

**Caribou Riverfront Redevelopment Committee**  
**March 19, 2024 at 6:00 pm**  
**Caribou City Council Chambers**

1. Call to Order
  - Determine if quorum is present
  - Disclosure of any Conflicts of Interest
2. Review and approve the minutes of the February 27, 2024 meeting
3. New Business
  - a. Update on Atlantic Salmon for Northern Maine project – Randy Martin
4. Old Business
  - a. Strategy for redesignation of use of railroad R.O.W.
    - i. LDA/Green4Me – Christina
  - b. Property reuse options
    - i. Public input plan – Christina
    - ii. Brainstorm ideas from Committee members – Mark
5. Staff reports
  - a. Brownfields project
  - b. NBRC grant
  - c. Planning Board Zoning effort
  - d. CERCLA Action – steam plant
6. Set next meeting
7. Adjourn



## City of Caribou, Maine

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### **Caribou Riverfront Renaissance Committee Meeting Minutes Tuesday, February 27, 2024 @ 6:00 pm City Council Chambers**

**Members Present:** Mark Draper, Christina Kane-Gibson, Melinda Barnard, Andrea Flannery, Tamara Lovewell, Council Liaison, Penny Thompson, Staff.

**Others in Attendance:** Ken Murchison, Dan Bagley, and Michelle Hersey of County Environmental.

**Absent:** David Belyea

#### **I. Call Meeting to Order, Determine Quorum, disclosure of conflicts of interest.**

Chairperson Mark Draper called the meeting to order at 6:00 pm.

#### **II. Approval of Minutes**

Christina Kane-Gibson made a motion to accept the amended January 30, 2024, meeting minutes. Melinda Barnard seconded the motion. The vote was unanimously approved.

#### **III. New Business**

- The members of the committee discussed how to establish a procedure for calling meetings and setting an agenda. It was decided that Mark will contact Penny a week ahead of the meeting with the agenda and contact members about a quorum.
- Discuss the process for determining reuse options for the 3 properties (Power plant, Starch plant, train station). Presumably the City will own all of these in the future. Are there limitations on what we can or cannot consider doing with them? What about a process for obtaining public input? Seek a developer through an RFP process? Remain City-owned? Sell/lease to private entity?
  - People are asking about how property will be used. What is the process?
  - Michelle – The diesel plant will come down as part of the Brownfields action with the other small buildings coming down at city expense after any hazardous material is removed. The steam plant will come down with the CERCLA action.
  - The boat launch must stay accessible.
  - Green space is a reuse option as this is a great walking area.
  - The former railroad station will be reused with hopes to restore it to its former glory.
- The former starch plant will be torn down and the site made ready to reuse.
  - Ken – we should contact DOT and partner on a design for demolition on the starch plant due to “mutual concerns” for the train tracks and shoreland zone.
- How will we decide about reuse? Do we need to get public input?
  - One way to solicit public input is to do a charette on Riverfront. Do it in a way that leaves people feeling like we are making progress.

- The committee can get public information from people about projects like the Spring Run Off and Thursdays on Sweden Street.
- Another possibility is to do a shark tank style for the properties.
- Who will take the lead in developing a plan to solicit public input?
  - Christina Kane-Gibson – I will do that.

#### **IV. Old Business**

- Finalize strategy for re-establishing the cooperative effort with our neighbors to change the use of the railroad right-of-way. Assign PPR's and establish a timeline.
  - Mark will have a discussion with the managers of neighboring towns.
  - Christina Kane-Gibson will contact LDA and Green for Maine.
    - Christina Kane-Gibson –reports that Loring / LDA/ Green for Maine are very passionate and have good ideas.
    - Going to reach out to LDA/ Green for Maine before next meeting.
  - Ken says that we need to be partners with Irving/ DOT and Maine Northern Railroad since the Maine Northern Railroad has the lease on the railbeds.
    - Can we work with them directly on the right-of-way?
    - What is their time frame? If not now, when do they plan to put back in service?
- Before next meeting, please have staff get an update on status from the Planning Board as to where the Riverfront zoning is now. The committee wants to be “Business Friendly”.
  - The committee wants to be choosy about what goes there, i.e. not single family, but multi-family or retail with dwelling unit over it.
  - The Planning Board is in a difficult position to make these decisions.

#### **V. Staff Report**

- Update on projects (Brownfields, NBRC, Planning Board)
- Reviewed the Riverfront Proposed Zoning

#### **VI. Set Next Meeting –**

The next meeting will be March 19 at 6:00 pm.

#### **VII. Adjournment**

Motion by Christina Kane-Gibson to adjourn, Melinda Barnard seconded the motion. The vote was unanimously approved.

Meeting Adjourned 7:25 pm.

Respectfully Submitted,

Christina Kane-Gibson  
Secretary, Riverfront Renaissance Committee

CKG/JK