



## *City of Caribou, Maine*

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

### **AGENDA**

#### **Caribou Riverfront Renaissance 6:00 pm February 14, 2023**

#### **Caribou City Council Chambers**

- I. Call Meeting to Order, Determine Quorum
  - II. Approval of Minutes
    - a. Approval of the minutes for the January 24, 2023, Caribou Riverfront Renaissance Committee Meeting/Caribou Planning Board Joint Meeting.
  - III. Zoning and Land Use Table
    - a. Proposed Land Use Table revisions and Zoning for the Riverfront Development District.
    - b. Zoning for the Riverfront Development District Definitions.
    - c. Incorporation into the 2024 Caribou Comprehensive Plan
  - IV. New Business
    - a. Master Plan planning
      - i. Master Plan Budget Request
    - b. Rural Business Opportunity Grant (RBOG)
      - i. Letters of Support
      - ii. Letters of Commitment
  - V. Old Business
    - a. MDOT/Rail Communications
  - VI. Other Business
    - a. Public Forum
    - b. Otter Brook Memorial Bench
  - VII. Staff Updates
  - VIII. Next Meeting
- Adjournment





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### **Caribou Riverfront Renaissance Committee Joint Meeting with Caribou Planning Board Meeting Minutes Tuesday, January 24, 2023, 6:00 pm City Council Chambers**

**Members Present CRRC:** Mark Draper, Andrea Flannery, Christina Kane-Gibson, Dave Belyea, Melinda Barnard, Council Liaison Lou Willey

**Members Absent:** Penny Thompson, Gary Marquis

**From Planning Board:** Steve Wentworth, Amanda Jandreau, Liz Mockler, Dave Corriveau, Eric Hitchcock

**Members Absent:** Frank McElwain, JR Belanger

**Others Present:** Jan Murchison, Dan Bagley, and Ken Murchison

#### **I. Welcome newly appointed and returning CRRC Members and Caribou Planning Board**

Introductions were shared all around. The format for the joint meeting was explained.

#### **II. Election of Officers for 2023**

This being the first (organizational) meeting for the year, nominations were opened for officers for the 2023 Caribou Riverfront Renaissance Committee (CRRC).

##### **a. Chairman**

i. Melinda Barnard nominated Mark Draper for Chairperson seconded by Christina Kan Gibson. Approved by all present.

##### **b. Vice-Chairman**

i. Christina Kane Gibson nominated Andrea Flannery for Vice Chairperson, seconded by Melinda Barnard. Approved by all present.

##### **c. Secretary**

i. Andrea Flannery nominated Christina Kan Gibson for Secretary, seconded by Melinda Barnard. Approved by all present.

#### **III. Call Meeting to Order, Determine Quorum**

Chair Mark Draper called the meeting to order, and a Quorum was determined at 6:15 pm.

#### **IV. Approval of Minutes**

a. Approval of the minutes for the November 15, 2022. Motion was made by Andrea Flannery and seconded by David Belyea to approve. Approved by all present.

#### **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.

Chair Mark Draper again welcomed the Caribou Planning Board to this joint meeting with the CRRC.

CEO Murchison began the discussion with a brief explanation of the Planning Boards Land Use Table effort and the connection with the proposed Riverfront Development District. This latest proposed Land Use table itself is the product of at least 9 work sessions. The table includes the application of the zoning districts for the proposed Riverfront Development District.

Three goals for the workshops were the adoption of the Riverfront District, adoption of the Land Use Table, and adoption of the Proposed Zoning that can then be sent to City Council to be incorporated into Caribou Code by act of ordinance and incorporation into the 2024 Caribou Comprehensive Plan.

Dan Bagley offered a description of the Land Use document and how the land uses were codified “N” Not Permitted, “C” Conditional (Planning Board Approval) and “P” Permitted (administrative approval from city Staff/CEO).

The Zoning District definitions had not been completed for the Riverfront Development District so the group worked discussed each district designation, RF-1, RF-2, FR-3, RF-4, RF-5, and RF-6, and provided direction for the drafting of definitions for each.

It was noted that, in the Riverfront Development District there were far more “C” rated land uses. The Planning Board offered that this was a technique designed to encourage the appropriate types of development for our riverfront area befitting the “Vision” of the Riverfront Renaissance. Existing nonconforming properties would not be allowed to become more nonconforming and could be eventually eliminated.

