



City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954

AGENDA Caribou Planning Board Regular Meeting Thursday March 9, 2023, at 6:00 p.m.

The meeting will be broadcast on Cable Channel 1301 and the City's YouTube Channel. Public Comments submitted prior to the meeting no later than 4:00 pm on Thursday, March 9, 2023, will be read during the meeting. Send comments to CEO Ken Murchison at kmurchison@cariboumaine.org or call 493-5967.

- I. Call Meeting to Order, Determine Quorum
- II. Public Hearings
- III. Approval of minutes
 - a. Review and Approval of February 9, 2023, Planning Board Meeting Minutes
- IV. Council Liaison Updates
- V. New Business
 - a. Rezoning Request from John Lajoie regarding Map 007 Lot 026, 201 York Street from I-2 Industrial to R-3 Rural Residential.
 - b. Rezoning potential for Solman Street Map 039-Lot 058-B and part of Map 041-014 from C-2 Commercial to R-2 Residential.
 - c. Caribou Riverfront Renaissance comments regarding the proposed Land Use Table and zoning definitions for the Riverfront Development District.
 - d. Scheduling for March Comprehensive Plan Required Section Meetings, Housing.
- VI. Old Business
 - a. Day Care Application for Sonya's Kids Daycare 16 Dahlgren Street, Tax Map 032 Lot 111 in the R-1 District, update.
 - b. The Home Occupation Permit Application by Patrick Enright 808 Madawaska Road Map 21 Lot 6-A in the R-3 District was not completed.
 - c. The Site Design Review Permit Application by Saré Damboise 808 West Presque Isle Road Map 1 Lot 7-B in the R-3 District is not complete.
 - d. Proposed "City of Caribou Cannabis Business Ordinance" Agenda.
- VII. Staff Report
 - a. Caribou Trailer Park Closure
 - i. Power outage at Lot 87
 - b. Next Riverfront Renaissance Committee Meeting March 21, 2023
 - c. City of Caribou Cannabis Policy City Council/ Planning Board combined meeting date March 24th, 2023 at 6:00 pm in the Council Chambers
- VIII. Adjournment



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Caribou Planning Board Meeting Minutes Thursday, January 12, 2023 @ 5:30 pm City Council Chambers

Members Present: Steve Wentworth, Frank McElwain, James Belanger, Amanda Jandreau, David Corriveau, Eric Hitchcock

Members Absent: Liz Mockler

Others in Attendance: Ken Murchison, Council Liaison Dan Bagley

I. Call Meeting to Order, Determine Quorum

Chairperson Amanda Jandreau called the meeting to order at 6:00 pm a quorum was present.

CEO Murchison welcomed the newest member of the Planning Board James (JR) Belanger.

II. Public Hearings

None

III. Approval of minutes

Review and Approval of January 12, 2023, Planning Board Meeting Minutes

Frank McElwain moved to approve the minutes for the January 12, 2023, Caribou Planning Board Meeting as presented, David Corriveau Seconded the motion to approve.

Upon conversation there were amendments offered by Liaison Bagely for the cut and paste error on page 2, "move to schedule public hearing" not "to approve minutes" and a typo noticed by JR Belanger, change "hir" to "his".

Frank McElwain moved to approve the minutes for the January 12, 2023, Caribou Planning Board Meeting as amended, David Corriveau Seconded the motion to approve.

Roll Call Vote:

Steve Wentworth – Yes; Frank McElwain – Yes; James Belanger – Yes; David Corriveau – Yes, Eric Hitchcock – Yes. Passed by majority vote.

IV. Council Liaison Update

Dan Bagley introduced himself as Council Liaison for 2023 and briefed the Planning Board on recent Council activity.

- Proposed Caribou Development Committee to be made up of 5 community members, 1 Planning Board member, 1 CEGC member and 2 non-voting members (City Manager and a Councilor). To be introduced at the February 13th Council Meeting and Public Hearing held at the February 27, 2023, City Council Meeting.
- City Council seating a Broadband working committee.
- Airport Advisory Committee met on the 25 of January. Looking forward to a really active committee and year. Topics of interest,
 - Heat for hangers
 - Add taxiway.

