



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Thursday, June 10, 2021 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Amanda Jandreau, Eric Hitchcock and David Corriveau

Members Absent: Christine Solman, Frank McElwain and Drew Ayer

Others Present: Ken Murchison –CEO/Zoning Administrator, Kelly E. Rioux, and Lisa Plourde –Housing Director

Tom Ayer –Councilor Liaison (absent)

I. Call Meeting to Order, Determine Quorum.

Chairman Dan Bagley called the meeting to order at 5:31 pm, a quorum was present.

II. Public Hearings

a. None

III. Discuss amendments to Site Design Review ordinances and procedures.

City Manager, Dennis Marker prepared comments on the City of Caribou Site Design Review document, 13 pages. Mr. Marker pointed out and reviewed revised and new sections: 13-331 Levels of Review, new section; 13-332, narration of the flowchart in Levels of Review; 13-340 Site Design Review Criteria; 13-350 Improvement Guarantees, new section; and 13-362, new table. This is a first review only and is not ready for Public Hearing.

CEO Ken Murchison mentioned that this is the very last time that Dennis Marker would be standing in front of the Board and thanked him for all the work that he has put into the Site Design Review.

IV. Approval of minutes from the May 13, 2021, Planning Board meeting.

Dave Corriveau motioned to approve the minutes of the May 13, 2021 Planning Board meeting; seconded by Eric Hitchcock.

Roll call vote.

Amanda Jandreau – yes; Dave Corriveau – yes; Eric Hitchcock – yes; Dan Bagley – yes.

Motion carried with all in favor.

V. New Business

a. Introduction of a Subdivision Review for Flat Mountain Road LLC, for the River Run, Tax Map 15, Lot 35, Bowles Road Subdivision Project.

CEO, Ken Murchison introduced the subdivision review, the applicant would like to divide one (1) lot into three (3) lots; and clarified that the property is on Flat Ground Road.

Kelly Rioux acquired 160 acres on the Bowles Road with the original intention of dividing the property into two. Currently the 38-acre lot is under contract, and then thought of dividing the remaining 122 acres into a 40 and 82 acre lot. His question is what is needed to get his project to be approved.

CEO Ken Murchison stated that tonight's meeting is just an introduction of the application. Mr. Rioux stated that he has already had the lot surveyed, test pits done; and what else is needed for large lots.

CEO Ken Murchison asked the Board if they are going to hold the application for three separate meetings. Chairman Bagley confirmed yes; until the revisions have been approved in the ordinance.

Chairman Bagley confirmed that there are three more meetings after tonight. A sketch plan review, preliminary review and the final review are needed. The next meeting in July would be considered the Sketch Plan review, for tonight's meeting was just an introduction only.

Mr. Rioux mentioned that he has already put the 122 acres on the market, and if it sells, the Board may not see him at the July meeting.

b. Introduction of a Site Design Review Application for Troy Haney for the Casey's Place Campground on 154 Limestone Street, Tax Map 38, Lots 105, 106 and 108.

CEO Ken Murchison introduced the Site Design Review application however the Board cannot process it until the City of Caribou approves the Zoning Ordinance, which is scheduled to be done on Monday, June 14th. When the Board meets in July, they can hold an official Public Hearing on this site design review.

VI. Staff Report; CEO Ken Murchison –

- a. Land Bank Legislation** – Looks like the LD will be held over until January, one of the concerns is eminent domain.
- b. Land Use Survey** – Approximately 70% through the mapping.
- c. Demolition** – 827 Main Street, asbestos abatement is $\frac{3}{4}$ done. Unfortunately, the building is in the flight lane and therefore an unbuildable lot. Caribou Trailer Park, the first trailer is currently being removed. To date, only one trailer has been removed. The remaining 12 trailers have until November to be removed.
- c. Continued Clean-up of Former Birdseye Processing Facility** – The petroleum and asbestos removal project is currently out to bid. The possible next phase would be removal of the concrete.
- d. Riverfront Redevelopment Committee** – Committee is meeting next week. The concentration is area is between Broadway and Limestone Street. To date approximately 35 surveys have been completed. Some of the neighborhood landowners would like to see more action in the area, specifically if there were streetlights, a walking trail, and more green spaces to keep the people in the area.
- f. CEO Activity/Violation Notices** – When the snow goes it's garbage, and when the grass grows it hides the garbage, then it is the tall grass. Notices range from building codes, dangerous buildings, collapsed buildings, and habitual offenders.

Progress is being made with the property on Access Highway.

Chairman Dan Bagley mentioned that he attended a meeting with the Atlantic Salmon, who would be interested in attending a future Planning Board meeting to update them on their future plans in Caribou. Will be put on the July agenda.

VII. Adjournment

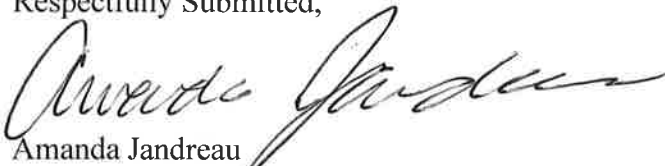
Amanda Jandreau motioned to adjourn; seconded by Dave Corriveau.

Roll call vote.

Amanda Jandreau – yes; Dave Corriveau – yes; Eric Hitchcock – yes; Dan Bagley – yes.

Meeting adjourned at 6:39 pm.

Respectfully Submitted,



Amanda Jandreau
Planning Board Secretary

AJ/lap

