



City of Caribou, Maine

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

Caribou Riverfront Renaissance Committee Meeting Minutes Tuesday, February 14, 2023 @ 6:00 pm Caribou City Council Chambers

Members Present CRRC: Mark Draper, Andrea Flannery, Christina Kane-Gibson, Dave Belyea, Melinda Barnard, Penny Thompson Council

Members Absent: Gary Marquis

Others Present: Liaison Lou Willey, Jan Murchison, and Ken Murchison

I. Call Meeting to Order, Determine Quorum

Chair Mark Draper called the meeting to order, and a Quorum was determined at 6:00 pm.

II. Approval of Minutes

- a. Approval of the minutes for the February 14, 2023, CRRC Meeting. Motion was made by Melinda Barnard and seconded by Andrea Flannery to approve. There were two typos noted.
- b. Motion approved as amended by all present.

III. Zoning and Land Use Table

- a. A quick review of the January 24, 2023, Joint Meeting with Caribou Planning Board to discuss Land Use Table revisions and Zoning for the Riverfront Development District was presented.

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.

Reminder, land uses were coded as “N” Not Permitted, “C” Conditional (Planning Board Approval) and “P” Permitted (administrative approval from city Staff/CEO).

The Zoning District definitions for each district designation, RF-1, RF-2, FR-3, RF-4, RF-5, and RF-6, were introduced.

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.

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.

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.

Riverfront Development District Proposed Zoning Definitions

Chair Draper guided the Committee through a thorough review of the Land Use Table for the Riverfront Development District.

Overall, the group thought that there could be more “P” permitted land uses rather than the mostly “C” conditional use with Planning Board approval and there should be consistency between like items.

Some items of note.

Agricultural Equipment Sales in the RF-2 District changed to “C”

Animal Rescue/Shelter/clinic in the FR-2 District changed to “C”

Airport in the RF-6 District changed to “N”

No more storage units.

* See the attached table with highlighted CRRC suggestions.

IV. New Business

a. Master Plan planning

i. A Budget Memo was forwarded to the Caribou City Council for the 2023 Budget for the funding of the Caribou Riverfront Renaissance Mater Plan.

ii. The CRRC has raised \$10,000.00 toward the \$50,000.00 project, Budget Request \$40,000.00

b. Rural Business Opportunity Grant (RBOG) application

City Staff will solicit for letters of support and of commitment in support for the RBOG application.

CRRC was asked for a Letter of Support from the Riverfront Renaissance Committee for the RBOG grant. CEO Ken Murchison and CRRC Chair Draper will draft an appropriate letter of support.

V. Old Business

City Staff reached out to Maine Department of Transportation regarding the Letter of Petition for a Rail Right of Way Reuse Study and timing of this effort.

VI. Other Business

a. Public Forum

Our conversation regarding a future Public Forum was rescheduled until the March 21, 2023, CRRC Meeting.

b. Otter Brook Memorial Bench

The idea of establishing a memorial bench for long time Aroostook River advocates local fisherman and mentors was disused.

VII. Staff Updates

- a.** CEO Ken Murchison's pending retirement.

VIII. Next Meeting

- a.** March 21, 2023

IX.

- a.** Motion to adjourn by Mark Draper 7:30 pm, all in favor.

Respectfully Submitted,

Christina Kane Gibson
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 blue ink, appearing to read 'Mark Draper', written over a horizontal line.

Mark Draper, Chairman
Caribou Riverfront Renaissance Committee

S.W. Collins Co.
2023 Community Grant
Program Application



Today's Date: March 15, 2023

Are You A Non-Profit? YES NO

Organization Name: Caribou Riverfront Renaissance Committee
Project Name: Riverfront Development Master Plan
Event Name: _____ Event Date: _____

Name of Primary Contact: Mark Draper
E-mail mark@aroostookwaste.com
Telephone (207) 498-2277
Street Address 336 Belanger Road
City, State, Zip Caribou, ME 04736

TELL US ABOUT YOUR ORGANIZATION:

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 (CRRRC) 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

IF APPLYING FOR A PROJECT, PLEASE BRIEFLY DESCRIBE THE PROJECT, ITS LOCATION AND OBJECTIVES

The Caribou Riverfront Renaissance Committee is seeking funding for the creation of the Master Plan for Riverfront Development

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. Fund-raising 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.

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.

IF APPLYING FOR AN EVENT, PLEASE BRIEFLY DESCRIBE THE EVENT, IT'S LOCATION AND OBJECTIVES

ORGANIZATIONS – If you are not planning a PROJECT or EVENT, please describe why you would like to be considered for this funding:



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February 15, 2023

Penny Thompson
Caribou City Manager
25 High Street,
Caribou, ME 04736

Re: Letter of Support

The Caribou Riverfront Renaissance Committee strongly supports the submittal of a Rural Business Opportunity Grant (RBOG) application to hire a professional consultant to create an economic development and concept plan ("Master Plan") for the Caribou Riverfront District.