- Fly-ins
- Designate/Hire Fixed base Operator.
- Offering a courtesy car
- Add jet fuel to our tank farm.
- STEM classes
- Flying Club in collaboration with Northern Maine Flying Club from Presque Ilse
- Acquire land to develop an “Air Park” fly in community complete with personal hangers and dwellings.
- Caribou Community Garden at the former Caribou Trailer Park
- Short term rental development at the Caribou Trailer Park (Cabins and RV parking)

Chair Jandreau asked about updates for the proposed Police Station project and potential funding for the Comprehensive Plan project.

V. New Business

- a. Introduction a Site Design Review Permit Application by Saré Damboise 808 West Presque Isle Road Map 1 Lot 7-B in the R-3 District. Ms. Dambois would like to create an event center from a converted storage building.

We are working with Ms. Dambois to have the Site Design Review Application completed. To date the basic application has been started with contact and property information, we have a deed showing interest in the property and an older subsurface waste water system application initially design for a single family residence.

Chair Jandreau was concerned with the change of occupancy and the Fire Marshall’s involvement.

Will continue to work with the applicant and keep the Planning Board apprised of our progress.

- b. Land Use Table, Proposed Zoning, Riverfront Development District next steps.
At the really productive Joint Planning Board/ Riverfront Renaissance Committee workshop the group discussed our Land Use and Zoning Goals. Ultimately the CRRC would like to see the Proposed Riverfront Development District approved along with unique zoning for that area, and the ever evolving zoning map with the introduction of at least three request (Rezoning for Caribou trailer Park, rezoning for Solman Street, and rezoning for an area on outer York Street. The Proposed Land Use Table was presented to the Riverfront Renaissance Committee and the CRRC has committed to conduct a more thorough review of the proposed Land Use Table at their February 14th meeting and return their suggestions to the Planning Board.
- c. Scheduling for February Comprehensive Plan Required Section Meetings, Natural Resources.

The Natural, Agricultural and Forestry Resources will be scheduled for later in February. Team Leader Eric Hitchcock and the CEO will schedule a time and assemble a workshop team. The goal is to review and formulate the Policies and Strategies table for those sections.

The Historic, Archaeological, Cultural and Arts Resources section workshop was held January 31, 2023. We had a very engaged group and were able to establish Policies and Strategies for that section. Present were Katherine Olmstead, Peter Baldwin, Christina Kane-Gibson, Lucas Lagasse and CEO Murchison.

Chair Amanda Jandreau suggested inviting representatives of the Atlantic Salmon for Northern Maine to participate in the Natural Resources workshop.

- d. Planning Board Goals for 2023
 - Joint Meeting with the Zoning Board of Appeals
Then ZBA has never met in its latest configuration, we will check with Danielle Brissette to see what the membership is currently and to see if we need to fulfill that board.
 - Finish Land Use Table and Zoning complete with Riverfront District
 - Comprehensive Plan

- Continue or work to eliminate blight.

VI. Old Business

- a. The Home Occupation Permit Application by Patrick Enright 808 Madawaska Road Map 21 Lot 6-A in the R-3 District was still not completed. Will reach out to see if the intent is to move forward.
- b. Day Care Application for Sonya's Kids Daycare 16 Dahlgren Street, Tax Map 032 Lot 111 in the R-1 District, update. No change. We will follow up to see if she still intends to run a Day Care in her home.
- c. Proposed "City of Caribou Cannabis Business Ordinance" Council Guidance. Propose a date of March 14, 2024.
- d. Report on Problem Properties/15 Prospect Street
Problem properties/Inspection of 15 Prospect Street. Since the inspection of 15 Prospect Street on December 3, 2022, by CEO Kenneth Murchison and Caribou Fire and Ambulance Chief Scott Susi staff has scheduled a meeting with City Legal Counsel to seek guidance on next steps for January 17th, 2023. Working on Legal Opinion for Public Hearing, or if not, get authority to summon the owner and have the Judge determine the property dangerous. We have spoken to the owner, but he came forward 10 days late and still has no real plan to come into compliance.

VII. Staff Report

- a. Caribou Trailer Park Closure/West Gate Villa Clean Up
 - A court date has been scheduled for February 7th for the nonpayment of lot rent from Lot 87. We won our day in court with the Court Ordering a writ of possession, but we agreed to not serve until the 30th of April 2023.
 - The Peterson Trailer is now vacant and abandoned.
 - The Pelletier trail is still inhabited, their rent is paid, and their plans are to move to Sunny Slope Trailer Park
 - Final closure in July 2023.
 - Next CRRC meeting February 14th, 2023 (Review Land Use Table).

