

**Caribou Riverfront Redevelopment Committee**  
**May 21, 2024 at 5:00 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 April 23, 2024 meeting
3. New Business
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. Summary/consolidation of brainstormed reuse options for further review and discussion – 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 Redevelopment Committee Meeting Minutes Tuesday, April 23, 2024 @ 6:00 pm City Council Chambers

**Members present:** Mark Draper, Dave Belyea, Melinda Barnard, Andrea Flannery, Penny Thompson, Staff.

**At Large, present:** Jan Murchison, Ken Murchison, Dan Bagley, Randy Martin, and Candace Madill.

**Members absent:** Christina Kane-Gibson, Tamara Lovewell, City Council Liaison

**Others in Attendance:** Michelle Hersey of County Environmental Engineering, Cassidy Flannery

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

Chairperson Mark Draper called the meeting to order at 6:02 pm, a quorum was present. There were no conflicts of interest.

#### II. Approval of Minutes

Dave Belyea made a motion to accept the March 19, 2024, meeting minutes. Melinda Barnard seconded the motion. The vote was unanimously approved.

#### III. New Business – none.

#### IV.

##### Old Business

##### a. Strategy for redesignation of use of railroad R.O.W.

Item was tabled.

##### b. Property reuse options

- i. Public input plan – Christina – tabled
- ii. Brainstorm ideas from Committee members – Mark

##### Starch Plant Site

- A negative to keep in mind: area may flood in Spring
- A negative to keep in mind: NBRC 20 Years recorded interest in property
- Reuse ideas:
  - Pavilion/ scenic area
  - Commercial (seasonal) kayak or other water sport
  - Should work with Maine DOT to buttress the railroad bed
  - ATV/ snowmobile club
  - Food trucks
  - Trees along street for atmosphere
  - Pedestrian trail from railroad station to Dow Siding with pocket parks along
  - Splash pad
  - Zip line
  - Pedestrian bridge across Aroostook River
  - Scenic overlook
  - Bike rental or segways

## **Railroad Station**

- A negative to keep in mind: NBRC 20 Years recorded interest in property
- A negative to keep in mind: proximity of Dead River
- Reuse ideas:
  - Museum-like setting
    - Preservation / could we work with Historical Society?
    - Could we get tracks and cabooses?
  - Local Brewery Tap Room
    - keep it simple
    - -like 1<sup>st</sup> mile
    - -can bring food in
  - EV charging station
  - Pedestrian friendly
  - Photo/ selfie spots:
    - Large Caribou or Local Animal;
    - “Wings” painting;
    - Most ‘Northeastern’ City;
  - Geo-caching; App/ Cellphone game
  - Food trucks
  - Ice cream
  - Small café
  - Caribou visitor center
  - Art gallery
  - Trees along street
  - Park / benches
  - Pedestrian trail from railroad station to Dow Siding with pocket parks
  - Splash pad
  - Zip-line
  - Public restrooms
  - Children’s garden
  - Checkboard stations
  - Lights/ cameras/ wi-fi
  - Outdoor sporting goods fly-tackle
  - Maine Guide Service

## **Riverfront Power Plants site**

- A negative to keep in mind: proximity to dam will limit access
- Reuse ideas:
  - Housing 2<sup>nd</sup> floor
  - Restaurant
  - Green space/ park
  - Playground
  - Concert venue
  - Farmer’s market
  - Covered pavillion
  - Food trucks
  - Hand-pump railroad
  - Benches/ trees/ pedestrian friendly
  - Pedestrian trail from railroad to Dow Siding with pocket parks along
  - Splash pad
  - Zip-line
  - Moose sculpture
  - Relocate community garden
  - Campground
  - Pop-up shops/ cabins
  - Public restrooms
  - Lights/ cameras
  - Tubing over the dam
  - M\*A\*S\*H – type sign i.e. # miles to distant places

**All areas:**

- pedestrian friendly
- Educational signage
- Walking paths
- Good signage needed “You Are Here”
  - Bangor Forest – Good Sign/ Excellent Map

**V. Update on Atlantic Salmon for Northern Maine by Randy Martin**

- Taken possession of the Merlin One, LLC assts (bulk plant, land)
- Could add the tank cleaning to existing Brownfields if less than 1 million dollars
- Working on DEP permit for trout pond with walking path and bird sanctuary
- Submitted CDS request for all phases
- Going to submit for NBRC for piping

**VI. Staff Report**

**a. Brownfields project – Michelle**

- Spoke with Bangor Daily News today.
- Inventory, consolidate, and secure
- Most oil is in the big double-wall tank
- Sign hung and 2 days later was vandalized
- Next step – public outreach

**b. NBRC grant – Penny (staff)**

- First Quarter 2024 report timely submitted
- Documented match letter submitted and accepted

**c. CERCLA Action – steam plant – Penny (staff)**

- Zack from EPA will be up on Thursday with EPA Public Outreach person

**VII. Set Next Meeting –**

The next meeting will be May 21, 2024, at 6:00 pm.

**VIII. Adjournment**

Mark declared the meeting was adjourned at 7:07 p.m.

Respectfully Submitted,

Christina Kane-Gibson  
Secretary, Riverfront Renaissance Committee

CKG/JK