



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 August 23, 2022

Caribou City Council Chambers

- I. Call Meeting to Order, Determine Quorum
- II. Approval of Minutes
 - a. Approval of the minutes for the July 12, 2022, Caribou Riverfront Renaissance Committee Meeting.
 - b. Riverfront Renaissance Flow Chart
 - i. Continue to flesh out CRRC and subcommittees
- III. Zoning and Land Use Table
 - a. Planning and Zoning 101
- IV. New Business
 - a. Master Plan planning
 - i. Funding commitment from ENGIE
 - ii. Master Plan Fund Raising effort/Funding Groups Homework
 - iii. General Goal Setting exercise for Master Plan
 - iv. Target Locations or Features for Public Ownership
- V. Other Business
 - a. Public Forum
- VI. Ideas and Insights

Adjournment



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Caribou Riverfront Renaissance Committee Meeting Minutes Tuesday, July 12, 2022@ 6:00 pm City Council Chambers

Members Present: Mark Draper, Jay Kamm, Andrea Flannery, Penny Thompson

Members Present via Zoom: Christina Kane-Gibson, Dan Bagley

Members Absent: Council Liaison Lou Willey Gary Marquis

Others Present: Melinda Hahn, Jan Murchison, Ken Murchison, and Karen Gorman via Zoom

I. Water Street Tour

A short tour of the Water Street area leading to the Riverfront Development district was conducted. The group viewed the early 1900's anywhere USA vintage structures at the East end of Water Street along the Caribou Stream past City owned property at 41 Water Street and the remaining residential properties to Bridge Street and the Access Highway overpass.

Upon return to the City Office the tour group was joined by Penny Thompson and Andrea Flannery and members joining via Zoom. A brief recap of the tour was shared.

Topics of discussion:

- Gate way to the Riverfront concept.
- Sidewalks and extension of the City's existing pedestrian trail system
- Existing resources of the Caribou Stream and Sidewalks
- Wayfaring signs and improvements

II. Call Meeting to Order, Determine Quorum

The meeting was called to order, those attended via Zoom were welcomed and a Quorum was determined at 7:40 pm.

III. Approval of Minutes

- a. Approval of the minutes for the June 12, 2022, Caribou Riverfront Renaissance Committee Meeting. Motion was made by Jay Kamm and seconded by Andrea Flannery to approve minutes as presented, all in favor, motion to approve passed by all present.
- b. Riverfront Renaissance Flow Chart
The Committee brought back the CRRC Project Flow Sheet to continue to flesh out CRRC subcommittees and goals concentrating on the drafting the Master Plan, funding and outreach to area institutions and service organizations.

IV. Zoning and Land Use Table

- a. The Committee discussed our proposed redevelopment district and unique zoning for this area, expansion of our riverfront development district in a "phased" approach and the creation of an explanation for "What is Zoning?" so that when we present these ideas to the general public we could introduce the concepts of Land Use and Zoning. Jay Kamm will develop and one page

description of the differences between Land Use and Zoning. Dan Bagley felt that he would be able to develop and short PowerPoint presentation using Jay's definitions.

V. New Business

a. Master Plan planning

i. Funding commitment from ENGIE

ENGIE Energy has committed \$7000.00 toward our Master Plan project. We will announce soon and share an article in the local paper. This may create some traction for our Master Plan Fund Raising effort.

ii. Master Plan Fund Raising effort

Karen Gorman introduced herself and described her role in the City as a part time Special Projects Coordinator and Grant Writer and then offered her insights on the Master Plan and fund-raising process. Our goal in rough numbers is \$40,000.00 to \$50,000.00 for a Planning Consultant to help us draft our Master Plan Document. In order to complete the project, we will need to raise the needed funds.

A wide-ranging, freewheeling conversation on fund raising commenced.

