



City of Caribou, Maine

Municipal Building
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Caribou Planning Board Meeting Minutes Thursday, August 3, 2023 @ 6:00 pm City Council Chambers

Members Present: Frank McElwain, James Belanger, Eric Hitchcock, Justin Staples, David Corriveau

Members Absent: Amanda Jandreau, Steve Wentworth

Others in Attendance: Council Liaison Dan Bagley, Staff/City Manager Penny Thompson

I. Call Meeting to Order, Determine Quorum

Chairperson Frank McElwain called the meeting to order at 6:13 pm, a quorum was present.

II. Public Hearings

None.

III. Approval of minutes

The minutes of June 8, 2023, were reviewed.

Motion by Eric Hitchcock to approve minutes, seconded by James Belanger

Roll Call Vote:

Eric Hitchcock – Yes; David Corriveau – Yes; Frank McElwain - Yes; James Belanger – Yes; Justin Staples - Yes. Passed by majority vote.

IV. Council Liaison Update

- Dan Bagley provided updates for the dangerous buildings, fighting blight, and municipal budget.

V. New Business

a. Blight issues including structures with fires:

Penny Thompson presented a list of “tools” that the city has available to use when working with these issues.

- Local ordinances / chapter 4 and 13 of the Caribou ordinance
- State of Maine statutes
- International Property Maintenance Codes

b. LD 1706 (formerly LD 2003):

1. This will be coming back. Discussion – forward questions about “Home Rule” to MMA.
2. The city will have to adopt changes to the ordinance that have to do with density and residential units.
3. Enforcement of septic systems if there are units added in rural areas.
4. LD 1706- has delayed the time when municipalities need to start enforcement. Caribou now has until January 1st.
5. MMA / DECD to help rewrite ordinances.
6. The state will reimburse the towns/cities for expenses related to making these changes.
7. Need more “teeth” in the ordinance.

- c. Looking ahead to projects in the pipeline & following what people are talking about:
 - 1. Probable dog boarding kennel/grooming business
 - 2. Possible mobile home park
 - 3. Spud Speedway / short term rentals
 - 4. Caribou police station
 - 5. Aroostook Band of Micmacs Community Center building
 - 6. Caribou Cabins expansion

VI. Old Business

- a. Schedule a 2024 Comprehensive Plan Workshop for August on – Economy.
- b. Schedule a 2024 Comprehensive Plan Workshop for September on – Public Facilities and Services.

VII. Staff Report – by Penny Thompson, City Manager

- a. City manager reports were given.
- b. A notice was provided from the Maine Supreme Judicial Court to urge De Novo review of CEO decisions.
- c. A list showing the status of legislative updates was provided.
- d. Brownfields 2023 – Perfect Pitch was provided.

VIII. Next Meeting

- a. June 22, 2023, at 6:00 pm at the Caribou Wellness Center
- b. July 13, 2023, at 6:00 pm at the Caribou City Council Chambers

IX. Adjournment

Motion by David Corriveau to adjourn, seconded by Eric Hitchcock

Roll Call Vote:

Eric Hitchcock – Yes; David Corriveau –Yes; Frank McElwain - Yes; James Belanger – Yes; Justin Staples - Yes. Passed by majority vote.

Meeting Adjourned 7:14 pm.

Respectfully Submitted,

James Belanger
Planning Board Secretary

JRB/JK