



City of Caribou, Maine

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Caribou Planning Board Work Session Minutes Thursday, September 23, 2021 @ 5:30 pm City Council Chambers

Members In Attendance: Dan Bagley, Amanda Jandreau, Steve Wentworth, Eric Hitchcock, Dave Corriveau and Frank McElwain

Members Absent: Christine Solman

Others in Attendance: Ken Murchison –CEO/Zoning Administrator and Denise Lausier – Executive Assistant to City Manager

Tom Ayer, Councilor Liaison – Absent

- I. **Call Meeting to Order, Determine Quorum** – Chairman Dan Bagley called the meeting to order at 5:44 pm. A quorum is present.
- II. **New Business**
 - a. **Review proposed Amendments to Section 13-706 Campground and or Recreational Vehicle Park of Caribou Code.** – Chairman Bagley stated the purpose of the Work Session is to discuss potential changes to Ordinances as they relate to campgrounds. Being a Work Session, no final decisions can be made, only discussion. Can draft up changes to address at the next meeting.

Steve Wentworth suggested to take out the requirement of screening from the roadway; it's not a State requirement. Chairman Bagley asked about perhaps just softening at the discretion of the Planning Board. Amanda Jandreau commented that since campgrounds are now allowed in the R-2 zone, should consider screening. Steve Wentworth stated that campgrounds don't fit into the R-2 zone which is multi-family buildings. Mr. Wentworth suggested a whole new zone from River Bend up Water Street for recreational and fun activities. Discussion on campgrounds in the R-2 zone.

Steve Wentworth questioned the requirement of screening of rivers. Chairman Bagley stated that has been taken out.

Eric Hitchcock recommended to leave screening for the road or feels it would be setting up for other problems. Some restrictions keep peace with neighbors.

Under *Section 2*, Steve Wentworth proposed to eliminate screening requirements. Chairman Bagley, Eric Hitchcock and Dave Corriveau wanted to keep screening requirements.

Amanda Jandreau asked if cabins would need to be screened from the road. Eric Hitchcock proposed requiring screening in R-2 but no screening in R-3.

Chairman Bagley commented that there is a State minimum written for R-3 and not R-2 under *A General 1*. It has a different set of setbacks for R-2 than R-3.

Steve Wentworth proposed overnight cottages could be added in with this part of the Ordinance, it comes under the licensing of DHHS. The Board agreed. (Title to be: *Campground and/or Recreational Vehicle Park and Overnight Cabins.*)

Discussion on separate setbacks for boundary lines in the R-2 versus the R-3 zone. The 25 ft setback comes from DHHS rules. Amanda Jandreau proposed 25 ft setbacks for both park boundary line and property boundary lines. Board consensus. Eric Hitchcock said if the State's Chapter 205 is referenced in the rules, we would be covered.

Amanda Jandreau said in adding cabins, should set density rules and size of cabins. CEO Murchison stated he needs to research on cabins for language.

Discussion on *Section 3*. Board consensus was to eliminate second and third sentences.

Discussion on *Section 4* on density. Board consensus was to leave as is.

Discussion on *Section 5* on minimum frontage.

Discussion on cabins and what defines a cabin. CEO Murchison stated that they need a definition for cabins and Shoreland Zoning will take care of the rest.

Discussion on *Section 6*. Steve Wentworth recommended to strike this section, they are not allowed anytime of year. Amanda Jandreau agreed. Board consensus was to take out "*within Resource Protections District or*".

Section 7 – keep as is.

Section B. Parking and Circulation is word for word from DHHS regulations. Keep as is.

Section C. Health and Safety. Discussion. #1 is regulated by the State, Board consensus was to delete #1. Board consensus was also to delete #2 & #3 as well and state: "*shall meet all minimum requirements of Section 205 requirements of the State.*"

Section D. Planning and Review. Discussion. Add "*stormwater runoff plan*" on #2 with "*soil erosion and sedimentation control plan shall be submitted.*" Board consensus, soil erosion and sedimentation control plan doesn't need to be engineered but needs to be submitted.

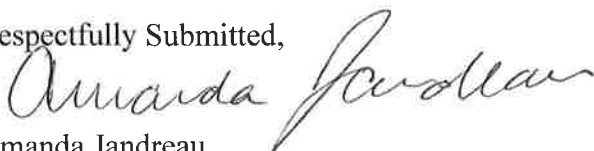
CEO Murchison will work on amendments and send out to the Board to review. Set Public Hearing date at the next meeting on October 14th.

CEO Murchison will also get a definition for cabins from DHHS. Frank McElwain commented that cabins may not fit in with campgrounds and RV's. Amanda Jandreau added they need to modify the Land Use Table to add cabins.

III. Consider setting a Public Hearing date for amendments to Section 13-706 Campground and or Recreational Vehicle Park of Caribou Code. – No public hearing date was set.

IV. Adjournment – Meeting adjourned at 7:47 pm.

Respectfully Submitted,



Amanda Jandreau
Planning Board Secretary