The Caribou Riverfront Renaissance Committee has raised \$10,000.00 through local fund-raising efforts to commit as a cost share for the overall estimated \$50,000.00 of the Master Plan.

Riverfront Redevelopment has been listed as a priority in the City Comprehensive Plan and featured prominently in the Caribou Recreational Trails Plan. Once a thriving area of our community, the riverfront has become a neglected, underused and forgotten asset of the City.

The goal of this Committee is to identify and prioritize riverfront assets, set goals, and ultimately restore interests of renewed commercial, residential and recreational opportunities while celebrating the riverfront as vital part of our community. This is a long-term effort, and the Plan proposed in this application will capture and guide future activities of the City.

The Caribou Riverfront Renaissance Committee supports this effort for a unified economic development and design planning process to create a vision and strategies for Caribou's Riverfront Development District.

We thank you in advance for your time and attention to this matter.

Sincerely,

Mark Draper
Chair, Caribou Riverfront Renaissance Committee

3/1/2023 Memo to Caribou Riverfront Renaissance Committee:

As you know, I have been working on a proposal to the USDA Rural Business Opportunity Grant (RBOG) program for funding for a Riverfront development Master Plan. The Committee has raised \$10,000, and the local USDA RBOG representative encouraged an application for this purpose, for \$40,000. This could have provided the \$50,000 needed to complete an economic development plan for the riverfront.

During the well-attended Comprehensive Planning visioning kickoff meeting last fall, there was overwhelming support for this plan which will incorporate economic and environmental realities, landowner/stakeholder desires, and citizen vision, to revitalize the riverfront district and create greater well-being for the city.

Unfortunately, the grant application will not be submitted, as necessary elements required by USDA could not be secured. Though numerous letters of support were received, the required six letters of commitment from small businesses in the district were not secured. The requested commitment was to participate in the planning process, and at least retain, if not increase, the number of existing jobs. Without this commitment by small businesses, the USDA application could not be completed.

It is up to the Committee to continue to build support for riverfront revitalization and obtain funding for a master plan for development. Greater involvement of riverfront business and land owners is needed. There are numerous opportunities to be pursued, which will involve effort, and creativity. There is no reason Caribou's riverfront cannot be developed into a center of commerce, cultural relevance and recreational potential, as have been riverfronts all over the nation.

Currently, there are opportunities for land acquisition and historic preservation as well as building business relationships and consensus around a future community vision of the riverfront. It is very possible that EPA and DEP will fund clean up of the obsolete power plants in the near future. Atlantic Salmon of northern Maine is actively pursuing a salmon rearing facility and park, in hopes to rebuild the Aroostook salmon fishery, which could create tremendous economic benefits to our community. The Aroostook River canoe event sponsored by the Caribou recreation department could be an ideal opportunity for a first annual river fest event to build community enthusiasm and support.

I will continue to bring grant and funding opportunities forward to the committee; and remain personally committed to this project, supporting the CRRC mission.

Sincerely,

Karen
Special Projects Coordinator, City of Caribou

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	C	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	N
Amphitheater/Concert Venue (outdoor)	C	N	N	C	C	C
Amusement Park	C	C	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	N	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	N	N	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
Bulk Oil and/or Gas Terminal	N	N	N	N	C	C

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
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 (Define)	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* (Define)	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	C	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	C	C	N	C
Dwelling - Multi-Family	C	C	C	C	C	C
Dwelling - Single-Family	N	N	C	C	N	C
Dwelling - Tiny Home	N	N	N	N	N	C

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

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
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 (Private vs Trails)	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 (Food Carts/Build Sidewalks First)	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
Soup Kitchen	N	N	N	N	N	N

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
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

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

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
<p>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.</p>						
<p>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</p>						
<p>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.</p>						
<p>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.</p>						
<p>H-1 Hospital District. The H-1 District is intended primarily for health use or uses compatible with a hospital or health-related purpose. Located in the proximity of the Cary Medical Center, the H-1 District is intended to encourage the concentration of medically related development for efficient land use.</p>						
<p>A-1 Airport District. Located in the proximity of the Caribou Municipal Airport, the A-1 District is intended to encourage the concentration of aviation-related developments and manage appropriate uses of areas surrounding the Airport.</p>						
<p>RF-1 Riverfront Development District. Obtain description from CRRC</p>						
<p>RF-2 Riverfront Development District. Obtain description from CRRC</p>						
<p>RF-3 Riverfront Development District. Obtain description from CRRC</p>						
<p>RF-4 Riverfront Development District. Obtain description from CRRC</p>						
<p>RF-5 Riverfront Development District. Obtain description from CRRC</p>						
<p>RF-6 Riverfront Development District. Obtain description from CRRC</p>						