



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Thursday, October 13, 2022 @ 5:30 pm City Council Chambers

Members Present: Christine Solman, Amanda Jandreau, Frank McElwain, Steve Wentworth, Eric Hitchcock

Members Absent: Dan Bagley, David Corriveau, Council Liaison John Morrill

Others in Attendance: Ken Murchison, Caleb Trombley, Karen Gorman

Acting Chairman Christine Solman called the meeting to order at 5:30 pm.

- I. Call Meeting to Order, Determine Quorum** – Acting Chairman Christine Solman called the meeting to order at 5:30 pm. A quorum was present.

II. Public Hearings
None

III. Approval of Minutes
Approval of Minutes of the September 8, 2022, Planning Board meeting.

Frank McElwain moved to approve the minutes for September 8, 2022, Caribou Planning Board Meeting as presented.

Steve Wentworth Seconded the motion to approve.

Roll Call Vote:

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Abstained; Eric Hitchcock – Yes

Motion carried with 3 in favor, 1 abstention, no opposed.

IV. Council Liaison Update
None

V. New Business

- a. Caleb Trombley proposed “City of Caribou Cannabis Business Ordinance” and letter of Introduction

Mr. Trombley presented his sample ordinance to the Planning Board and described his business plan. Based loosely on the Town of Washburn ordinance, Mr. Trombley focused on a Medical Cannabis Retail Store only approach.

In this example the City of Caribou would opt into the Maine Cannabis Law for Medical Cannabis Retail stores only, would be able to limit the number of stores, designate the appropriate zoning and Land Use requirements, inspection schedules and annual permit fees.

Steve Wentworth Suggested that any a conversion of our existing Registered Non-Profit Dispensary ordinance to included Medical Cannabis Retail Stores should identify all appropriate uses including zoning and even hours of operation.

Eric Hitchcock suggested that all classifications be include in the definitions for instance Adult Use - personal and retail, Registered Nonprofit Dispensaries/Medical Cannabis Retail, caretaker, retail/personal use.

Various products should also be defined and quantified.

Acting Chair Christine Solman read the 10/09/2022 email from Planning Board Chair Dan Bagley into the record (see hard copy attached).

Action items, continue review of various Cannabis ordinances (Sanford, Washburn, Waterville), and Marijuana Education Toolkit for November Planning Board Meeting at which time we will set a workshop date.

b. Comprehensive Plan 2024

Christina Kane Gibson presented on behalf of Karen Gorman concepts for the October 27, 2022, Comprehensive Plan Forum. The Forum will be facilitator directed (Bethany Zell) with breakouts for each of the required Comp Plan sections.

Strong Planning Board attendance and participation was encouraged with our workgroup leaders ready to stimulate discussion for their Section, generate open ended questions to stimulate conversation and collect comments.

Section Leaders are:

Water Resources/Natural Resources/ Agricultural and Forest Resources

Eric Hitchcock and Staff Ken Murchison

Population and Demographics, (NMDC) Jay Kamm and Staff Ken Murchison

Economy, Christine Solman and Staff Karen Gorman

Housing, Steve Wentworth and Staff Ken Murchison

Recreation, Dan Bagley and Staff Karen Gorman and Gary Marquis

Transportation, (NMDC) Jay Kamm and Staff Ken Murchison

Public Facilities and Services Amanda Jandreau and Staff Karen Gorman

Fiscal Capacity and Capital Investment Plan, Dave Corriveau and Staff Ken Gorman

Existing Land Use, Planning Board Staff Ken Murchison

Future Land Use Plan, Planning Board Staff Ken Murchison

Education*, Frank McElwain Staff Karen Gorman

Riverfront Renaissance*, Riverfront Renaissance Committee Staff Ken Murchison

Historic and Archaeological Resources, Peter Baldwin Staff Karen Gorman

* Sections added to the State of Maine Required Sections

A quick conversation regarding Housing and Abandoned buildings was conducted with a quick history of elderly and subsidized housing in Caribou and the private nature of most of these efforts with the exception of Caribou Housing Authority and the Section 8 Housing Voucher System.

Perhaps it's time for a conversation regarding Municipal Housing Applications.

The conversation turned to vacant and abandoned buildings and CEO Murchison briefed the Board on the progress of the State Land Bank Legislation and the opportunity to conduct these techniques locally, regional and at the State level and the application of the States Nuisance and Dangerous Property Statute.

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. To date the DHHS and Fire Marshall have not scheduled their inspections leaving our application incomplete.
- b. The next Land Use Table Workshop schedule. The Board opted to postpone the October Land Use Table Workshop due to other scheduled meetings and to reassess at the November Planning Board Meeting.

VII. Staff Report

- a. Dangerous Buildings/ Caribou Trailer Park, three remaining tenants, West Gate Villa outreach to new property landowners at a standstill. Steve Wentworth suggested sending the Notice via FedEx. Frost family properties clean up and demolition of collapsed barns is being addressed and progress of these projects will be followed closely (No change).
- b. The Otter Brook "Big Dig" is complete. DEP/DOT working together with Soderberg Construction removed the failed culverts and restored the natural flow of the brook. The Riverfront now has a destination overlook complete with parking area.
- c. Next Riverfront Renaissance Meeting scheduled for September 20th, we will be discussing the Master Plan.

VIII. Other Business

Further discussion regarding the creation of a medical Cannabis Retail Store Ordinance resulted in the Planning Board by consensus requesting guidance from the Caribou City Council on the creation of the proposed ordinance. The Board questioned the efficiency of crafting the ordinance if there is no support for the passing of such. CEO Murchison will approach the City Council to gauge support and receive guidance.

IX. Next Meeting November 10, 2022

X. Adjournment

Motion by Amanda Jandreau to adjourn

Seconded by Frank McElwain

Roll Call Vote:

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Eric Hitchcock – Yes

Respectfully Submitted,

Amanda Jandreau
Planning Board Secretary

AJ/KM