VIII. Next Meeting

- a. March 9, 2023, at 6:00 pm at the Caribou City Council Chambers

IX. Adjournment

Motion by Dave Corriveau to adjourn, seconded by Steve Wentworth

Roll Call Vote:

Steve Wentworth – Yes; Frank McElwain – Yes; James Belanger – Yes; David Corriveau – Yes, Eric Hitchcock – Yes. Passed by majority vote. Meeting Adjourned 7:15 pm.

Respectfully Submitted,

James Belanger
Planning Board Secretary

AJ/KM

Building Inspections & Code Enforcement Permit Fee Payments

(please pay at the front counter on the first floor)

Date:

03/02/2023

Permit Number:

Customer Name:

John Lajoie

13 - Building Permit:

Flat \$50 fee (\$100 if apply after construction begins)

\$ _____

14 - Plumbing permit:

Internal: \$10 / fixture (\$40 minimum)

External: Complete disposal system is \$250

Refer to Fee Schedule 3A for partial

75% Caribou \$ _____

25% State \$ _____

Shellfish Surcharge:

\$15 (full system - external only)

100% State \$ _____

53 - Zoning Document fee:

\$ 100.00

54 - Site Design Application:

\$90 + \$10 / 2000 sq ft

\$ _____

0

\$ _____

City of Caribou

----- Receipt -----

5

\$ _____

Y OFFICE WILL BE CLOSED 12/26 & 1/2

*** REPRINT ***

50 (waived if apply in advance)

\$ _____

03/02/23 8:30 AM DBB

W1961-1

TYPE-----

REF----

AMOUNT

0 / permit (not per sign)

\$ _____

**John Lajoie

80 (first three) + \$10/each additional lot

\$ _____

ZONING DOCUMENT

ZONING DOC FEE

100.00

Total 1 : 0

0.00%

0

\$ _____

Paid By: John Lajoie

Remaining Balance: 0.00

00

\$ _____

Y OFFICE CLOSING AT 1 PM ON 12/30

Check : 100.00

00

\$ _____

1246 -

100.00

TOTAL:

\$ 100.00

Plumbing Inspections:

Please call Brandon Saucier

554-0654

Building Inspections:

Please call Tony Michaud

493-5966

Planning Board agenda items:

Please call Ken Murchison

493-5967

You can also call the department at (207) 493 - 3324 X 3 (Tony & Penny)



17 Birdseye Ave. Caribou, ME 04736

Phone: (207)498-8231

Fax: (207)498-8719

Email: Office@Countyelectric.net

Zoning Change Request

February 17, 2023

City of Caribou Planning Board & Mr. Ken Murchison

To whom it may concern,

I am writing to you to request a zoning change at 201 York Street, Caribou Parcel 007-026 Account 510 from I-2 (Industrial) to R-3 (Rural Residential). My son, Marc LaJoie and his wife Julia are planning to purchase a section of my land and hope to build a home this spring.

If you have any questions you can reach me at (207) 227-3211.

Sincerely,

John P. LaJoie

John LaJoie

President

County Electric Inc.

Riverfront Development District Proposed Zoning Definitions

RF-1 Riverfront Parks and Open Space District.

Areas appropriate for active transportation and recreation compatible with shoreland and conservation applications and enhance the attractiveness of the neighborhood in the Riverfront Development District.

RF-2 Riverfront Commercial District.

Primarily for Commercial uses to which public require free and easy access centrally located to encourage a concentration of commercial activity to the mutual advantage of the customers and merchants compatible with the Shorefront Development District.

RF-3 Riverfront Residential District 1

Low density single-family dwelling residential development located within convenient reach of business facilities and commercial districts intended to take advantage of the smaller lot sizes available with appropriate road frontage compatible with the Shorefront Development District and to enhance the attractiveness of the neighborhood.

RF-4 Riverfront Residential District 2

High density residential development located within convenient reach of business facilities and commercial districts containing older and historic single-family and multi-family dwellings in the Shorefront Development District intending to retain and enhance the attractiveness of the neighborhood.

RF-5 Riverfront Rural Recreational District

Areas appropriate for active transportation and recreation compatible with shoreland and conservation applications with enhanced access to the Aroostook River and natural areas in the Riverfront Development District.