Rather than reviewing each of the land use lines on the table it was decided that the CRRC would review the document more fully at the next scheduled CRRC Meeting and provide the Planning Board with any feedback and or approval.

Council Liaison Willey suggested that the Land Use Table could be shared with CRRC showing only the Riverfront Development District Columns for ease of use in the review.

## **VI. New Business**

### **a. Master Plan planning**

#### **i. Master Plan Budge Request**

- 1. A memo to City Council for a 2023 budget for to go to RFQ for the Caribou Riverfront Renaissance Master Plan has been drafted.**
- 2. RFQ cost +- \$50,000.00**
- 3. Available match from fundraising \$10,000.00**
  - a. \$7000.00 ENGIE**
  - b. \$2000.00 Walmart**
  - c. \$1000.00 Lattice Technology Group**
- 4. Master Plan Renderings of what the Riverfront could look like after our Renaissance effort.**

Staff have corresponded with MDOT/Rail to ask of the disposition of our request Rail ROW Reuse Study. MDOT staff have replied that our request would be entertained later in the year because the review of these request are done on a first come first serve basis

and the Central Aroostook Request was #6 in line. Staff will continue these communications.

Andrea Flannery volunteered to review the MDOT legislation to see if we can speed up the MDOT review process. CEO Murchison to share legislation with Andrea. It may be beneficial to reach out to our legislative delegation.

The group reflected on how to take advantage of the Atlantic Salmon group efforts and other conservation groups in regard to our shoreland zone along the Development District

## **VII. Other Business**

### **a. Public Forum**

- i.** Christina Kane Gibson advised to group that a round table discussion with Development District land owners be conducted, possibly in conjunction with the Spring Runoff Event.
- ii.** The group discussed the pending Brownfield Grant and the demolition of the Diesel Electric Power Generation Plant and Possible Rural Business. Could be USDA Grant be used for “planning”?
- iii.** Development Grant (RBOG) Grant.
  - 1.** Letters of Support
  - 2.** Letters of Commitment

## **VIII. Staff Updates**

- i.** Opening of Evergreen Lanes and Rendezvous Restaurant
- ii.** Troy Haney proposed reuse of the Caribou Trailer Park area to include cabins and some RV parking for short term rentals for visiting tourists.

## **IX. Next Meeting**

- a.** February 14, 2023

## **X.**

- a.** Motion to adjourn by Mark Draper 7:25 pm, all in favor.

Respectfully Submitted,

Christina Kane Gibson  
Secretary, Riverfront Renaissance Committee



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	N	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	C
Amphitheater/Concert Venue (outdoor)	C	N	N	C	C	C
Amusement Park	N	N	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	C	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	C	C	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

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Bulk Oil and/or Gas Terminal	N	N	N	N	C	C
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	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*	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	N	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	N	N	N	C
Dwelling - Multi-Family	C	C	C	C	C	C
Dwelling - Single-Family	N	N	N	N	N	C



Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Dwelling - Tiny Home	N	N	N	N	N	C
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	C	C	C	C	C	C
Health Care Facility - Residential	C	C	C	C	C	C
Health Care Facility - Small	C	C	C	C	C	C
Hotel	C	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

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Mobile Home Park	N	N	N	N	N	N
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	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	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

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Soup Kitchen	N	N	N	N	N	N
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

## **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 a 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.

Memo to Caribou Riverfront District Businessowners, Feb. 2, 2023

*Redevelopment of the Caribou Riverfront has been recommended in numerous City planning documents since 2008. Here is an opportunity for this to become reality.*

*Project Description:* *The City of Caribou would like to apply for a planning grant to hire a professional consultant to create an economic development and concept plan for the Caribou Riverfront district. The consultant will convene the district's land and business owners, and receive public input to create realistic, sustainable scenarios for a vibrant, revitalized riverfront that will contribute to social, economic and recreational values of the Caribou community. The plan will review the local economy; strategies, programs and projects help improve the economy; and establish policy direction for economic growth. Not only will the planning process help the community respond to economic challenges and seize opportunities, but also will support collaboration and coordination in the community.*

*It can help realize an economic vision and take control of the economic future by bringing together residents, and public and private sectors to choose goals together and decide how to accomplish them.*

