



## *City of Caribou, Maine*

### **AGENDA Caribou Planning Board Regular Meeting Wednesday, March 1, 2017 at 5:30 p.m. Caribou City Council Chambers**

*Municipal Building  
25 High Street  
Caribou, ME 04736  
Telephone (207) 493-3324  
Fax (207) 498-3954  
[www.cariboumaine.org](http://www.cariboumaine.org)*

- I. Call to Order
- II. Approval of February 1, 2017 Planning Board Minutes 2-3
- III. Public Hearing
  - a. Ordinance regarding recreational Marijuana 4-7
  - b. Steve Wentworth – Veterans Project on Washburn Road
- IV. New Business
  - a. Crown Park Inn Request 8-14
  - b. Day Care Application 15-19
- V. Old Business
  - a. Chapter 13 Re-write 20-21
- VI. Other Business
  - a. Safe Alternatives
- VII. Adjournment



**Caribou Planning Board Meeting Minutes  
Wednesday, February 1, 2017 @ 5:30 pm  
City Council Chambers**

**Planning Board Members Present:** McDonough III, White, Cyr, Smith, Pelletier

**Planning Board Members Absent:** Graves, Hunter

Chairman Cyr called the meeting to order at 5:30pm.

Motion by Pelletier, Seconded by McDonough III, to approve the January 4, 2017 Planning Board Minutes as presented. Unanimous.

At 5:31pm the public hearing on the Site Design application from Safe Alternatives was opened.

Larry Cody, lives tow driveways away from the location, and saw the ad in the newspaper. He recommends changing the notification requirement for outskirts of Caribou so more people can be notified via mail. He used to live in California and has a lot of experience with “dope heads”. He says this is a disaster to a residential neighborhood. He asked the Board to be very careful as to how it progresses. He warned that prescriptions are easy to get, and this would bring in undesirable nuisances. He moved back to Caribou in 2008. He said the Board should listen to 62% of the voters and not approve this permit. He said this will create nothing but future problems, and the Board should deny this.

Ted Smith asked if he reviewed the application that was presented to the town. Cody said he did not, but this is disastrous for the area.

Ted Smith asked if he has reviewed the ordinance. Mr. Cody said he has not, but he does not feel it should happen in Caribou.

Chairman Cyr read the email from Gary and Mary Raymond, owners of the property at 1121 Presque Isle Road, opposing the application into the record.

Ted Smith said there are certain requirements that the board renders the decision on. He cited a court case that affirmed the public opinion should not sway the opinion of the board.

Chad Emper, Safe Alternatives, providing documentation for parking and the exterior lighting.

Chairman Cyr stated he feels the application is meeting the standards placed in the law.

Smith stated the Code Enforcement Officer would have to do a walk through before they opened and ensure continued compliance with the code.

White motioned to approve the with the condition that the final inspections have to be.

Cyr, White, McDonough III approve. Smith and Pelletier opposed. Motion declared passed.

Motion by White, seconded by Pelletier to schedule public hearing on Marijuana ordinance.  
Unanimous.

Discussion held on Chapter 13.

Discussion on changing the title of mobile home to manufactured home for title 13-740.

Discussion held on what a “front of the house” means for outdoor play areas in childcare facilities.

Discussion held fees. Consensus to remove fees from ordinance and submit a recommended fee schedule with ordinance.

No action taken on Chapter 13.

The Chair declared the meeting adjourned.

Respectfully Submitted,

Robert White  
Planning Board Secretary

RW/ab



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OFFICE OF THE CITY MANAGER  
CARIBOU, MAINE

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To: Chairman and Planning Board Members  
From: Austin Bleess, City Manager  
Date: February 1, 2017  
Re: Ordinance regarding recreational marijuana

On the following pages is the proposed ordinance banning recreational marijuana.

