



## *City of Caribou, Maine*

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### **Caribou Riverfront Renaissance Committee Meeting Minutes Tuesday, June 21, 2022 @ 6:00 pm City Council Chambers**

**Members Present:** Mark Draper, Jay Kamm, Christina Kane-Gibson , Council Liaison Lou Willey

**Members Absent:** Andrea Flannery, Gary Marquis, Dan Bagley, Penny Thompson

**Others Present:** Jan Murchison, Karen Gorman, and Ken Murchison

#### **I. Call Meeting to Order, Determine Quorum**

- a. Chair Mark Draper called the meeting to order at 6:05 pm and determined that a quorum was present.

#### **II. Approval of Minutes**

- a. Approval of the minutes for the May 17, 2022 Caribou Riverfront Renaissance Committee Meeting. Motion was made by Jay Kamm and seconded by Christina Kane-Gibson to approve minutes as presented, all in favor, motion to approve passed by all present.

#### **III. Letter of Petition to MDOT**

- a. Ken Murchison presented an update on the Letter of Petition to Commissioner Van Note MDOT and accompanying Letters of support for the Maine Northern Railroad Reuse Council initiative citing the response from the MDOT. The response was that our letter of petition was received and that our project involves a section of railroad that although inactive does still have operating rights as Maine Northern Railroad (MNR). The Department would be meeting with representatives of the MNR to discuss their continued interest and plans for this corridor within the next few weeks and that MDOT will form the Advisory Council as requested.
- b. City Staff met with representatives from the Department of Transportation on May 17<sup>th</sup> to talk about bridge and culvert projects at Otter Brook. It was very evident that the culverts at the railroad bed have failed. The meeting was more of a “meet and greet” but there is a project planned at this site either replacing the culverts and rerailing the tracks or cutting the railroad bed sloping toward the stream to allow for restored stream flow and fish passage. The bridge over Otter Brook on Limestone Street at that same location is being studied for action in a five year plan.

#### **IV. Zoning and Land Use Table**

- a. CEO Murchison briefed the Committee on the ongoing efforts of the Planning Board on the revisions to the Land Use Table and Proposed Zoning City wide and in the Riverfront Development District. Zoning and

the associated Land Use in the Riverfront Development District will be unique to this area and of the City.

## V. New Business

- a. Master Plan planning
  1. The Libra Foundation Grant Application for a planning grant to help with our Master Plan effort was not approved
  2. Karen Gorman had done some research into consultants specializing in these types of Master Plans and found that our goal would need to be \$50,000.00+-. Karen and Jay Kamm share various other funding opportunities like the Sewell Foundation and Quimby Foundation. We also discussed community awareness and the possibility of a local fund-raising campaign and funding from local businesses to meet our goal. The idea of being able to access funding from the City's TIF (Tax Increment Financing) program was raised as well as seeking funding through the State Brownfield program.
- b. Riverfront Development District. Ken Murchison informed the committee of the introduction of our Development District to the City Council as being well received with only one comment from an individual Councilor being, "could our district be more inclusive (larger)?" The committee discussed the Riverfront Development District as it was originally imagined and reviewed the mapped options provided including areas comprised of both the East and West side of the river effectively doubling the area of the district from Dow Siding to Otter Brook and looked at extending to the boat launch on the Fort Fairfield Road (Forbes Pit). Regional options considered the entire length of the Aroostook River in Caribou that could be addressed in the Comprehensive Plan and be considered as an interlocal resource. The Committee agreed that we should concentrate on the District as originally described and to potentially increase/grow the district in a phased approach within the actual Master Plan.

## VI. Other Business

- a. Comprehensive Plan Kick-Off. CEO Murchison informed the Committee of Planning Board progress in the Comprehensive Plan Kick off and the presentation by Jay Kamm to the Planning Board, Comprehensive Plan 101/201. Jay reviewed the finer points of writing and Comprehensive Plan to the Board.
- b. 2022 River Run-Off Canoe Race. Slightly larger turn out at this year's event with the participation of groups like the Boy Scouts. Great signature event to attract people to the riverfront.
- c. Another Riverfront Tour? The group was asked if another tour of the Riverfront was warranted, this one would be a tour of one of the "gateways" the Riverfront, a walking tour of Water Street.
- d. Charette/Public Forum, Christina Kane-Gibson updated the group on progress of the proposed public input session. It would be great if we could do an outside venue, possibly by the river and to attract as many participants as possible by

offering refreshments and food/snacks. We would like to have the event facilitated by a masters of ceremony, cover each topic at individual tables with visual story boards and then bring everyone together to summarize findings. The idea of having the event sponsored or under a tent was raised. This would be a great start to a Master Plan process.

**VII. Next Meeting**

- a. Tentatively set for July 12, 2022, at 6:00 pm in the Caribou City Council Chambers

**VIII. Adjournment**

- a. Motion by Mark Draper 7:23 pm, all in favor.

Respectfully Submitted,

Jay Kamm  
Secretary, Riverfront Renaissance Committee