RF-6 Riverfront Rural Residential District.

Areas outside of the urban center of the city suitable for low density single and multi-family dwelling residential development with mix of agricultural and commercial with larger lot sizes compatible with the Shorefront Development District and to enhance the attractiveness of the neighborhood.

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Abattoir	N	N	N	N	N	N
Adult Entertainment	N	N	N	N	N	N
Agricultural Sales and Service	N	C	N	N	C	C
Agricultural Product Processing	N	N	N	N	C	C
Agricultural Product Storage	N	N	N	N	N	C
Agriculture - Commercial Use	N	N	N	N	C	C
Airport	N	N	N	N	N	N
Amphitheater/Concert Venue (outdoor)	C	N	N	C	C	C
Amusement Park	C	C	N	N	C	C
Animal Rescue Group	N	N	N	N	C	C
Animal Shelter	N	N	N	N	C	C
Antique Sales*	C	C	C	C	C	C
Art Gallery or Crafts Studio*	C	C	C	C	C	C
Assembly and Packaging Facility	N	N	N	N	N	C
Assisted Living Facility - Small	N	N	N	N	C	C
Assisted Living Facility - Large	N	N	N	N	C	C
Auction Barn/House	N	C	C	C	C	C
Automobile (Vehicle) Car Wash	N	N	N	N	N	N
Automobile (Vehicle) Charging Station (electrical)	C	C	C	C	C	C
Automobile (Vehicle) Commercial Storage - Indoor	N	N	N	N	C	C
Automobile (Vehicle) Graveyard	N	N	N	N	N	N
Automobile (Vehicle) Recycler	N	N	N	N	N	N
Automobile (Vehicle) Repair Garage*	N	N	N	N	N	C
Automobile (Vehicle) Sales and Service	N	N	N	N	N	C
Automobile (Vehicle) Service Station	N	N	N	N	N	C
Bakery*	N	C	C	C	C	C
Bank or Credit Union	N	C	C	N	N	N
Bar or Pub	C	C	N	N	C	C
Bed and Breakfast	C	C	C	C	C	C
Boarding – Agriculture Animals	N	N	N	N	C	C
Boarding House	N	N	C	C	C	C
Boat Launch Facility	C	N	N	C	C	C
Building Materials - Storage and Sale	N	N	N	N	C	C
Bulk Grain Storage	N	N	N	N	C	C
Bulk Oil and/or Gas Terminal	N	N	N	N	C	C

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Business, Medical or Professional Office*	N	C	C	C	N	C
Campground - Youth Camp	N	N	N	N	C	C
Campground or RV Park	C	N	N	N	C	C
Catering Service*	N	C	C	C	C	C
Cemetery	N	N	N	N	N	C
Cemetery - Pet	N	N	N	N	N	C
Club - Fraternal and Service	C	C	C	C	C	C
Cluster Development (Define)	C	C	C	C	C	C
Community Center	C	C	C	C	C	C
Community Shelter	N	N	N	N	N	C
Composting - Commercial Use	N	N	N	N	C	C
Composting - Personal Use*	P	P	P	P	P	P
Conference/Convention/Event Center	N	N	N	N	C	C
Confined Animal Feeding Operation	N	N	N	N	C	C
Congregate Housing	N	C	C	C	C	C
Construction Business* (Define)	N	C	C	C	C	C
Construction Trailer (temporary)	P	P	P	P	P	P
Convenience Store	C	C	C	C	C	C
Correction/Detention Facility	N	N	N	N	N	N
Data Center/Processing Facility	N	N	N	N	N	C
Day Care Facility - Adult*	N	C	C	C	C	C
Day Care Facility - Center	N	N	N	N	N	C
Day Care Facility - Family*	N	C	C	C	C	C
Day Care Facility - Group*	N	C	C	C	C	C
Demolition/Waste Disposal Facility	N	N	N	N	N	N
Drive-Up Facility	N	C	N	N	N	C
Dumpster - Roll off	P	P	P	P	P	P
Dwelling - Accessory	N	N	N	N	N	C
Dwelling - Apartment	C	C	C	C	C	C
Dwelling - Condominium/Townhome	C	C	C	C	C	C
Dwelling - Mobile Home	N	N	N	N	N	C
Dwelling - Modular Home	N	N	C	C	N	C
Dwelling - Multi-Family	C	C	C	C	C	C
Dwelling - Single-Family	N	N	C	C	N	C
Dwelling - Tiny Home	N	N	N	N	N	C

