



City of Caribou, Maine

*Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954
www.cariboumaine.org*

AGENDA

Caribou Riverfront Renaissance 6:00 pm January 24, 2023

Caribou City Council Chambers

- I. Welcome newly appointed and returning Committee Members
- II. Election of Officers for 2023
 - a. Chairman
 - b. Vice-Chairman
 - c. Secretary
- III. Call Meeting to Order, Determine Quorum
- IV. Approval of Minutes
 - a. Approval of the minutes for the November 15, 2022, Caribou Riverfront Renaissance Committee Meeting.
- V. Zoning and Land Use Table
 - a. Joint Meeting with Caribou Planning Board to discuss Land Use Table revisions and Zoning for the Riverfront Development District.
 - b. Riverfront Development District (Formally Adopt)
- VI. New Business
 - a. Master Plan planning
 - i. Master Plan Budget Request
- VII. Other Business
 - a. Public Forum
 - b. EDA Brownfield Cleanup Grant
 - c. USDA Rural Business Opportunity Grant (RBOG)
- VIII. Staff Updates
- IX. Next Meeting

Adjournment



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Caribou Riverfront Renaissance Committee Meeting Minutes Tuesday, November 15, 2022@ 6:00 pm City Council Chambers

Members Present: Mark Draper, Jay Kamm, Andrea Flannery, Christina Kane-Gibson, Penny Thompson

Members Absent: Dan Bagley, Lou Willey,

Others Present: Jan Murchison, Karen Gorman, Melinda Barnard, Brian Fields, and Ken Murchison

I. Call Meeting to Order, Determine Quorum

The meeting was called to order, and a Quorum was determined at 6:00 pm.

II. Approval of Minutes

- a. Approval of the minutes for the September 20, 2022, Caribou Riverfront Renaissance Committee Meeting. Motion was made by Jay Kamm and seconded by Andrea Flannery to approve. Approved by all present.
- b. Riverfront Renaissance Flow Chart
 - i. Continue to flesh out CRRC and Subcommittees
 1. Goals and Policies page was shared with the group to illustrate what a dedicated Riverfront Renaissance Comprehensive Plan Section could look like.
 2. Comprehensive Plan Forum Review was conducted. The Forum was very well attended and the response from that meeting has been great with many stepping up with their interest to continue in the Comp Plan initiative. The CRRC initiative scored very high (second highest) in the Comprehensive Plan Priorities forum exercise.
 - a. Comprehensive Plan CRRC Priorities
 - i. Request City Council to approve the Riverfront Development District
 - ii. Zoning
 - iii. Joint Meeting with Planning Board (Land Use and Zoning) December 8th ?
 3. Brian Fields addressed the group with updates from the Atlantic Salmon for Northern Maine group efforts of Lower Lyndon Street where they hope to build a Salmon rearing facility with adjacent park. The rearing facility could feature educational component and the park would allow river access attracting people to experience the river and learn the ecology of their salmon rearing and ultimately fish stocking programs. The Atlantic Salmon group may be interested in the sale and reuse of the

former Federation Fertilizer Warehouse which could be renovated as an event destination, public storage, or even residential facility.

- a. Dan Jarosz interest
- b. Land Use and Zoning in place for potential 2024 Development?
- c. New owner of Algonquin Power (Hydro dam) Incline (?) Power

III. Zoning and Land Use Table

- i. Riverfront Development District (Formally Adopt)
- ii. Joint Meeting with Planning Board (Land Use and Zoning) December 8th

IV. New Business

- a. Master Plan planning
 - i. Master Plan Funding, draft memo to City Council for a 2023 budget for to go to RFQ for the Caribou Riverfront Renaissance Master Plan.
 1. RFQ cost +/- \$50,000.00
 2. Available match from fundraising \$9000.00
 - a. \$7000.00 ENGIE
 - b. \$2000.00 Walmart
 3. Outreach to qualified contractors
 4. The group explored the possibility of working with the Parks and Recreation Department to have presence in the Spring Runoff event

V. Other Business

- a. Public Forum
 - i. No Action
- b. EDA Brownfield Cleanup Grant
 - i. Phase I will be the demolition and cleanup of the Diesel Electric Building site.
 - ii. This would be a Brownfield project estimated at +/- \$1,000,000.00
 - iii. The EPA Cleanup Grant has a maximum amount of two million dollars
 - iv. This would lead to subsequent phases for the demolition and clean up of the Steam Plant and site and pave the way for future reuse of this riverfront property owned by the City of Caribou.
- c. Otter Brook Overlook
 - i. Gary Marquis is working with the Willey Family Foundation for an overlook deck originally slated for Lower Lyndon Street to be applied at Otter Brook. Access to the river is key to further development at the Otter Brook Overlook.

