



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Thursday, November 10, 2022 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Steve Wentworth, David Corriveau, Eric Hitchcock

Members Absent: Christine Solman, Frank McElwain, Amanda Jandreau

Others in Attendance: Ken Murchison, Council Liaison John Morrill

Chairman Dan Bagley called the meeting to order at 5:30 pm.

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

Point of order, the Minutes from the September 8, 2022, Planning Board Meeting will be brought back for an official vote at the December 8, 2022, Planning Board Meeting due to lack of majority vote at the October 13, 2022, Planning Board Meeting.

II. Public Hearings

None

III. Approval of Minutes

Approval of Minutes of the November 10, 2022, Planning Board meeting.

Steve Wentworth moved to approve the minutes for November 10, 2022, Caribou Planning Board Meeting as presented.

David Corriveau Seconded the motion to approve.

Roll Call Vote:

Steve Wentworth – Yes; David Corriveau – Yes; Eric Hitchcock – Yes, Dan Bagley - Yes

Motion carried with 4 in favor, no opposed.

IV. Council Liaison Update

- a. Congratulation Councilors Elect Bagley and Theriault
- b. Public Hearing set for 11/14/2022 for an EPA Brownfield Grant for the clean up at the Diesel Electric Plant at Lower Lyndon Street
- c. Public Hearing set for 11/14/2022 regarding a potential Nuisance Property at 15 Prospect Street
- d. Excellent and well attended Comprehensive Plan Kick Off Public Forum event was held on October 27, 2022
- e. MMA Navigating the Cannabis Legal Issues Webinar for Council and Planning Board and the scheduling of Office of Cannabis Policy workshop with the Caribou City Council and Planning Board.
- f. Liaison Morrill brought to our attention that there are many business development efforts currently active in Caribou
 - i. Evergreen Lanes to open soon
 - ii. Former Pizza Hut building was sold
 - iii. Former Reno's Pizza Property has been sold
 - iv. Skyway Plaza has been acquired by a local developer

- v. The former Burger King property has been sold
- vi. Plourde and Plourde Harley Davidson has been sold
- vii. There are now Three “Spas” in the city
- viii. Monica’s Gift Shop under new ownership
- ix. Sherry’s Hair Salon is under new ownership
- x. Caribou Motor Inn is under new ownership
- xi. The new Kenworth business on Route one is open for business

Caribou is an exciting place to be.

V. New Business

- a. Comprehensive Plan 2024 Forum October 27th, 2022, Recap.
Very well attended Forum, 100% Planning Board participation, data is now being quantified, additional interest in required section committees.

What do you love about Caribou,
Family
Community Spirit
Warm and Welcoming

Town or Country Living,
50% - 50%

Recreational Activities,
Skiing
Walking
Snowshoeing
Boating
Biking
ATV
Snowmobiling

Information,
Facebook
Word of Mouth
Conventional Media

Caribou Needs,
Sporting Goods/Outdoor

Clothing Store
Health Food
Event Venue
Neighborhood Watch
Sidewalk Repair

Types of Housing,
Retirement Community Housing
Apartment buildings
Subdivisions
Mixed Use Zone

No Mobile Homes
Tiny Homes

Caribou Bucks,
Economic Development (New
Businesses)
Riverfront Development (Venue
Center)
Tourism
Public Safety
Downtown Revitalization
Recreation

Dave Corriveau states that all of this positive energy eliminates the negativity that has been rampant.
Something is being done!

End notes,
Potential
Opportunity
Hopeful
Future
Teamwork
Beautiful
A river Runs Through It

Great positive comments on Caribou Citizens Outreach Page and from the Aroostook Republican

Schedule Require Section Committee Meetings, reach out to public and forum participants (One Meeting/month)

Dan sought input from Board, all in favor of monthly section meetings.

Karen Gorman and Ken will schedule meeting and reach out to Planning Board Section Leaders and interested participants/public. Subdivision Ordinance Techniques (housing)

b. Subdivision Ordinance Techniques (housing)

The Planning Board opened a conversation regarding Subdivision Review Law and different techniques to make development more attractive for developers. CEO Murchison related past discussions with area developers and their hesitation to enter into the rather onerous process for larger scale housing developments. Murchison went on to say that with a little research we were able to find municipalities that quantify subdivisions as “Minor” or Major” others that take a “fast-track” posture that favors development and at least one community in Northern Maine that is tackling Subdivisions as a function of the municipality assuming the responsibility of owning the subdivision property, facilitating the advanced engineering, surveying and planning of the subdivision and creation of the subdivision infrastructure using a revolving fund that is replenished when the subdivision properties are sold off and developed.