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Dwelling - Two Family Duplex	N	N	N	N	N	C
Farm Market	C	C	C	C	C	C
Farm Stand*	P	P	P	P	P	P
Farm	N	N	N	N	P	P
Fire, Ambulance or Police Station	N	N	N	N	C	C
Firewood Processing - Commercial Use	N	N	N	N	C	C
Flea Market	N	C	C	C	C	C
Funeral Home	N	N	N	N	C	C
General Store or Grocery Store	C	C	C	C	C	C
Golf Course	N	N	N	N	N	N
Government Facility	N	N	N	N	N	N
Group Home*	N	N	N	N	C	C
Health Care Facility - Large	N	C	C	C	C	C
Health Care Facility - Residential	N	C	C	C	C	C
Health Care Facility - Small	N	C	C	C	C	C
Hotel	N	C	C	C	C	C
Industrial Park or Development	N	N	N	N	N	C
Inn	N	N	C	C	C	C
Junkyard	N	N	N	N	N	N
Kennel - Boarding*	N	N	N	N	N	C
Kennel - Breeding*	N	N	N	N	N	C
Laundry or Dry Cleaning (onsite or offsite)	N	N	N	N	N	C
Library /Museum*	C	C	C	C	C	C
Livestock and Poultry - Commercial Use	N	N	N	N	N	C
Livestock and Poultry - Personal Use	N	N	N	N	N	P
Manufacturing - Heavy	N	N	N	N	N	C
Manufacturing - Light	N	N	N	N	N	C
Marijuana - Registered Cultivation Facility	N	N	N	N	N	C
Marijuana - Registered Manufacturing Facility	N	N	N	N	N	N
Marijuana - Registered Nonprofit Dispensary	N	N	N	N	N	N
Microbrewery	C	C	C	C	C	C
Mineral Exploration/Extraction	N	N	N	N	C	C
Mineral Storage	N	N	N	N	C	C
Mobile Food Vendor	C	C	C	C	C	C
Mobile Home Park	N	N	N	N	N	N

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Motel	C	C	C	C	C	C
Newspaper or Printing Plant	N	N	N	N	N	N
Park / Playground	C	C	C	C	C	C
Personal Service Business*	C	C	C	C	C	C
Pet Grooming*	C	C	C	C	C	C
Pharmacy	C	C	C	C	C	C
Professional (Business) Offices*	C	C	C	C	C	C
Public Parking Facility - Enclosed	C	C	C	C	C	C
Public Parking Facility - Open	C	C	C	C	C	C
Public Utility	C	C	C	C	C	C
Quarry	N	N	N	N	N	C
Racetrack - Indoor	N	N	N	N	N	C
Racetrack - Outdoor	N	N	N	N	C	C
Recreation - Commercial	C	C	C	C	C	C
Recreation - Mechanized (Private vs Trails)	C	C	C	C	C	C
Recycling Center - Large	N	N	N	N	N	N
Recycling Center - Small	N	N	N	N	N	C
Recycling Collection Point	N	N	N	N	N	C
Religious Center	C	C	C	C	C	C
Research, Testing and Development Laboratory	C	C	C	C	C	C
Restaurant	C	C	C	C	C	C
Retail Business with Outdoor Sales or Service	C	C	C	C	C	C
Retail Business	C	C	C	C	C	C
Retreat Center	C	C	C	C	C	C
Rubbish Hauler	N	N	N	N	N	C
Sawmill - Commercial Use	N	N	N	N	N	N
Sawmill - Private Use*	N	N	N	N	N	C
School - Public or Private	C	C	C	C	C	C
Self-Service Storage Facility	N	N	N	N	N	N
Septage Spreading and/or Storage	N	N	N	N	N	N
Shopping Center	N	N	N	N	N	C
Sidewalk Vendor (Food Carts/Build Sidewalks First)	C	C	C	C	C	C
Sludge Spreading and/or Storage	N	N	N	N	N	N
Solar Array - Commercial Use	N	N	N	N	N	C
Soup Kitchen	N	N	N	N	N	N

