



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Thursday, March 9, 2023 @ 6:00 pm City Council Chambers

Members Present: Steve Wentworth, Amanda Jandreau, David Corriveau, Eric Hitchcock

Members Absent: Frank McElwain, James Belanger, Liaison Dan Bagley

Others in Attendance: Ken Murchison, Tony Michaud, Caribou Building Official

I. Call Meeting to Order, Determine Quorum

Chairperson Amanda Jandreau called the meeting to order at 6:03 pm a quorum was not present at this time.

II. Public Hearings

None

III. Approval of minutes

Minutes were reviewed with amendments suggested and then tabled for lack of quorum.

Amendments, Date, Time changed from 5:30 to 6:00 pm, typo section VI, 2013 should be 2023, section VII, "Trail" should be "trailer".

IV. Council Liaison Update

No update from Liaison

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.

Mr. Lajoie plans to divide this property for residential development among family. The property was described as one lot with the Rail Right of way running through it just west of the Bearce Carter Oil Company property. Currently there is a building with warehouse and apartment and stockpiles of materials. The Caribou Stream side of the property is in the Shoreland Zone and the property extends to Sincock Street area where there are two residential structures and the City Pedestrian Trail. The ATV and Snowmobile trails runs adjacent to and through the lot.

Industrial applications in this area are limited to due to lack of utilities (sewer and water) and most uses allowed in the I-2 would also be allowed in the proposed R-3 district.

Dave Corriveau arrives at 6:30 pm a quorum is now present.

Approval of minutes resumed. Amendments noted from initial review.

Motion by Eric Hitchcock to accept minutes as amended, seconded by David Corriveau

Roll Call Vote:

Steve Wentworth –Yes; David Corriveau – Yes, Eric Hitchcock – Yes. Amanda Jandreau – Yes. Passed by majority vote.

Rezoning Request from John Lajoie discussion resumed.

Other potential rezoning request, Solman Street, High Street.

Check with John Lajoie if there is interest in retaining a portion of his lot as I-2.

Motion by Steve Wentworth to schedule a Public Hearing for April 13, 2023, for the Rezoning of Map 007 Lot 026, 201 York Street from I-2 Industrial to R-3 Rural Residential., seconded by David Corriveau

Roll Call Vote:

Steve Wentworth –Yes; David Corriveau – Yes, Eric Hitchcock – Yes. Amanda Jandreau – Yes. Passed by majority vote.

- b. Other potential rezoning request from C-2 to R-2, Solman Street, High Street.
- c. Caribou Riverfront Renaissance comments regarding the proposed Land Use Table and zoning definitions for the Riverfront Development District.

The Riverfront Renaissance Committee did a thorough review of the Proposed Land Use Table in the Riverfront Development District and offered several minor suggestions. Overall, it was suggested that if possible, there could be more “Permitted” uses as appropriate to inspire development and some areas could be addressed for consistency as noted and highlighted on the attached Land Use Table worksheet. The CEO drafted definitions for the associated Zoning Districts.

Planning Board to schedule a workshop at the next (April 13, 2023) Planning Board Meeting in conjunction with ongoing Comprehensive Plan Proposed Land Use, Proposed Zoning.

- d. Schedule for March Comprehensive Plan Required Section Meetings, Housing.
March 23, 2023 Steve Wentworth is the Team Leader.

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.
Sonja has withdrawn her request.
- 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.
Will follow up.
- 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.
Will follow up.

Dave Corriveau had a suggestion for New Business or Other Business a response to the presentation by Troy Haney and Jim Gamage regarding a proposed short term rental scenario for the caribou Trailer Park property. What role would the Planning Board take in any recommendation to Council that would be appropriate? Follow up with Dan Bagley and Andrea Flannery of the Airport Committee on how to proceed.

- d. Proposed “City of Caribou Cannabis Business Ordinance” Agenda.

Joint Meeting scheduled for March 14th, 2023. Meeting with Caribou City Council/Caribou Planning Board with Maine Office of Cannabis Policy.

VII. Staff Report

- a. Caribou Trailer Park Closure/West Gate Villa Clean Up
- b. Caribou Trailer Park Closure
 - Power outage at Lot 87
- c. Next Riverfront Renaissance Committee Meeting March 21, 2023

VIII. Next Meeting

- a. April 13, 2023, at 6:00 pm at the Caribou City Council Chambers

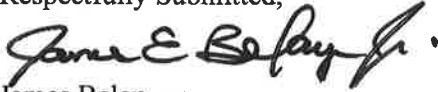
IX. Adjournment

Motion by Eric Hitchcock to adjourn, seconded by Steve Wentworth

Roll Call Vote:

Steve Wentworth – Yes; David Corriveau – Yes, Eric Hitchcock – Yes. Amanda Jandreau – Yes. Passed by majority vote. Meeting Adjourned 7:40 pm.

Respectfully Submitted,



James Belanger
Planning Board Secretary

AJ/KM