VI. Staff Updates

- a. CEO Murchison offered the latest Updates from the Riverfront Development District
 - i. Clara Collin has been in touch and would like to know more about the River Front Renaissance initiative.
 - ii. Mark D. and Ken perfecting "elevator speech"
 - iii. Karen G. is interested in focusing on the Colby Starch Building. City owner ship of this key property is desirable. A phase I environmental study can be done at any time. Caribou Fire and Ambulance could make use of this site for training, for pump exercising and equipment testing.
 - iv. Andrea F. had reached out to Louisiana Pacific and found that there would be no monies for planning but perhaps for actual site development of amenities.

VII. Next Meeting

- a. December 8, 2022, proposed Joint meeting CRRC/Planning Board

VIII.

- a. Motion to adjourn by Mark Draper 7:40 pm, all in favor.

Respectfully Submitted,

Jay Kamm

Secretary, Riverfront Renaissance Committee



Caribou Riverfront Renaissance Committee

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MEMO

TO: Caribou City Council
C/O: Penny Thompson, Caribou City Manager
FROM: Caribou Riverfront Renaissance Committee
RE: 2023 Riverfront Renaissance Master Plan Budget Request
DATE: December 22, 2022

The Caribou Riverfront Renaissance Committee (“Committee”) was officially established by the Caribou City Council September 20, 2021. The Committee’s purpose set forth in Chapter 20 Caribou Riverfront Renaissance Committee of Caribou’s Code,

Sec. 20-106 Purpose

The purpose of Caribou Riverfront Renaissance Committee (CRRC) shall be to:

- Develop the Caribou Riverfront District as an historic, artistic, cultural, and commercial district, a destination not only to attract tourists from outside of our region, but also a place for residents to enjoy and patronize as outlined in Caribou’s Comprehensive Plan.
- Facilitate economic development for Caribou and the region
- Improve recreational, commercial, entertainment and hospitality opportunities for citizens of Caribou and surrounding communities
- Attract tourism from outside community.

Since inception, the Committee has been working diligently and has accomplished the following:

- Defined the extent of the proposed Riverfront Development District; and identified key assets of highest priority for this effort.
- Initiated outreach to landowners in the proposed Riverfront Development District.
- Built a coalition of neighboring communities and submitted a Letter of Petition to the Maine Department of Transportation for the Maine Northern Railroad Reuse Council initiative to seek a change of use of the railroad right-of-way.
- Restored interest in renewed commercial, residential, and recreational opportunities of the riverfront area.
- Outlined a Master Plan project.
- Participated in the Comprehensive Plan public forum; and
- Began fundraising for the development of a Riverfront Master Plan.

There is very strong support in the community for this effort, as evidenced by participation in community surveys seeking input into the process; multiple anecdotal comments and offers of support; and very high ranking of this project by participants in the recent Comprehensive Plan public forum. Only general “Economic Development” ranked slightly higher than riverfront redevelopment.

Redevelopment of the riverfront is not going to be a short-term effort. The Committee's work primarily will be to establish the vision and plan for the future, with implementation of that vision to develop through multiple phases over a number of years. It may never actually be completed but would be modified and updated as initial priority activities are completed and others subsequently identified.

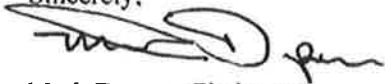
A Master Plan is a dynamic, long-term planning document that provides a conceptual layout to guide future growth and development. The Committee unanimously agrees that such a plan is necessary to capture and guide current and future efforts in the Riverfront area. It is also a key factor in support of any grant application for future implementation activities.