Our Code, Chapter 13, Section 850, requires the Planning Board to hold a public hearing on this. If this ordinance is what the Planning Board would like to put forward we will schedule a public hearing for this ordinance for March 1. Then it can be forwarded to the City Council for introduction there on March 13, and public hearing and action on March 27<sup>th</sup>.

Councilor \_\_\_\_\_ introduced the following ordinance:

Ordinance No. \_\_, 2017 Series  
City of Caribou  
County of Aroostook  
State of Maine

AN ORDINANCE PROHIBITING RECREATIONAL MARIJUANA

The City Council of the City of Caribou, County of Aroostook, State of Maine, pursuant to the requirements of the City of Caribou Charter, Section 2.11 (1) does ordain the following:

**Section 1. Authority.** The ordinance is adopted pursuant to the Title 30-A M.R.S. §3001 and Title 7 M.R.S. c. 417.

**Section 2. Purpose and Intent.** The purpose of this ordinance is to impose a ban on the operation of Retail Marijuana Establishments and Retail Marijuana Social Clubs in the City of Caribou to protect the health, safety, and welfare of the people of Caribou as these activities constitute a nuisance.

**Section 3. Prohibition.** The operation of Retail Marijuana Establishments which includes Retail Marijuana Stores, Retail Marijuana Cultivation Facilities, Retail Marijuana Products Manufacturing Facilities, and Retail Marijuana Testing Facilities; and the operation of Retail Marijuana Social Clubs are prohibited within the City of Caribou, and therefore all activities related to the abovementioned retail uses such as, but not limited to, cultivation, possession, extraction, manufacturing, processing, storing, laboratory testing, labeling, transporting, delivering, dispensing, transferring, and distributing are expressly prohibited within the City of Caribou.

**Section 4. Exemptions.**

A. Personal Use of Marijuana. This ordinance shall not be construed to prohibit the Personal Use of Marijuana per Title 7 M.R.S. c. 417 section 2452.

B. Medical Use of Marijuana. This ordinance shall not be construed to limit any privileges or rights of a qualifying patient, primary caregiver, registered or otherwise, or registered dispensary under the Maine Medical Use of Marijuana Act and the City of the Caribou Code of Ordinances, c. 56 Unified Development Ordinance.

**Section 5. Relationship with Other Ordinances.** Whenever a provision of this ordinance is inconsistent with another provision of any other ordinance, regulation, or statute, the more restrictive provision shall control.

**Section 6. Validity and Severability.** Should any section or provision of this ordinance be declared by the courts to be invalid, such a decision shall not invalidate any other section or provision of this ordinance.

**Section 7. Enforcement.**

A. Any duly designated Caribou Police Officer is authorized and shall have the authority to enforce all provisions of this ordinance.

B. The City Manager is authorized to order that legal action be taken to enforce the provisions of this Ordinance.

**Section 8. Cease Operations Order.**

A Police Officer may issue a written cease operations order directing the occupancy, use, and other activities prohibited under this ordinance to cease immediately, and that the premises be vacated. Upon notice of the cease operations order, all occupancy, use, or other activity subject to the cease operations order shall stop immediately and the premises shall be vacated and closed.

**Section 9.** Penalty. Any person violating the provisions of this ordinance may be liable for the penalties set forth below:

**A. Civil Penalties.**

- i. First Violation. The maximum penalty for undertaking an activity related to Retail Marijuana Establishments or Retail Marijuana Social Clubs is \$2,500.
- ii. Multiple. The maximum penalty for undertaking an activity related to Retail Marijuana Establishments or Retail Marijuana Social Clubs is \$25,000 when it is shown that there has been a previous conviction of the same person within the past five (5) years for a violation of the ordinance.
- iii. Economic Benefit. The maximum penalty may be increased if the economic benefit resulting from the violation exceeds the applicable penalties. The maximum civil penalty may not exceed an amount equal to twice the economic benefit resulting from the violation. Economic benefit includes, but is not limited to, the costs avoided or enhanced value accrued at the time of the violation as a result of the violator's noncompliance with the applicable legal requirements.
- iv. Setting of Penalty. In setting a penalty, the following shall be considered:
  - a. Prior violations by the same party;
  - b. The impact caused and/or potential impact posed by the operation of the prohibited activity to the health, safety, and welfare of the people of Caribou.
  - c. The damage that cannot be abated or corrected; and
  - d. The extent to which the violation continued following an order to stop.