*Letters of Commitment Needed for this Project:*

*At least five local businessowners must commit to participate in this planning process. Please create a letter, preferably on letterhead, addressed to Penny Thompson, City Manager, and include the following:*

- 1. A commitment to collaborate with Caribou Riverfront Revitalization Committee and an Economic Development consultant to create a unified, realistic vision and plan for a revitalized riverfront district*
- 2. Agree to meet and communicate regularly with planning team*
- 3. An expectation to at least retain, and potentially increase jobs in the area.*
- 4. State that the business's annual revenue is under \$1million, and provide the number of current employees*
- 5. State that the business is open to financing/grant opportunities and possibilities to redesign, expand and improve*
- 6. After having had input into the plan, a commitment to work to ensure that the project is sustainable and will result in expected outcomes: reasonable economic change and development for a revitalized riverfront to benefit the entire community.*

**Please Contact Ken Murchison ([kmurchison@cariboumaine.org](mailto:kmurchison@cariboumaine.org)) for technical assistance in creating this letter, if desired. Please send to [citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org) by Feb. 17, 2023**



Memo to Caribou Riverfront District Stakeholders, Feb. 2, 2023

Redevelopment of the Caribou Riverfront has been recommended in numerous City planning documents since 2008. Here is an opportunity for this to become reality.

Project Description: The City of Caribou would like to apply for a planning grant to hire a professional consultant to create an economic development and concept plan for the Caribou Riverfront district. The consultant will convene the district's land and business owners, and receive public input to create realistic, sustainable scenarios for a vibrant, revitalized riverfront that will contribute to social, economic and recreational values of the Caribou community. The plan will review the local economy; strategies, programs and projects help improve the economy; and establish policy direction for economic growth. Not only will the planning process help the community respond to economic challenges and seize opportunities, but also will support collaboration and coordination in the community.

It can help realize an economic vision and take control of the economic future by bringing together residents, and public and private sectors to choose goals together and decide how to accomplish them.

Letters of Support Needed for this Project: Please create a letter of support for a unified economic development and design planning process to create a vision and strategies for Caribou's Riverfront development district.

Please address/email the letter to Penny Thompson, City Manager, [citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org)

Please send by Friday, Feb. 17, 2023.

Thank you





## Ken Murchison

---

**From:** Ken Murchison  
**Sent:** Thursday, February 2, 2023 7:49 AM  
**To:** Moulton, Nathan  
**Subject:** RE: Maine Northern Railroad

Thanks Nate.

We do appreciate the effort of all involved. Any guidance that you may offer is also greatly appreciated.

Best,  
Ken

**From:** Moulton, Nathan <Nathan.Moulton@maine.gov>  
**Sent:** Thursday, February 2, 2023 5:45 AM  
**To:** Ken Murchison <kmurchison@cariboumaine.org>  
**Subject:** Fwd: Maine Northern Railroad

sorry hit send by mistake before I finished see below.

Sent from my U.S.Cellular© Smartphone  
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**From:** Moulton, Nathan <Nathan.Moulton@maine.gov>  
**Sent:** Thursday, February 2, 2023, 5:34 AM  
**To:** Ken Murchison <kmurchison@cariboumaine.org>  
**Subject:** Re: Maine Northern Railroad

Hi, Ken we are working our way through the list, we just finished our second review this week and have been working concurrently on the third one since October. We will be kicking off the fourth effort shortly. We understand these are important to local communities, note that there is a process we must follow and data to provide as required in the State law creating this process. Keep in mind Nate Howard our Rail Director leads these and no additional staff is available beyond myself pitching in a bit and this work is on top of other daily activities Nate has.

We are looking forward to getting these completed as well.

Regards,  
Nate  
Sent from my U.S.Cellular© Smartphone  
Get [Outlook for Android](#)

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**From:** Ken Murchison <kmurchison@cariboumaine.org>  
**Sent:** Wednesday, February 1, 2023 9:31:37 AM  
**To:** Moulton, Nathan <Nathan.Moulton@maine.gov>  
**Subject:** RE: Maine Northern Railroad

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Nate,

Sorry for my late reply.

My wife and I were visiting in the Portland area a couple weeks back and the news was full of the good work going on in Southern and Eastern Maine and in the Midcoast area with some \$900 million dollars proposed for passenger rail all the way up to Bangor.

