



City of Caribou, Maine

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Meeting Minutes Caribou Planning Board Regular Meeting

Thursday February 8, 2024, at 6:00 p.m.

Members Present: Amanda Jandreau, James Belanger, David Corriveau, Steve Wentworth, Frank McElwain.

Others in attendance: Penny Thompson, staff, Catherine Ingraham, of CEI, Melissa Lizotte, Aroostook Republican.

Remote: Ralph Addonizio and Suzanne Rose of Novel Energy, Jonathan Mishaan, owner of property where solar farm is located.

Absent: Eric Hitchcock, Jody Smith, City Council liaison.

- I. The meeting was called to order at 6:01.
It was determined that there was a quorum.
Conflict of interest: Amanda Jandreau is the Project Manager for Harriman Mi' kmaq Fish Hatchery project.
- II. Review and Approval of minutes of January 18, 2024
A motion was made by Frank McElwain to approve the minutes of January 18, 2024. The motion was seconded by Steve Wentworth. The vote was unanimous.
- III. City Council Liaison Updates.
None.
- IV. New Business
 - a. Cat Ingraham presented on the Housing Symposium to be held February 22 at 6:00 pm at Wellness Center
 - Amanda Jandreau asked what barriers are within the land use code/ zoning
 - Steve Wentworth suggested R1 could become R2 zone, and C2 could be multi-use zoning; it would be in line with LD2003
 - James Belanger asked how we are advertising the symposium.
 - It was agreed to ask Jay about Steve Wentworth's ideas.
 - Is Jay invited to the meeting?
 - b. Site Design Review – Mishaan Van Buren Road Community Solar Garden
 - Presentation by Ralph Addonizio, Novel Energy
 - Steve Wentworth – 30-foot Right-of-Way as depicted on the plan, or is Caribou Right-of-Way requirement to be 50 foot ROW. (staff to check on this)
 - Ralph Addonizio said there will be a gravel access road and mixture of native grass under the array
 - Amanda Jandreau asked what the amount of impervious surface would be on the entire parcel (not just the 0.57 acre).
 - Steve Wentworth said it looks like a good plan.
 - A motion was made by Steve Wentworth to move the plan to a Public Hearing on March 14. The motion was seconded by David Corriveau. The vote was unanimous.

- c. Site Design Review – Mi’kmaq Nation, Fish Hatchery Expansion
 - Amanda Jandreau presented on behalf of Harriman
 - This needed DEP review and it is in the queue.
 - A motion was made by David Corriveau to approve the plan. The motion was seconded by Steve Wentworth. 1 abstained/ Amanda Jandreau; James Belanger, David Corriveau, Steve Wentworth, Frank McElwain voted yes. Motion carried.
- d. 799 Main Street Caribou reopening (CEO Approval only)
 - Frank McElwain likes to see an underutilized building back in use.
 - Steve Wentworth commented on expansion of use.
- e. LD 2003 updated language from NMDC
 - next meeting – Jay will go over LD2003
 - include something that one unit is required to be owner occupied
- f. Planning Board appointment for open seat
 - James Belanger knows Dan. Both applications read well so all agreed that they would appreciate any member appointed by the Caribou City Council.

V. Old Business

- a. Changes to the Land Use table –
 - Ask about Riverfront comments on zoning and land use table
 - David Corriveau will take Land Use Table comments to the Business Investment Group for comments
 - Special Meeting on March 7 on Land Use Table and some new uses
 - Accessory dwelling units discussion

VI. Staff Report

- a. Grant Updates – a flyer with updates was provided.
The Riverfront Committee / Brownfields project had a public hearing on January 30th. There is now a 30-day comment period for an analysis of cleanup alternatives. A notice to proceed has been received and quarterly reporting is done.
- b. It has been heard that the Steam Plant Project has been approved for \$2 million dollars, outside of the Brownfields Grant. (CERCLA Action)
- c. The Northern Border Regional Commission has a partial notice to proceed. NEPA review is needed.
- d. Village Partnership Initiative will have a kickoff meeting on March 1st.
- e. Congressionally directed spending request- no money received yet.
- f. Dangerous buildings / blight is a City Council priority.
Currently, they are working with the owners of a property on Sweden Street to get a consent agreement to have the house torn down.
- i. Economic Development had an Ice Breaker on the 29th. The Planning Board was involved.
- j. In the 2024 Municipal Budget, the city manager increased the salary for the CEO in the hopes of finding a Planner/ CEO.
- k. On April 8th there will be an eclipse event / Star Park at the Wellness Center from noon until 6 p.m. Lodgings in the area are sold out.
- l. Discussion on the status of modifications and expansions of some local lodgings.

VII. Adjournment

Motion by David Corriveau to adjourn, seconded by James Belanger.

Passed by unanimous vote.
Meeting Adjourned 7:50 pm.

Respectfully Submitted,
James Belanger
Planning Board Secretary

JEB/JK