Topics Discussed:

- Grant Writing
- Solicit Local Businesses
- Creating a Talking Points or concepts "Elevator Speech" to coordinate our sales pitch
- Andrea Flannery may have a contact with a company that supports community efforts with grants (will follow up)
- Christine Kain Gibson now has a working relationship with the local first nations community and can follow up on joint interests re: access to Dow Siding site
- Public Forum and Outreach for the Master Plan
- List of Local Stakeholders
- Media Coverage
- Overlook at Lower Lyndon
- Gateway to the Riverfront (Signage and Wayfaring)
- Homework - Outreach Listing of Institutions and Service Organizations to approach

VI. Other Business

a. Comprehensive Plan Kick-Off

As we begin the two-year Comprehensive Plan process the Riverfront Renaissance will be working on the Master Plan that will become an integral part of the Comp Plan and will feature common goals and timelines.

VII. Next Meeting August 23, 2022

VIII. Adjournment

a. Motion by Mark Draper 8:00 pm, all in favor.

Respectfully Submitted,

Jay Kamm
Secretary, Riverfront Renaissance Committee

Land Use Planning vs. Zoning. What is the Difference?

Land Use and Land Use Planning

Land use is a generic term without a universal definition. Land use simply refers to the function of land, particularly what it's being used for. For planning purposes land uses in a municipality are generally divided into seven (7) categories. These include: residential, commercial, industrial, institutional, agricultural, forestry, and recreation.

Land use planning and the development of a plan is a non-regulatory tool that helps a municipality determine the use of land and to guide future development. Planning helps to shape the physical appearance of the community. One of the important tasks of a master plan is to capture the community's sense of place that makes it special among the hundreds of other towns. A well-prepared plan points to the need to protect unique physical resources and reinforces the fact that the municipality or area of municipality was shaped by development over a long period of time.

In the case of the riverfront redevelopment committee, the creation of a master plan may highlight the vision of the committee and residents and the amount, type, and look of land uses to be allowed along the riverfront. In short, it highlights what uses (residential) and types of uses (single family residential) should be allowed or prohibited in certain areas. In Maine, a land use plan sets up and protects the legality of a zoning ordinance.

Plans can, and should be, implemented by many different groups within the municipality, such as Town officials, Department Heads, Planning Board, Chambers of Commerce, Housing Authority, organizations, etc.

Zoning

A zoning ordinance is a legal document and implements the findings of the Plan. Zoning is the division of a municipality into different districts in which certain activities are prohibited and others are permitted as identified in the "Plan". Zoning is a planning control tool and the means to regulate the physical development of land based on its usage, purpose, geology, etc. It is the regulation and restriction of land uses based on a pre-determined plan.

Much like the land use plan, municipalities are typically broken into zones or districts. These include, but are not limited to residential, commercial, industrial, rural, etc. Unlike a land use plan however, zoning can break each of the districts into specific subdistricts. An example may be the division of a Residential zone into Residential 1 and Residential 2 zones. Residential 1 may allow for numerous types of housing such as single family, multi-family, duplex, apartments, and affordable housing on smaller lots. Residential 2 may be predominately single-family housing or duplexes on larger lots.

Zoning ordinances also set additional restrictions that are unique to each area of the municipality. These restrictions, called general requirements or performance standards, may include:

- Specific requirements to the type of buildings allowed
- Location of utility lines

- Restrictions on accessory buildings
- Building setbacks from the streets
- Boundaries
- Size and height of the building
- Frontage of lots
- Minimum lot area
- Side yards
- Off-street parking
- Historic or cultural site preservation
- Ecological considerations

Zoning ordinances are usually administered by the code enforcement officer and Planning Board. Land use planning (concept plan) and zoning are often thought of as one in the same yet they are very different documents.

Ken Murchison

From: Ken Murchison
Sent: Wednesday, July 13, 2022 2:55 PM
To: Mark Draper; 'Jay Kamm'
Subject: RE: Potential Funding Sources

Thanks Mark

Ken

From: Mark Draper <mark@aroostookwaste.com>
Sent: Wednesday, July 13, 2022 1:42 PM
To: 'Jay Kamm' <jkamm@nmdc.org>; Ken Murchison <kmurchison@cariboumaine.org>
Subject: RE: Potential Funding Sources

Mark C. Draper

Solid Waste Director
Aroostook Waste Solutions
Phone: (207) 473-7840 Cell: (207) 227-4304
mark@aroostookwaste.com

From: Jay Kamm <jkamm@nmdc.org>
Sent: Wednesday, July 13, 2022 8:14 AM
To: Ken Murchison <kmurchison@cariboumaine.org>
Cc: Mark Draper <mark@aroostookwaste.com>
Subject: Potential Funding Sources

Just a WAG and thoughts.

