



City of Caribou, Maine

*Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
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AGENDA Caribou Planning Board Regular Meeting Thursday April 13, 2023, at 6:00 p.m.

The meeting will be broadcast on Cable Channel 1301 and the City's YouTube Channel. Public Comments submitted prior to the meeting no later than 4:00 pm on Thursday, April 13, 2023, will be read during the meeting. Send comments to CEO Ken Murchison at kmurchison@cariboumaine.org or call 493-5967.

- I. Call Meeting to Order, Determine Quorum
- II. Public Hearings
 - a. Rezoning Request from John Lajoie regarding Map 007 Lot 026, 201 York Street from I-2 Industrial to R-3 Rural Residential.
- III. Approval of minutes
 - a. Review and Approval of March 9, 2023, Planning Board Meeting Minutes
- IV. Council Liaison Updates
- V. New Business
 - a. Joint Meeting with Caribou Planning Board and the Zoning Board of Appeals (ZBA).
 - i. Introductions
 - ii. Role of Planning Board
 - iii. Role of Zoning Board of Appeals
 - b. Review of LD 2003, An Act to Implement the Recommendations of the Commission to Increase Housing opportunities in Maine by Studying Zoning and Land Use Restrictions, was passed by the State Legislature and signed by the Governor in April 2022. The law went into effect July 27, 2022; however, the bill's requirements do not take effect until July 1, 2023. This new law will impact Caribou Code.

“LD 2003 is an express preemption on municipal home rule authority. Therefore, any ordinance or regulation that is not consistent with the law may be challenged as invalid. Municipalities are encouraged to contact legal counsel to discuss how the law will affect the enforcement of existing ordinances and regulations.”
 - c. Scheduling for April Comprehensive Plan Required Section Meetings, Fiscal Capacity and Capital Investment Plan, Team Leader David Corriveau.
 - d. Home Occupation Application by John Karst 461 Plante Road, Map 19 Lot 24-A, DBA Emery's Outpost, do retail sales of sporting goods.
 - e. Rezoning request and nonconformance.
 - i. Request from Gary Gagnon regarding development at 658 Main Street, Map 31 Lot 267, Residential application in a commercial zone.
 - ii. Request in future development at Noyes Flower and Plant Shop 11 Franklin Street Map 35 Lot 83.

- VI. Old Business
 - a. The Home Occupation Permit Application by Patrick Enright 808 Madawaska Road Map 21 Lot 6-A in the R-3 District was not completed.
 - b. 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.
 - c. Update regarding Troy Haney and Jim Gamage's short term rental proposal for the caribou Trailer Park property.
- VII. Staff Report
 - a. Caribou Trailer Park Closure, eviction at Lot 87 April 30, 2023, ultimate Park closure July 2023.
 - b. 15 Prospect Street
 - c. Next Riverfront Renaissance Committee Meeting April 18, 2023, Norther Border Regional Commission (NBRC) Catalyst Grant.
 - d. City of Caribou Cannabis Policy City Council/ Planning Board combined meeting update.
 - e. Chapter 22 Caribou Development Committee Ordinance
- VIII. Adjournment