



## *City of Caribou, Maine*

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### **Caribou Planning Board Meeting Minutes Thursday, May 12, 2022 @ 5:30 pm City Council Chambers**

**Members Present:** Dan Bagley, Christine Solman, Dave Corriveau, Frank McElwain, and Steve Wentworth

**Absent but excused:** Amanda Jandreau and Eric Hitchcock

**Other in Attendance:** Ken Murchison

Chairman Dan Bagley called the meeting to order at 5:34 pm.

- I. Call Meeting to Order, Determine Quorum** – Chairman Dan Bagley called the meeting to order at 5:34 pm. A quorum was present.
- II. Public Hearings**

- a. Chair Bagley opened the Public Hearing for Novel Energy Solutions Site Design Review, Final Review for the Maine Caribou Connector CGS LLC 133-kilowatt solar array to be constructed on Map 013 Lot 002-B Van Buren Road at 5:35 p.m. Brittney Krebsbach introduced herself and provided background information about Novel Energy Solutions to the Board.

One email concern was received at the time of the April 14, 2022, Concept Review. Follow up conversations with the landowner resolved concerns. CEO Murchison provided a hard copy printout of the email string with the original note and the follow up communication (See attached).

The Planning Board had discussion on visual buffers and property access. Property access available from Route One. CEO Murchison added that there is an existing curb cut on that property.

DEP Decommissioning Standards and application were discussed.

Longevity 25 to 30 years estimated operational capacity and site can be expanded potentially. Chair Bagley mentioned fencing and had noticed that the existing MDOT fencing would not be adequate, Ms. Krebsbach noted that new fencing for the project is spec'd out on the plans. Public Hearing Closed at 5:57

Planning Board Discussion on the application and Chair ask if the Board wishes for for a buffering/screening condition for approval. Consensus was for no screening/buffering requirement over and above basic guidelines.

Motion by Steve Wentworth for approval of Final Site Design Review for Novel Energy Maine Caribou Connector CGS LLC, approved without condition.  
Second by Dave Corriveau

**Roll Call Vote:**

Steve Wentworth – Yes; Frank McElwain – Yes; Christine Solman – Yes; Dave Corriveau – Yes.

**Motion carried with all in favor.**

- b. Public Hearing for Home Occupation for Paradise Aesthetics. Application Withdrawn

**III. Approval of Minutes -**

- a. Approval of Minutes of the April 14, 2022, Planning Board meeting.

Frank McElwain moved to approve the minutes as presented; seconded by Steve Wentworth.

**Roll Call Vote:**

Steve Wentworth – Yes; Frank McElwain – Yes; Christine Solman – Yes; Dave Corriveau – Yes

**Motion carried with all in favor.**

**IV. Council Liaison Update**

**V. New Business**

- a. **Land Use Table Workshop**

Next Land Use Table Workshop scheduled for May 26, 2022, at 5:30 pm in the Caribou City Council Chambers.

**VI. Old Business**

- a. **Site Design Review Process**

CEO Murchison provided the Planning Board relevant language from Chapter 13-302 Review Procedure and Requirements outlining the need to contact abutting landowner for the Conceptual Review and Final Review but requiring only one Public Hearing at the Final Review stage, eliminating the need for having run-on Public Hearings Started at the Concept Review with continuation at the Final Review stage of the process. Consensus was reached to continue with the Site Design Review Process requiring abutters notice at the Concept Review and notice of Public Hearing at the Final Review Stage of the review process.

**VII. Staff Report; CEO Ken Murchison**

- a. Presentation of Riverfront Development District to Council well received by the City Council with really, only one concern and that was can we be more inclusive and capture more areas. The concept of extending all the way to Forb's Pit Boat Landing. Perhaps this could be done inside of the Comprehensive Plan or perhaps we could capture the mirror image of the development district as previously envision by committee to capture the east side of the river. Also discussed was the Master Plan and possible grant funding from the Libra Foundation and conducting a public information session as part of this process.
- b. Dangerous Buildings, actively pursuing demolition bids for four (4) properties at Midland and Hillcrest, utilizing the dangerous Building Statute to remove the collapsed building at 37 Home Farm Road
- c. Proceeding with the closure of the Caribou and clean up at West Gate Villa Trailer Park, we are working to designate these as dangerous buildings. There is a nuisance and dangerous buildings law where the City can deal with buildings and attach the costs to the owners on their tax bill.

- d. Landbank Legislation just passed, and City staff looks forward to learning how to apply these new techniques to fight blight. Business Investment Group Land bank activities to date, 40 North Street demolition but hope to establish funds for redevelopment.
- e. Maine Northern Railroad Reuse Petition to MDOT to establish Reuse Council for the abandoned and unused portion of the Rail Corridor Central Aroostook has been sent to Commissioner Van Note in cooperation with our neighboring Communities of Fort Fairfield,
- f. Limestone, Loring Redevelopment Authority, Presque Isle and Washburn with support from the Riverfront Renaissance Committee. Staff will meet with MDOT representatives regarding potential projects are pending at Otter Brook on May 17<sup>th</sup>.

**VIII. Adjournment** – Frank McElwain moved to adjourn the meeting at 7:45 pm; seconded by Dave Corriveau.

Roll Call Vote:

Steve Wentworth – Yes; Frank McElwain – Yes; Christine Solman – Yes; Dave Corriveau – Yes.  
Motion carried with all in favor.

**IX. Next Meeting June 9, 2022**

Respectfully Submitted,



Amanda Jandreau  
Planning Board Secretary

AJ/dl