



## *City of Caribou, Maine*

*Municipal Building  
25 High Street  
Caribou, ME 04736  
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### **Meeting Minutes Caribou Planning Board Regular Meeting Thursday May 9, 2024, at 6:00 p.m.**

Members Present: Amanda Jandreau, Steve Wentworth, David Corriveau, Frank McElwain, Eric Hitchcock.

Others in attendance: Jay Kamm, NMDC, Karen Gorman, Penny Thompson, staff.

Absent: James E. Belanger, Jr., Maura Bishop

- I. The meeting was called to order at 6:00 by Amanda Jandreau  
It was determined that there was a quorum.  
Conflict of interest: none.
- II. Review and Approval of minutes of April 11, 2024  
A motion was made by David Corriveau to approve the minutes of April 11, 2024. The motion was seconded by Steve Wentworth. The vote was unanimous.
- III. City Council Liaison Updates – none, Jody Smith not in attendance
- IV. New Business
  - a. Presentation from Jay Kamm – LD 2003
  - b. 2024 – 2034 Comprehensive Plan Update – Jay Kamm & Karen Gorman
  - c. Workshop on LD2003 & Comprehensive Plan
  - d. Work Session Thursday May 23<sup>rd</sup> at 5:00 to get ready for a June 13 Public Hearing
    - i. Land Use and Zoning only
    - ii. Comprehensive Plan – provide copies of meeting notes for each section
    - iii. Hard copies of draft sections to 5/23 meeting
  - e. Troy Pelletier application (shoreland)
    - i. Public Hearing on May 23, 2023 at 6:00 pm
    - ii. Tony will be receiving a letter from DEP visit today
  - f. Zoning change request – 653 Main Street
    - i. 653 Main – would be going to mixed use with new zoning
    - ii. Steve Wentworth  
City should have limits on how long people can live in a camper  
Possible concerning time of year and number of days
  - g. Possibility of City LLC to purchase properties (using City of Brewer as case study)
    - i. “Land Bank” with tax-acquired property
    - ii. Brewer – Brownfield rehab (Jay Kamm comment)

- h. Consider an ordinance for homeless encampments.
    - i. Chief Gahagan presented on information he has about statewide efforts end of bus route adds to Caribou problem  
now +/- 10 truly unhoused people  
couch surfing also an issue
      - \* Life safety may address the number of occupants per square foot
      - \*Curfew at parks – closed dusk to dawn (no tents)
      - \*no smoking in school zones and parks
    - i. Karen Gorman also presented on homelessness – Bangor ordinance
  - i. Keeping business in Caribou
- V. Old Business  
Further discussion of zoning change on East Presque Isle Road.
- VI. Staff Report  
CERCLA action at steam plant  
Grant updates  
Land Bank / Tax-Acquired property guidance
- VII. Adjournment  
Motion by Eric Hitchcock to adjourn, seconded by Steve Wentworth.

Passed by unanimous vote.  
Meeting adjourned 7:55 pm.

Respectfully Submitted,  
James E. Belanger, Jr.  
Planning Board Secretary

JEB/JK