



City of Caribou, Maine

Municipal Building
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Caribou Planning Board Meeting Minutes Thursday, June 8, 2023 @ 6:00 pm City Council Chambers

Members Present: Steve Wentworth, Frank McElwain, James Belanger, Eric Hitchcock

Members Absent: Amanda Jandreau, Justin Staples, David Corriveau

Others in Attendance: Penny Thompson

I. Call Meeting to Order, Determine Quorum

Chairperson Frank McElwain called the meeting to order at 6:03 pm, a quorum was present.

II. Public Hearings

None.

III. Approval of minutes

Minutes were reviewed.

Motion by Steve Wentworth to approve minutes as amended, seconded by James Belanger

Roll Call Vote:

Steve Wentworth –Yes; Frank McElwain - Yes; James Belanger – Yes; Eric Hitchcock - Yes. Passed by majority vote.

IV. Council Liaison Update

- N/A – Dan Bagley was not in attendance.

V. New Business

a. Workshop:

- i. “Practical Difficulty” language for possible incorporation into Caribou Code Chapter 13 Sec. 13-140 Appeals and Variances. 8. Variances E.

Discussion was held concerning allowing the Zoning Board of Appeals some latitude in allowing for variances in certain circumstances and thus making Caribou Code a bit more user friendly.

Motion by Steve Wentworth to Not add to the City Ordinance, seconded by Eric Hitchcock.

Roll Call Vote:

Steve Wentworth –Yes; Frank McElwain - Yes; James Belanger – Yes; Eric Hitchcock - Yes. Passed by majority vote.

- b. Workshop:
 - i. Review of the Proposed Land Use Table to include the comment from the Riverfront Renaissance Committee Riverfront Development District land use table review workshop.
Discussion was held concerning various zones that were created in the Riverfront area, and various issues that exist and/or could arise.

Motion by Eric Hitchcock to table the matter until a later meeting, seconded by Steve Wentworth.

Roll Call Vote:

Steve Wentworth –Yes; Frank McElwain - Yes; James Belanger – Yes; Eric Hitchcock - Yes. Passed by majority vote.

- c. Workshop:
 - i. Options for changes to ordinance.
Discussion of options for making changes to ordinance.

Motion by James Belanger to use existing tools and not add to the ordinance, seconded by Steve Wentworth.

Roll Call Vote:

Steve Wentworth –Yes; Frank McElwain - Yes; James Belanger – Yes; Eric Hitchcock - Yes. Passed by majority vote.

VI. Old Business

- a. Comprehensive Plan Section Workshop for June, Thursday 6/22/2023 at 6:00 p.m. for the “Recreation” section of the 2024 Comprehensive Plan. Meeting to be held at the Wellness Center.

VII. Staff Report – by Penny Thompson, City Manager

- a. Letters have been received concerning a Limestone Subdivision Rail Use Advisory Council Request.
- b. The Brownfields Grant applied for by the City of Caribou was awarded in the amount of \$900,000.
- c. LD 2003 and LD 1706 – amendments have been introduced and are being debated in Augusta.
- d. Maine DOT – VPI: has been in the area to study several issues.
- e. Dangerous Buildings and Blight,
 - 24 Park Street
 - 7 Water Street

VIII. Next Meeting

- a. June 22, 2023, at 6:00 pm at the Caribou Wellness Center (“Recreation” Comprehensive Plan section)
- b. July 13, 2023, at 6:00 pm at the Caribou City Council Chambers (Regular meeting)

IX. Adjournment

Motion by James Belanger to adjourn, seconded by Steve Wentworth

Roll Call Vote:

Steve Wentworth –Yes; Frank McElwain - Yes; James Belanger – Yes; Eric Hitchcock - Yes. Passed by majority vote.

Meeting Adjourned 7:45 pm.

Respectfully Submitted,

James Belanger
Planning Board Secretary

JRB/JK