Chairman Bagley stated the problem actually lies with the legislations itself and attempts to partner with developers might actually slow down development with added hurdles of the City or possibly the Caribou Utilities District facilitating their portions of a project before the developer could move on with their plans.

Eric Hitchcock added that the state statute was made to slow development not to speed it up in a State “One size fits all” manner in comparing how subdivisions work in the southern (more populous) areas of the state as opposed to Northern or rural Maine.

Steve Wentworth added that the subdivision statute helps communities in Southern Maine safeguard against widespread development and stress on vital infrastructure like water and sewer and even schools and emergency dispatch.

Dave Corriveau liked the idea of being able to partner with developers and even the ability to restrict property taxes until the properties were developed and sold.

CEO Murchison will do further outreach and explore other municipal techniques to aid developers in Subdivision applications and housing. Great topic for further discussion.

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.

Workshop set for December 1, 2022.

- c. Proposed “City of Caribou Cannabis Business Ordinance” Council Guidance and set Council/Planning Board workshop Dates and updates

CEO Murchison presented sample ordinance work for Medical Cannabis Retail Stores. Most models reviewed to date involve total opt-in to Maine Cannabis law, adult use recreational and medical retail sales of cannabis. We have reached out to the Maine Office of Cannabis Policy in this regard and have been assured that they will assist us in our request for a Medical Cannabis Sales only ordinance example.

CEO Murchison joined Chief Gahagan and Chief Susi for the annual inspection of the Safe Alternatives Dispensary and found everything to be in order. In follow-up conversations with the idea of amending our current ordinance to come up to the standard of this existing facility which are more stringent than our current code, would be a good solution to our Cannabis Ordinance project. Using the Safe Alternatives standard operating procedures the City could then create an ordinance for this industry to fit Caribou's needs and expectations.

The Caribou City Council would like to hold a joint meeting with the Planning Board and the Office of Cannabis Policy similar to the round table discussion held earlier. Additionally, there has been an announcement of a Maine Municipal Association Navigating the Maine Cannabis Law webinar scheduled for November 30, 2022, and the Planning Board as well as the City Council have been invited to attend via Zoom. Our Council/Planning Board Cannabis Summit will be scheduled for some time following this webinar, Planning Board suggest holding this summit workshop at the next regular Planning Board Meeting, December 8, 2022, TBA.

CEO Murchison will continue research into Medical Marijuana Retailers Stores ordinance language.

VII. Staff Report

- a. Caribou Trailer Park, Lot 87 has been sent a 30-day Notice to quit for lot rent nonpayment in preparation for eviction from the park. Clean up at the Westgate Villa is at a standstill but the CEO has visited the Riverside Mobil Home Court and found the conditions to be horrible and will reach out to TBK Properties regarding the potential condemnation of the facility.
- b. CEO Murchison has assisted officials from EPA and DEP with Power Plant Inspections with a follow up inspection scheduled for November 14th related to asbestos abatement.
- c. Great news for the CRRC with a donation of \$2000.00 from Walmart. Added together with our ENGIE \$7000.00 gives the committee \$9000.00 matching funds for the Riverfront Renaissance Master Plan. Next Riverfront Renaissance Meeting postponed for December. City Staff have been working on possible development at the Otter Brook Overlook consisting of possible overlook deck and signage.

Additionally, the City is seeking Brownfield funding for the demolition of the Diesel Plant and meeting with the Atlantic Salmon folks regarding the potential for further development in this neighborhood and opening a conversation with the current owner of the former Colby Starch Plant property and considering Phase one environmental study of this property and outreach to DOT/Rail regarding the relationship with the rail bed to the Colby Starch Building.

Staff continues to work with problem properties and specifically a property that has been deemed nuisance has agreed to an inspection of the property. This can help us seek compliance.

VIII. Next Meeting December 8, 2022

IX. Adjournment

Motion by Dave Corriveau to adjourn

Seconded by Eric Hitchcock

Roll Call Vote:

Steve Wentworth – Yes; David Corriveau – Yes; Eric Hitchcock – Yes, Dan Bagley - Yes

Respectfully Submitted,

Amanda Jandreau
Planning Board Secretary

AJ/KM