it back on taxation.
- b. Land Use Survey Mapping -** Will concentrate on this.
- c. Demolition of 827 Main Street –** All complete and the grass is growing. Good service from contractor.
- d. Demolition of 20 Veronica Street -** Demolished dangerous building. Done by property owner. The hole is filled, loamed and seeded. Good service from contractor.
- e. Demolition of 37 Home Farm Road (Dangerous Buildings/Soliciting Bids) -** Done by State of Maine dangerous building statute. Dangerous building with a collapsed roof, owned by a private individual. Need to pay attention to State Statute. Demo and bill the owner. Communications have not been good.

- f. **Continued clean-up of Former Birdseye Processing Facility** - CES is working on this. Should see some movement at the end of the season.
- g. **Riverfront Redevelopment Committee Draft Ordinance** - Included in packet is an update of what is being done. Gone before the Council to become an official committee of the City. Introduction of the Ordinance will be at the next Council meeting. Ideally, accepted in September.
- h. **Merlin One (Power Plant)** - Under contract for sale. People looking into scrapping what is there.
- i. **Caribou Trailer Park** - Final eviction date is November 17th. Working with tenants to get their trailers moved or relocated.

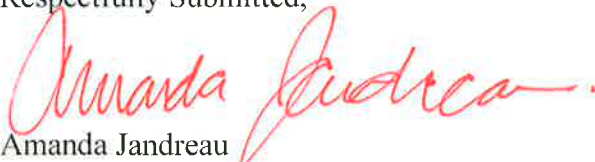
IV. Adjournment – Amanda Jandreau moved to adjourn the meeting; seconded by Frank McElwain.

Roll Call Vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Dave Corriveau – Yes; Eric Hitchcock – Yes.

Meeting adjourned at 7:36 pm.

Respectfully Submitted,



Amanda Jandreau
Planning Board Secretary

AJ/dl