The Committee has received a preliminary estimate of \$50,000 to complete such a plan. Fundraising activity to date has yielded commitments of \$10,000, which is a strong start. However, it is important that the proper planning is in place as interest in potential development along the riverfront intensifies. A lengthy fundraising effort delays that process and detracts from the Committee's essential work. Therefore, the Committee is requesting that \$40,000 be allocated in the City's 2023 budget for the Committee to hire a consultant to assist with completion of this critical planning project. Our focus area is within the TIF District, and we would propose that our budget request be funded from the Tax Increment Finance Program as an economic development initiative.

Now is the time to make this critical investment in our community. The Committee has made significant progress and gained momentum; there is strong community support; and grant funding for the implementation phase may likely be available if the proper planning aspects are in place.

Thank you for your consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Draper', written over a horizontal line.

Mark Draper, Chairman
Caribou Riverfront Renaissance Committee

Ken Murchison

From: Karen Gorman
Sent: Thursday, January 19, 2023 3:54 PM
To: Ken Murchison
Cc: Penny Thompson
Subject: USDA Rural Business Opportunity Grant (RBOG) info for CRRC

Ken- Use any of this for the meeting you think is relevant!

Here is some background on a potential riverfront planning grant; which will ideally provide both an economic development feasibility study, as well as conceptual renderings. CRRC input for the proposal is requested! Please email any comments, questions or thoughts you may have. Any CRRC members willing to help review the narrative would be appreciated, let me know.

"RBOG funds are made to Public bodies, non-profit corporations, and federally recognized Indian tribes to analyze rural business (small and emerging, or larger) opportunities.....and conduct technical assistance or area-wide planning activities."

Caribou's application will request \$40,000 with a \$10,000 local contribution to engage a consultant to provide an analysis and plan for appropriate, sustainable economic development in the downtown Riverfront redevelopment district with a "reasonable prospect for implementation, as exhibited by local business letters of commitment."

Deadline is February 28, 2023.

Letters of both Support and Commitment are required. Support letters can be general support of riverfront revitalization planning. **However, at a minimum, business letters of commitment to the Planning Process must include the following elements.**

1. To work with CRRC and ED consultant to create a unified, realistic vision and plan for a revitalized riverfront District
2. To meet and communicate regularly with planning team
3. Expect to at least retain, and potentially increase jobs in the area.
4. Be open to financing/grant opportunities to redesign and improve
5. Having had input into the plan, work to ensure that the project is sustainable and will result in expected outcomes- reasonable economic change and development.
6. State that annual revenue is under \$1 million, and provide number of employees, possibly expectation for future.

Ken and I have begun a list of riverfront stakeholders from whom to send this request:

Pioneer Realty
Atlantic Salmon Northern Maine
Troy Haney
Dan Jarosz
Paul Powers
Therault Lawn Care
New hogan tire owner??