TD Bank
Machias Savings Bank
Katahdin Trust
County Federal Credit Union
Aroostook Savings and Loan
Sleepers
SW Collins
Natives
NBRC
USDA
MaineDOT-partial
Walmart
MDF
MCF
MMG

The City of Caribou

Ditto to all of the above, plus;

Riverfront Community Development Program (State)

Rotary Club of Caribou

Kiwanis Club of Caribou

Masons Club

Steven and Tabitha King Foundation

Key Bank (just adding to Jay's list of local banks)

Kieffer/United/REMAX agency

AIM Recycling

Old Town Canoe Company

Jay Kamm

Senior Planner

Northern Maine Development Commission

PO Box 779

Caribou, ME 04736

(207) 493-5757

Cell (207) 551-5807

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Ken Murchison

From: Jay Kamm <jkamm@nmdc.org>
Sent: Tuesday, August 23, 2022 11:29 AM
To: Ken Murchison; mark@aroostookwaste.com

Not sure if you saw that Skowhegan just received \$4.9 million from EDA to help implement their Riverfront Master Plan. They seem to have money.

Their website:

<https://runofriver.org/>

This is from their website

The Town of Skowhegan and Main Street Skowhegan are raising funds for the Skowhegan River Park (Run of River) via grants, private donors, and foundations. To date, we've successfully raised funding for:

1. A feasibility study (\$24,000) preliminary design (\$81,000)
2. An economic impact study (\$13,350)
3. Environmental permitting and updated preliminary designs (\$490,000; U.S. Army Corps permit app submitted July 8, 2022, MaineDEP permit to be submitted August 12, 2022)
4. Final Construction Design (\$600,000; to begin in 2022)

Jay Kamm
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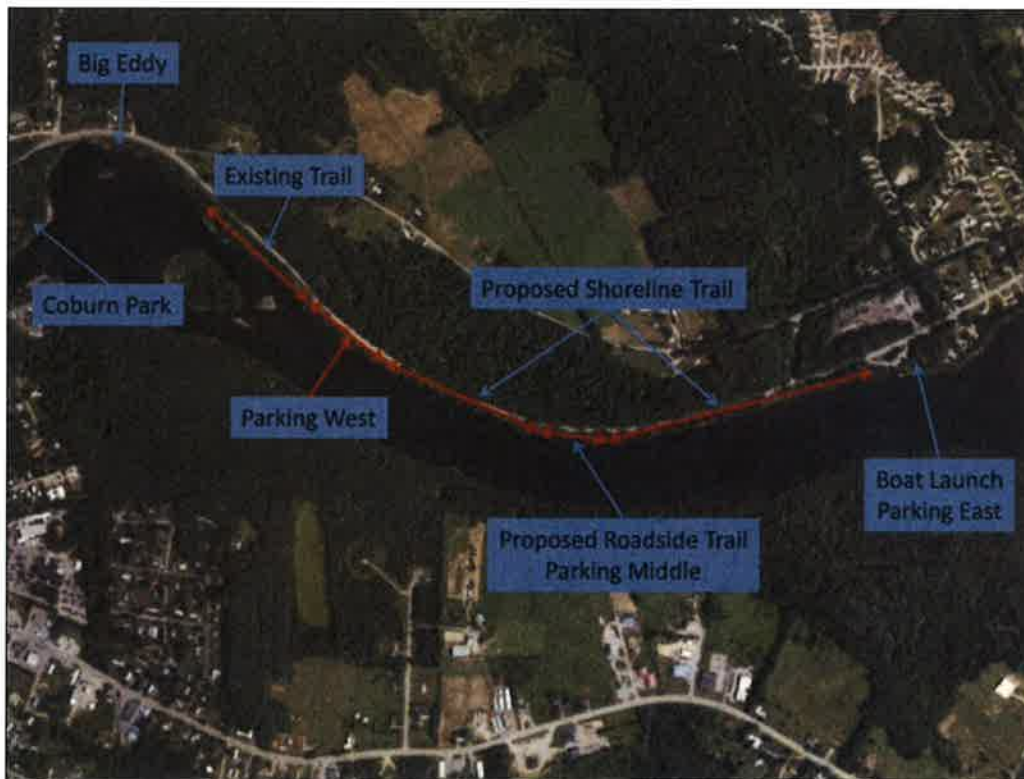
[FUNDRAISING](#) ▾