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Sporting Camp - Commercial Use	C	C	C	C	C	C
Stable - Commercial Use	N	N	N	N	N	C
Swimming Pool - Commercial/Public	C	C	C	C	C	C
Tattoo/Piercing Studio*	C	C	C	C	C	C
Telecommunications Facility - Commercial	C	C	C	C	C	C
Telecommunications Tower/Dish - Commercial	N	N	N	N	N	N
Theater - Live Performance/Movie	C	C	C	C	C	C
Tradesman Shop*	C	C	C	C	C	C
Trucking/Distribution Terminal	N	N	N	N	N	N
Veterinary Hospital or Clinic	C	C	C	C	C	C
Warehouse Storage - Commercial Use	N	N	N	N	N	C
Wind Power Tower - Commercial Use	N	N	N	N	N	N
Structure Accessory to Permitted Use	C	C	C	C	C	C
Temporary Non-Conforming Structure or Use	C	C	C	C	C	C
Use Similar to Permitted Use	C	C	C	C	C	C
Use Similar to Conditional Use	C	C	C	C	C	C

* - indicates suitable use for Home Occupation
C - Conditional: Requires Planning Board Review/Approval
P - Permitted: Requires CEO Review/Approval
N - Not Permitted

R-1 Residential District.
The R-1 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The District is expected to contain most of higher density single-family type dwellings likely to be needed by the community. Certain additional uses which meet the requirements of this Ordinance may be permitted which will contribute to balanced neighborhoods and enhance the attractiveness of the community.

R-2 Residential District.
The R-2 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The R-2 District is expected to contain most of the multi-family or apartment type dwellings likely to be needed by the community. However, in harmony with the established neighborhoods, predominant land use will probably continue to be single-family residence. As in the R-1 District, certain additional uses which meet the

R-3 Residential District.
The R-3 District encompasses most of the area outside the urban center and is intended for the kinds of uses which have traditionally predominated in rural New England; forestry and farming, farm residence, and a scattering of varied uses not inconsistent with a generally open, non-intensive pattern of land use. The minimum lot size requirement is high in order to prevent over-development where public sewers are not feasible and where a full range of urban services can not

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
MU-1 Mixed Use District.						
The MU-1 District encompasses areas that transition between residential and commercial purposes. In this district, both residential and limited commercial uses are permitted. Most all non-residential uses require review from Planning Board and public hearing.						
C-1 Commercial District.						
The C-1 District is intended primarily for commercial uses to which the public requires easy and frequent access. Centrally located and at the center of the existing downtown business district, the C-1 District is intended to encourage the concentration of commercial development to the mutual advantage of customers and merchants						
C-2 Commercial District.						
The C-2 District is intended primarily for commercial uses to which the public requires free and easy access and to provide for a wider range of associated activities in the business community than in the "C-1" District.						
I-1 Industrial District.						
The I-1 District is to provide land which is conveniently located to transportation and municipal services and where other conditions are favorable to the development of industry and which at the same time is so located as to prevent undesirable conflict with residential and business uses.						
H-1 Hospital District.						
The H-1 District is intended primarily for health use or uses compatible with a hospital or health-related purpose. Located in the proximity of the Cary Medical Center, the H-1 District is intended to encourage the concentration of medically related development for efficient land use.						
A-1 Airport District.						
Located in the proximity of the Caribou Municipal Airport, the A-1 District is intended to encourage the concentration of aviation-related developments and manage appropriate uses of areas surrounding the Airport.						
RF-1 Riverfront Development District.						
Obtain description from CRRC						
RF-2 Riverfront Development District.						
Obtain description from CRRC						
RF-3 Riverfront Development District.						
Obtain description from CRRC						
RF-4 Riverfront Development District.						
Obtain description from CRRC						
RF-5 Riverfront Development District.						
Obtain description from CRRC						
RF-6 Riverfront Development District.						
Obtain description from CRRC						

Housing

Housing.

Goal: To encourage and promote affordable, decent housing opportunities for all Maine citizens. To ensure safe and clean housing and neighborhoods for all residents of Caribou.