Use	Zones														
	R-1	R-2	R-3	MU-1	C-1	C-2	I-1	H-1	A-1	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Livestock and Poultry - Personal Use	N	N	P	N	N	N	N	N	N	N	N	N	N	N	P
Manufacturing - Heavy	N	N	C	N	N	N	P	N	N	N	N	N	N	N	C
Manufacturing - Light	N	N	C	C	C	C	P	N	C	N	N	N	N	N	C
Marijuana - Registered Cultivation Facility	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Marijuana - Registered Manufacturing Facility	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N
Marijuana - Registered Nonprofit Dispensary	N	N	N	N	N	N	C	C	N	N	N	N	N	N	N
Microbrewery	N	N	C	C	P	P	P	N	N	C	C	C	C	C	C
Mineral Exploration/Extraction	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Mineral Storage	N	N	C	C	N	N	C	N	C	N	N	N	N	N	C
Mobile Food Vendor	C	C	C	C	P	P	P	P	P	C	C	C	C	C	C
Mobile Home Park	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N
Motel	N	N	C	C	N	C	N	C	C	C	C	C	C	C	C
Newspaper or Printing Plant	N	N	C	C	C	C	P	N	N	N	N	N	N	N	N
Park / Playground	C	C	C	C	C	C	N	C	C	C	C	C	C	C	C
Personal Service Business*	C	C	C	C	P	P	N	N	N	C	C	C	C	C	C
Pet Grooming*	C	C	C	C	P	P	N	N	N	C	C	C	C	C	C
Pharmacy	N	N	C	C	P	P	N	P	N	C	C	C	C	C	C
Professional (Business) Offices*	C	C	C	C	P	P	C	C	C	C	C	C	C	C	C
Public Parking Facility - Enclosed	N	N	N	C	P	P	P	P	P	C	C	C	C	C	C
Public Parking Facility - Open	N	N	C	C	P	P	P	P	P	C	C	C	C	C	C
Public Utility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Quarry	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Racetrack - Indoor	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Racetrack - Outdoor	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Recreation - Commercial	N	N	C	C	P	P	P	N	C	C	C	C	C	C	C
Recreation - Mechanized	N	N	C	C	C	C	C	N	C	C	C	C	C	C	C
Recycling Center - Large	N	N	C	N	P	P	P	N	N	N	N	N	N	N	N
Recycling Center - Small	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Recycling Collection Point	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Religious Center	C	C	C	C	C	C	C	N	N	C	C	C	C	C	C
Research, Testing and Development Laboratory	N	N	C	C	C	C	C	C	C	C	C	C	C	C	C
Restaurant	N	N	C	C	P	P	C	P	P	C	C	C	C	C	C
Retail Business with Outdoor Sales or Service	N	N	C	C	C	C	P	N	N	C	C	C	C	C	C
Retail Business	N	N	C	C	P	P	P	P	P	C	C	C	C	C	C
Retreat Center	N	N	C	C	P	P	N	C	N	C	C	C	C	C	C
Rubbish Hauler	N	N	C	C	N	N	P	N	N	N	N	N	N	N	C
Sawmill - Commercial Use	N	N	C	N	N	N	P	N	N	N	N	N	N	N	N
Sawmill - Private Use*	N	N	P	N	N	N	P	N	N	N	N	N	N	N	C
School - Public or Private	C	C	C	C	C	C	N	C	C	C	C	C	C	C	C
Self-Service Storage Facility	N	N	C	C	N	C	P	N	C	N	N	N	N	N	N
Septage Spreading and/or Storage	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Shopping Center	N	N	C	C	C	C	N	N	N	N	N	N	N	N	C
Sidewalk Vendor	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Sludge Spreading and/or Storage	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N
Solar Array - Commercial Use	N	N	C	N	N	C	P	N	P	N	N	N	N	N	C
Soup Kitchen	N	N	C	C	P	P	N	N	N	N	N	N	N	N	C
Sporting Camp - Commercial Use	N	N	C	N	N	N	N	N	N	C	C	C	C	C	C

Use	Zones															
	R-1	R-2	R-3	MU-1	C-1	C-2	I-1	H-1	A-1	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6	
Stable - Commercial Use	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	C
Swimming Pool - Commercial/Public	N	N	C	C	N	N	N	N	N	C	C	C	C	C	C	C
Tattoo/Piercing Studio*	C	C	C	C	P	N	N	N	N	C	C	C	C	C	C	C
Telecommunications Facility - Commercial	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C	C
Telecommunications Tower/Dish - Commercial	N	N	C	N	C	C	C	C	N	N	N	N	N	N	N	N
Theater - Live Performance/Movie	N	N	C	C	C	C	C	N	N	C	C	C	C	C	C	C
Tradesman Shop*	C	C	C	C	P	P	P	N	C	C	C	C	C	C	C	C
Trucking/Distribution Terminal	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N	N
Veterinary Hospital or Clinic	N	N	C	C	P	N	C	N	C	N	C	C	C	C	C	C
Warehouse Storage - Commercial Use	N	N	C	C	N	N	P	N	C	N	N	N	N	N	N	N
Wind Power Tower - Commercial Use	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N	N
Structure Accessory to Permitted Use	P	P	P	C	P	P	P	P	P	C	C	C	C	C	C	C
Temporary Non-Conforming Structure or Use	P	P	P	C	P	P	P	P	P	C	C	C	C	C	C	C
Use Similar to Permitted Use	P	P	P	C	P	P	P	P	P	C	C	C	C	C	C	C
Use Similar to Conditional Use	C	C	C	C	C	C	C	C	C	C	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 requirements of this Ordinance may be permitted, which contribute to balanced neighborhoods and enhance the attractiveness of the community.

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 be provided economically.

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.