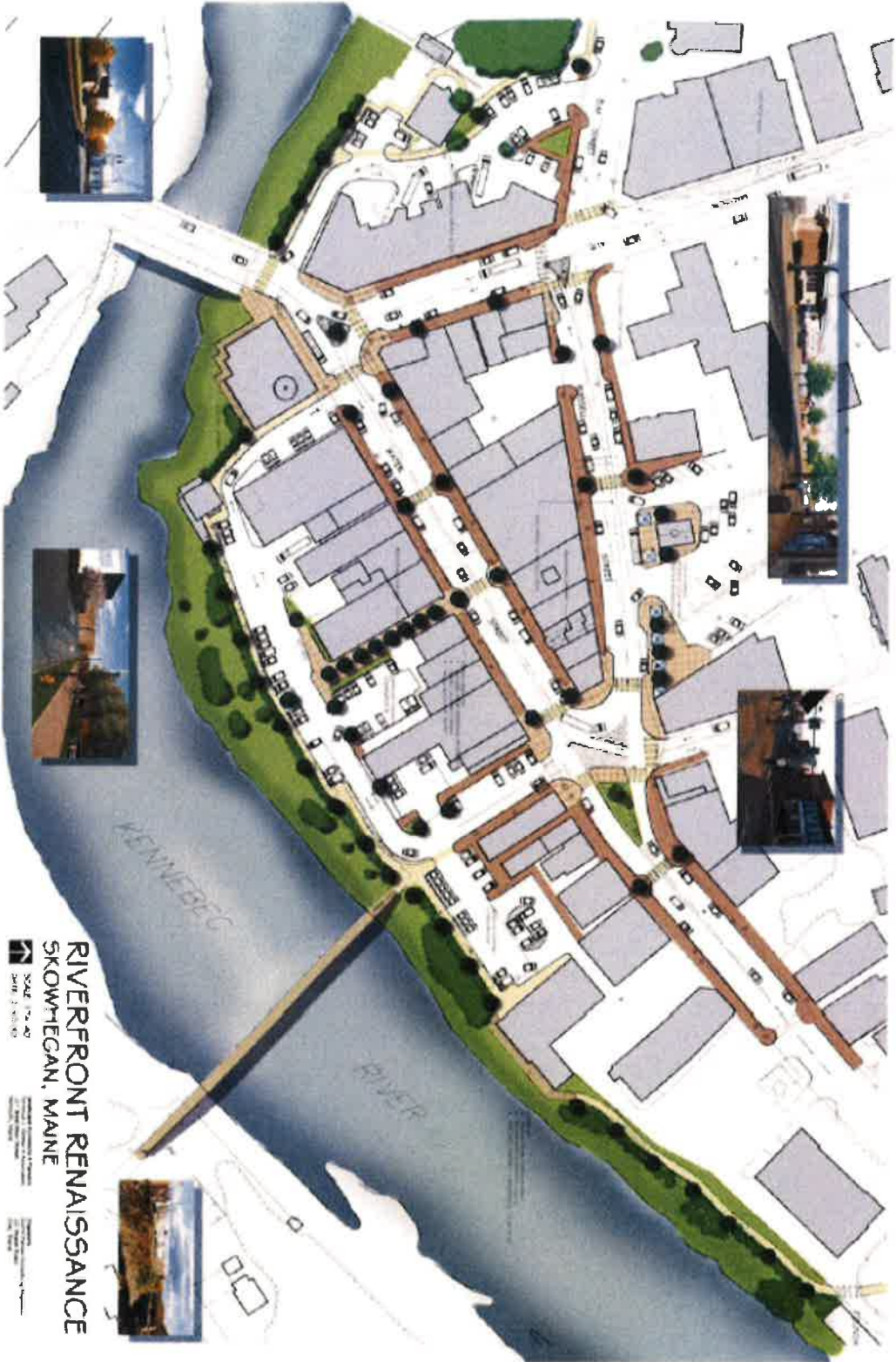
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Phase two will begin at Coburn Park and run along the river to the Kennebec Banks rest area and boat launch on Route 2, two miles east of downtown. It will connect more than 150 families living on the east side of Skowhegan to the recreation area, to the Margaret Chase Smith School, and to shopping in downtown Skowhegan.