<i>Policies</i>	<i>Strategies</i>	<i>Responsibility</i>	<i>Implementation</i>
To encourage and promote adequate workforce housing to support the community's and region's economic development.	Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.	Planning Board	Ongoing
To ensure that land use controls encourage the development of quality affordable housing, including rental housing.	Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	Planning Board/Code Enforcement Officer	2015
To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.	Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.	Caribou Housing Agency	2016
	Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).	Planning Board	Ongoing/complete
	Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs		Ongoing
	Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.		Ongoing
	Implement the recommendation of the 2014 Mobile Home Advisory Committee	Planning Board/City Council	2015
	Establish a mandatory rental inspection program	Planning Board/Code Enforcement/City Council	2018
	Aggressively pursue safe and clean housing and the demolition of housing that is blighted/not safe/not able to be returned to habitable condition.	City Council	Ongoing

ADEQUACY OF HOUSING STOCK IN CARIBOU

With a projected flat, if not declining population expected throughout the planning period Caribou has more than adequate housing by total unit numbers for the foreseeable future. Currently more homes are available than there is a need for in Caribou, the challenge in housing over the next ten years is to ensure the type of housing meets the needs of an aging and shrinking population

The number of homes that have become unfit for habitation and are slipping towards unfit for habitation has grown in Caribou, and the removal of these properties is important to ensure that housing in the community is safe. It is likely that a recent trend of homes being torn down and lots left empty that the local housing market can begin moving towards a correction.

HOUSING AFFORDABILITY IN CARIBOU

Affordability of housing in Caribou is perhaps the only strong point of the housing stock in town. The average home price in Caribou is approximately \$100,000 as of 2013 and includes quality single family housing in the price range. Average rent for a 2/3BR apartment in the urban core of Caribou ranges from \$600-\$800 per month; some including utilities. After the primary home payment the largest single cost for home ownership or occupancy in Caribou is the cost of heating. Efforts to frack a natural gas well in the urban core would help contribute towards lowered heating costs for most of the city's larger and older housing stock and contribute greatly to the affordability of housing in Caribou. In 2013 Caribou's average residential tax bill was substantially lower than communities of similar size.

CONVERSION OF SEASONAL HOMES AND ECONOMIC IMPACT

Caribou has never possessed a large number of seasonal homes, however conversions of seasonal camps in the St. John Valley area has been ongoing in recent years. The economic impact of this change could be beneficial or detrimental to Caribou. If conversions are made by individuals living outside the area relocating year-round to the St. John Valley area then the benefit is positive to Caribou; these communities still rely on many services in Caribou and thus a permanent population increase in the area will benefit Caribou.

COMMUNITY HOUSING NEEDS AND CHALLENGES

Caribou faces several housing challenges that the community must begin to address throughout the planning period. Chief among these are a lack of appropriate housing for seniors, more housing stock available than the local population can meet, and structural challenges in the type of single family housing available.

While the State of Maine is facing an aging challenge demographic changes in Caribou are exponentially more challenging than the rest of the state. The desire from an individual and a communal standpoint to allow more seniors to age in place presents challenges in Caribou where there is a great need for 55+ communities, senior housing, and pre-nursing assisted living facilities.

It is also likely that the City possesses a greater housing stock than is needed for current and future population projection. Caribou's population peaked in the 1960's at about 12,000 people and is expected to remain relatively flat at about 8,000 throughout the planning period. The large number of properties for sale in town in 2014 is indicative of a housing market that is oversaturated. Housing construction in any given year for the last several years is minimal, owing to the large number of available units.

The increase in older residents along with fewer families with small children moving into town also presents challenges as the housing stock in the urban core of the City is mostly larger homes not suited for seniors living

alone or looking to downsize or age in place. More units for smaller families are needed as well as single-person units. The single greatest need for housing in Caribou is to accommodate older residents in senior communities, new smaller foot print developments, and pre-nursing assisted living facilities.

Mobile home parks in the community continue to remain a challenge for much of the same reason as the rest of the City's housing stock. Most, though not all of the City's mobile home parks were developed in the late 1950's in response to the housing needs of Loring Air Force base. The base's closure in 1994 left several mobile home parks with a dwindling pool of prospective tenants and occupancy rates overall dropped significantly making capital investment in the parks a challenge. Several of the mobile home parks will not be fiscally sustainable throughout the planning period and will likely close down. Unfortunately, due to the excess capacity of mobile home parks in Caribou the quality of several of the parks has diminished, in some cases parks may need to be shut down due to environmental and health concerns. The City also owns a municipal trailer park, which was slated to be closed in the late 1980's due to its location adjacent to the municipal airport; however there are still several homes located there. It is imperative the City close out the municipal mobile home park.