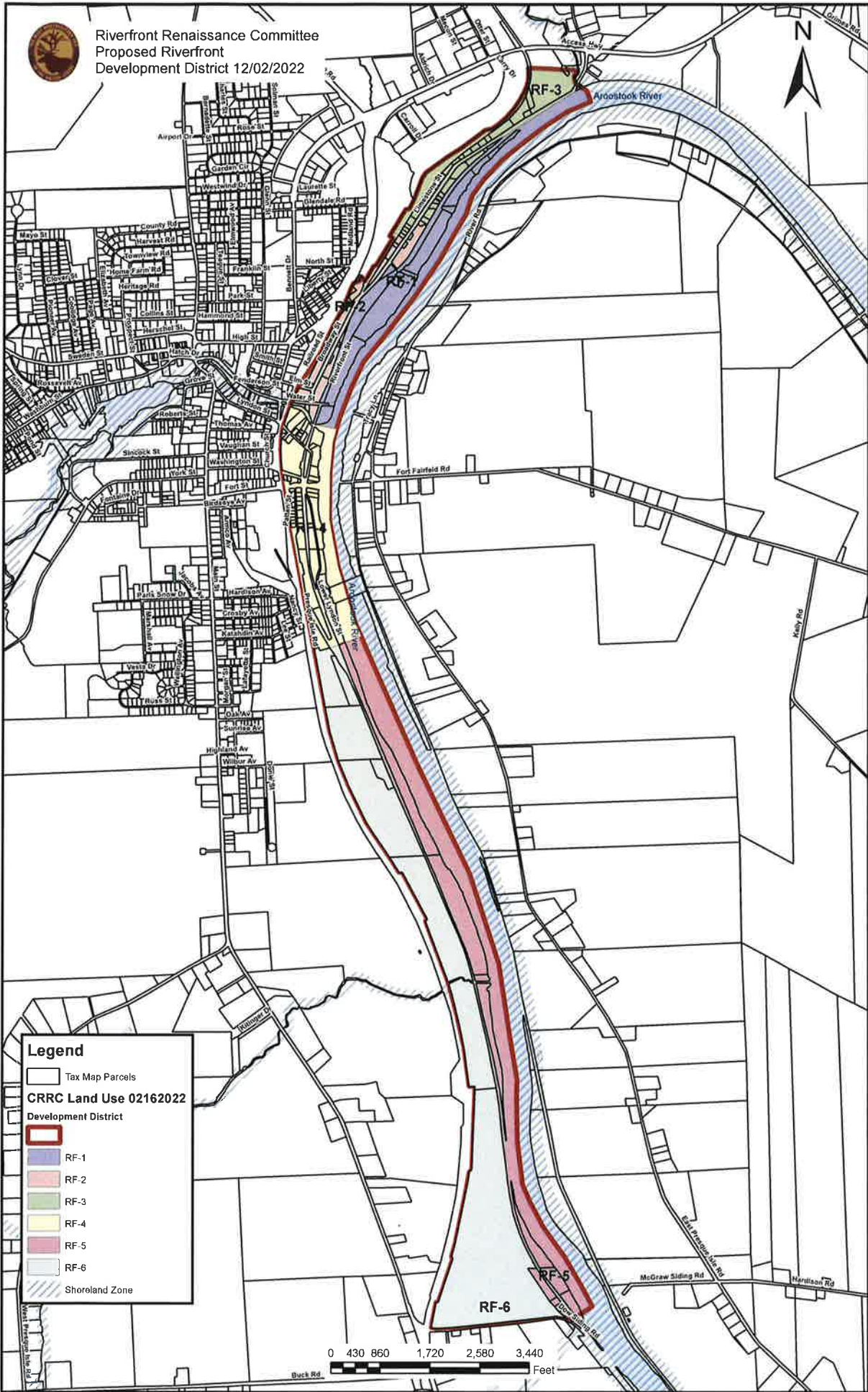
C-1 Commercial District.
The C-1 District is intended primarily for commercial uses to which the public requires easy and frequent access. Centrally located and at the center of the existing downtown business district, the C-1 District is intended to encourage the concentration of commercial development 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.



Riverfront Renaissance Committee
Proposed Riverfront
Development District 12/02/2022



Legend

- Tax Map Parcels
- CRRC Land Use 02162022**
- Development District**
- RF-1
- RF-2
- RF-3
- RF-4
- RF-5
- RF-6
- Shoreland Zone