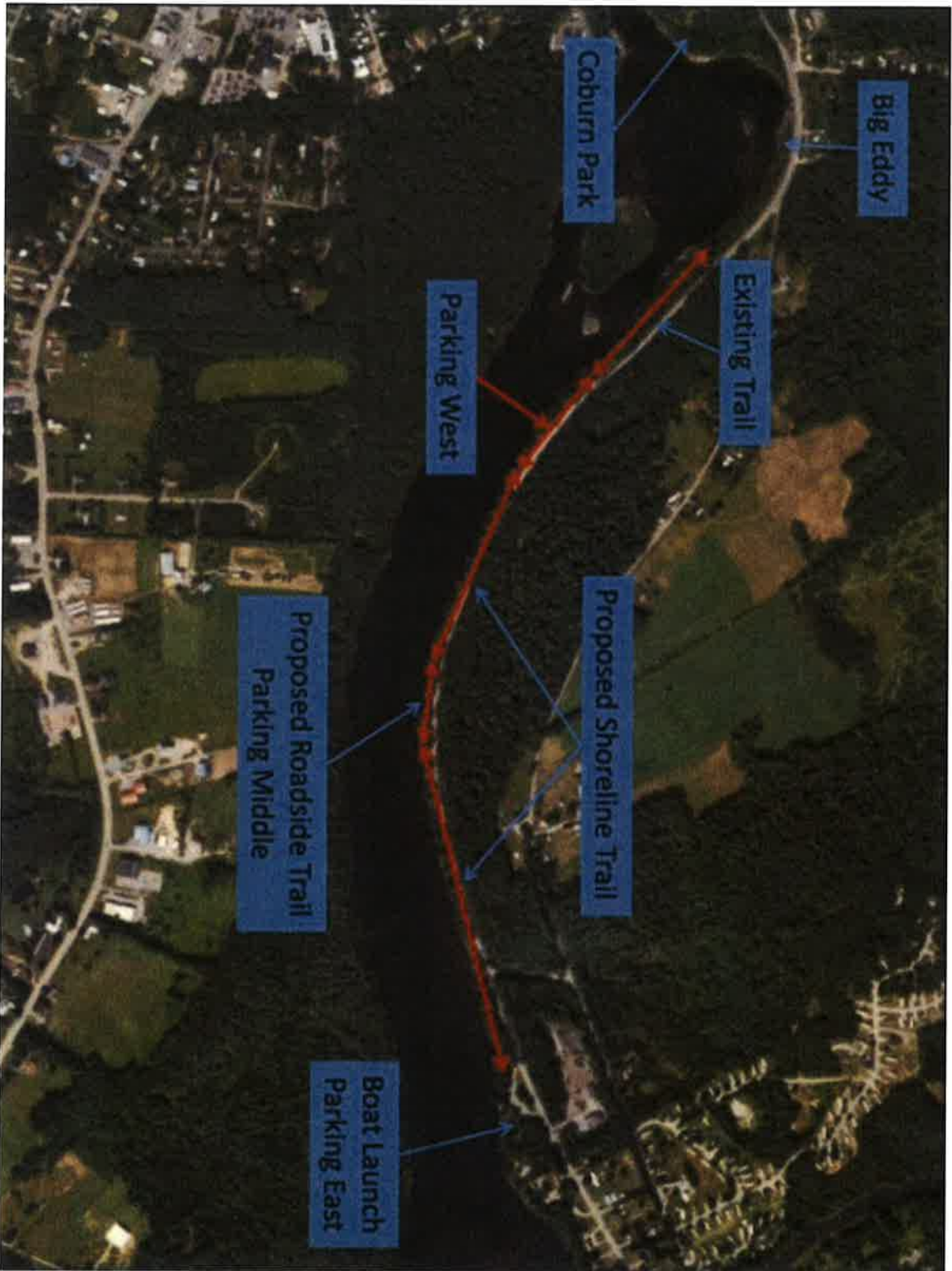




RIVERFRONT RENAISSANCE
SKOWHEGAN, MAINE

SCALE: 1" = 40'
DATE: 1/2010

PROJECT: RIVERFRONT RENAISSANCE
CLIENT: SKOWHEGAN TOWN
ARCHITECT: [unreadable]