REGULATORY IMPACT ON AFFORDABLE AND WORKFORCE HOUSING

Construction of affordable and workforce housing is impacted by uneven requirements for building under state law. The state requires communities with over 4,000 inhabitants to follow the Maine Uniform Building and Energy Code (MUBEC). As a service center community with a population over 8,000 Caribou is required to abide by MUBEC standards. The city often loses housing construction to neighboring communities not required to build according to MUBEC standards, which drives up the cost of housing while reducing the tax base in Caribou thus dealing a double edge sword to the ability of affordable and workforce housing to be constructed in Caribou. The state should review MUBEC requirements and have a statewide building standard.

DATA LINKS

Please follow the links listed below, for comprehensive planning data on the following topic areas:

- **Population**
- **Economy**
- **Housing**

- 1) [State Economist Homepage](#) Links to various demographic, housing and economic data from the U.S. Census Bureau and other sources are available through the Maine State Economist homepage.
- 2) [Maine Demographic Projections](#) Population projections for Maine cities and towns are available through this State Economist webpage.
- 3) [Census State Data Center](#) The State Economist hosts this collection of datasets compiled by the Maine State Data Center. They provide information ranging from population and age cohorts to household incomes and retail sales.
- 4) [Build Your Own Data Sheet](#) The State Economist hosts this Maine State Data Center online tool designed to make it easier for you to access economic and demographic data for Maine. The selection menus will allow you to choose the data, geographies, and time periods of interested to you. Commonly-requested data about population, demographics, housing, retail sales, and employment are included.
- 5) [Employer Locator Tool](#) This online tool, provided by the Maine Department of Labor, allows the creation of a list of a town's employers and the number of workers employed by each one. Select the second (bottom) tab displayed to the left of the window (Search by Business Name, Location and/or Size Class). On the right side of the next window, under "Optional Search Criteria", click the "(All)" checkbox, then click the checkbox next to your county. Next, click on the box under "City" and select your town from the dropdown menu. You now see a listing of employers in your town, which you can scroll down. You can click on an employer name to see company details, and you can sort the list for size using the Optional Search Criteria.

To download the list, scroll to the lower right corner of the window and click on the "Download" icon. Select the "PDF" file format and, in the "This View" dropdown menu, select "Specific sheets from this dashboard". In the next box, move the bar to the right, select the last icon ("Employer Name Table") and click "Create PDF". When the PDF is ready, download and save it.

- 6) [Housing Data](#) MaineHousing presents this webpage which provides a link to its *Housing Characteristics* interactive tool. This tool contains data on the physical, financial and demographic characteristics of housing in Maine, its counties and communities -- over 500 different geographies. It now includes the Housing Characteristics and Affordability Index. The data comes from the Census Bureau's 5 Year American Community Survey, the most statistically reliable inter-decennial survey data available. Alongside the *Housing Characteristics* tool is the frequently-visited *Housing Facts and*

Affordability Index. These two resources can now be used together to provide the viewer with some basic understanding of a community's housing, its affordability, and how it compares to that of neighboring communities.

- 7) Census This U.S. Census Bureau website can provide additional detailed local information on housing and other topics.

Questions about Office of Policy and Management webpages and data should be directed to:

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State Economist
Governor's Office of Policy and Management
Amanda.Rector@Maine.gov
(207) 287-2873

Questions about Maine Department of Labor webpages and data should be directed to:

Ruth Pease
Senior Economic Research Analyst
Maine Department of Labor
Ruth.E.Pease@Maine.gov
(207) 621-5189

Questions about MaineHousing webpages and data should be directed to:

Richard Taylor
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rtaylor@mainehousing.org
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PI DECD March Newsletter

Streamlining Permitting in Presque Isle

Presque Isle is continuing a path of streamlining permitting in an effort to be business and user friendly for residents. All forms for permits can be found on the [City's webpage](#) to be completed at the comfort of your home or business with online payments or traditional forms being accepted at City Hall.

[Changes to Chapter 16](#) by the City Council will start shortening the site plan and subdivision approval process from several months to as short as two weeks depending on the scope of a project. This is to the credit of the Planning Board volunteering many hours to review, research and propose changes over a 12-month period that will make this 116-page ordinance easier to navigate and understand by developers and the public.

The Presque Isle DECD Team

Galen Weibley - DECD Director

Tim St. Peter - Code Officer

Penny Anderson - Planning Assistant

Questions? Email us at: decd@presqueisleme.us