We do appreciate all the attention required to fully vet these requests for rail reuse, but our needs are far more modest than those in the more southern areas of the state but no less important to the Central Aroostook community and our request must be one of the few or even the only request north of Bangor.

We were hoping that perhaps some of these more modest projects could be reviewed concurrently.

Locally, in Caribou, we are already preparing for a Master Plan project for the rail impacted area of our community as well as our 2024 Comprehensive Plan so our planning needs are paramount.

Thank you for your earlier reply and we await our turn for Reuse study as per our request.

Best Regards,  
Ken

**From:** Moulton, Nathan <[Nathan.Moulton@maine.gov](mailto:Nathan.Moulton@maine.gov)>  
**Sent:** Monday, January 23, 2023 2:57 PM  
**To:** Ken Murchison <[kmurchison@cariboumaine.org](mailto:kmurchison@cariboumaine.org)>  
**Cc:** Howard, Nathan <[Nathan.Howard@maine.gov](mailto:Nathan.Howard@maine.gov)>  
**Subject:** RE: Maine Northern Railroad

Hi Ken, we are moving through the list of applications (6) we had to create Rail Corridor Councils in the order we received them. We are currently wrapping up our second one and have kicked off the third one on the list. I have copied Nate Howard who directly oversees our State-owned rail corridors and leads these Councils. If memory serves we have at least one more to kick off before we get to the Caribou request but Nate can clarify. My thinking is yours would kick off later this year likely towards the fall depending on exactly where it is in the queue.

Regards,

Nate

**Sent:** Monday, January 23, 2023 2:37 PM  
**To:** Moulton, Nathan <[Nathan.Moulton@maine.gov](mailto:Nathan.Moulton@maine.gov)>  
**Subject:** RE: Maine Northern Railroad

**EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Nate,

Happy New Year!

The City of Caribou is moving forward our Riverfront Renaissance Master Plan Project which will become an integral part of our 2024 Comprehensive Plan.

We will be considering the reuse potential of the Maine Northern Railroad ROW here in Caribou and Central Aroostook County with the appropriate application of rails to trail or rails with trails development.

Is there any progress regarding the creation of a Reuse Study Commission?

Best Regards,  
Ken

**From:** Moulton, Nathan <[Nathan.Moulton@maine.gov](mailto:Nathan.Moulton@maine.gov)>  
**Sent:** Tuesday, August 23, 2022 3:26 PM  
**To:** Ken Murchison <[kmurchison@cariboumaine.org](mailto:kmurchison@cariboumaine.org)>  
**Subject:** RE: Maine Northern Railroad

Its busy for sure.

Thanks for you patience

**From:** Ken Murchison <[kmurchison@cariboumaine.org](mailto:kmurchison@cariboumaine.org)>  
**Sent:** Tuesday, August 23, 2022 1:06 PM  
**To:** Moulton, Nathan <[Nathan.Moulton@maine.gov](mailto:Nathan.Moulton@maine.gov)>  
**Subject:** RE: Maine Northern Railroad

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Thanks Nate. I have been following along and there seems to a lot going on right now.

Best,  
Ken

**From:** Moulton, Nathan <[Nathan.Moulton@maine.gov](mailto:Nathan.Moulton@maine.gov)>  
**Sent:** Tuesday, August 23, 2022 12:18 PM  
**To:** Ken Murchison <[kmurchison@cariboumaine.org](mailto:kmurchison@cariboumaine.org)>  
**Subject:** RE: Maine Northern Railroad

Hi Ken, no decision yet, I need to follow up with the RR again, I have brought it up to them but do not have a formal response yet to taking it out of their lease. It looks like if we do move forward on this it will be 2023 just because we currently have 2 of these going, and I believe 2 more requests ahead of yours to do. These eat up some time to manage so it will be a few months.

Nate

**From:** Ken Murchison <[kmurchison@cariboumaine.org](mailto:kmurchison@cariboumaine.org)>  
**Sent:** Tuesday, August 23, 2022 11:14 AM  
**To:** Moulton, Nathan <[Nathan.Moulton@maine.gov](mailto:Nathan.Moulton@maine.gov)>  
**Subject:** Maine Northern Railroad

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Nate,

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We see the culvert removal project is progressing at the Otter Brook Crossing of the Maine Northern Railroad.

Is there any work regarding the creation of a Reuse Study Commission?

Best,  
Ken

City of Caribou, Maine  
Zoning Administrator/CEO

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