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Recreation Economy for Rural Communities 2021 Application

On this page:

- [Background](#)
- [Eligibility and Special Considerations](#)
- [How to Apply](#)
- [Selection Criteria](#)
- [Questions?](#)

Webinar

EPA held a webinar on Oct. 27, 2021, for communities interested in applying for the Recreation Economy for Rural Communities program. Watch the recorded webinar [EXIT](#) <https://youtu.be/e_pnpet37lq> to learn more about the program and how to apply.

This round of applications for Recreation Economy for Rural Communities planning assistance closed on Nov. 22, 2021. It is here for reference only.

Background

Outdoor activities are increasingly popular across the United States. Recognizing this trend, many communities are seeking to grow their outdoor recreation and tourism economy, invest in their Main Streets, and conserve forests and other natural lands. Encouraging growth on Main Streets and in existing neighborhoods while promoting outdoor recreation can help foster community revitalization, protect air and water quality, create jobs, support economic growth and diversification, and offer new

- Economically disadvantaged communities;
 - Underserved communities where the majority of residents are people of color or communities with substantial minority populations; and/or
 - Communities located in the Northern Border region of Maine, Vermont, New Hampshire, and New York (visit the Northern Border Regional Commission's website [EXIT <http://www.nbrc.gov/>](http://www.nbrc.gov/) for a list of counties in this region).
-

How to Apply

Please use the Recreation Economy for Rural Communities Application Form to apply for the RERC assistance. Your application should provide specifics that will help us understand how this planning assistance would help you and your partners to revitalize a Main Street or neighborhood through development of the local recreation economy.

The application includes the following questions:

1. What is the project's geographic scope (e.g., neighborhood, town)?
2. What is the area's demographic makeup (i.e., race, ethnicity, socioeconomic status, age, etc.)?
3. What outdoor recreation assets and natural resources does your community have that you would like to build upon?
4. What challenges does your community face around economic development?
5. What challenges does your community face in terms of Main Street revitalization?
6. What existing plans and programs does your community currently have underway to support outdoor recreation and Main Street revitalization?
7. What strategies and opportunities to build on the outdoor recreation economy and strengthen Main Street revitalization would you like to explore through this program?
8. How would a community workshop through the Recreation Economy for Rural Communities program help you achieve your goals?
9. How has your community encouraged participation with historically marginalized groups or groups adversely affected by inequality and how would a RERC workshop assist in engaging these groups in conversations about outdoor recreation and Main Street revitalization?

- **Goals**

- The project supports development of the local recreation economy in a way that helps revitalize downtown or long-established neighborhoods, promotes economic development, and increases sustainable use of forests or other natural lands.
- The community wants to address problems with the built environment, such as empty storefronts or streets where pedestrians feel unsafe, and the project has clear benefits for the place where it is located.
- The project has environmental benefits or a connection to the protection of forests or other natural lands.

- **Fit of program**

- The applicant's goals and expectations fit with the scope and nature of the assistance.
- This planning assistance effort would complement any previous federal investments in the community.
- The project's location has (or the community is working to develop) the assets of a traditional downtown or close-in neighborhood, such as a centralized business district, walkable streets, or traditional Main Street development.

- **Partnerships**

- Given the intended project and goals, the applicant has identified appropriate partners, including within the local government.
- The applicant has a history of working with the identified partners or has shown a willingness to do so.
- The applicant has demonstrated a commitment to working with historically marginalized groups or groups adversely affected by inequality.

We will contact all selected and non-selected communities upon completion of the review process.

Questions?

If you have questions about Recreation Economy for Rural Communities planning assistance or the application process, please read the Frequently Asked Questions (FAQ) About Recreation Economy for Rural Communities <<https://epa.gov/smartgrowth/frequently-asked-questions-faqs-about-recreation-economy-rural-communities>>. If your question is not answered there, please email receconomy@epa.gov.

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