**B. Abatement and Mitigation.** The violator may be ordered to correct, abate or mitigate the violations.

**C. Damaged Incurred.** Any person violating any of the provisions of this ordinance shall become liable to the City for any expense, loss, or damage incurred by the City by reason of such violation.

**D. Attorney Fees.** If Caribou is the prevailing party, the City must be awarded reasonable attorney fees, expert witness fees and costs.

**Section 10. Definitions.** The definitions below are per Title 7 M.R.S. c. 417, section 2442.

**Marijuana:** Means cannabis.

**Extraction:** The process of extracting marijuana with solvents or gases.

**Person:** A natural person, partnership, association, company, corporation, limited liability company or organization or a manager, agent, owner, director, servant, officer or employee thereof. "Person" does not include any governmental organization.

**Retail Marijuana:** Cannabis that is cultivated, manufactured, distributed or sold by a licensed retail marijuana establishment or retail marijuana social club.

**Retail Marijuana Cultivation Facility:** An entity licensed to cultivate, prepare and package retail marijuana and sell retail marijuana to retail marijuana establishments and retail marijuana social clubs.

**Retail Marijuana Establishment:** Retail marijuana store, a retail marijuana cultivation facility, a retail marijuana products manufacturing facility or a retail marijuana testing facility.

**Retail Marijuana Product:** Concentrated retail marijuana and retail marijuana products that are composed of retail marijuana and other ingredients and are intended for use or consumption, including, but not limited to, edible products, ointments and tinctures.

**Retail Marijuana Products Manufacturing Facility:** An entity licensed to purchase retail marijuana; manufacture, prepare and package retail marijuana products; and sell retail marijuana and retail marijuana products only to other retail marijuana products manufacturing facilities, retail marijuana stores and retail marijuana social clubs.

**Retail Marijuana Social Club:** An entity licensed to sell retail marijuana and retail marijuana products to consumers for consumption on the licensed premises.

**Retail Marijuana Store:** An entity licensed to purchase retail marijuana from a retail marijuana cultivation facility and to purchase retail marijuana products from a retail marijuana products manufacturing facility and to sell retail marijuana and retail marijuana products to consumers.

**Retail Marijuana Testing Facility:** An entity licensed and certified to analyze and certify the safety and potency of retail marijuana and retail marijuana products.

This ordinance, being introduced on \_\_\_\_\_ and a public hearing being held on \_\_\_\_\_, was duly passed by the City Council of the City of Caribou, Maine, this \_\_\_\_\_.

\_\_\_\_\_  
Gary Aiken, Mayor

\_\_\_\_\_  
David Martin, Councilor

\_\_\_\_\_  
Shane McDougall, Councilor

\_\_\_\_\_  
Timothy Guerrette, Councilor

\_\_\_\_\_  
Philip J. McDonough II, Councilor

\_\_\_\_\_  
Jody Smith, Councilor

\_\_\_\_\_  
Joan Theriault, Councilor

Attest:

\_\_\_\_\_  
Jayne R. Farrin, City Clerk



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OFFICE OF THE CITY MANAGER  
CARIBOU, MAINE

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To: Chairman and Planning Board Members  
From: Austin Bleess, City Manager  
Date: March 1, 2017  
Re: Crown Park Inn Request

We have received a request from Dana Cassidy, the owner of the Crown Park Inn, to change the zoning there. He would like to change some of his rooms from hotel rooms to permanent living. During the initial conversations he wanted to change it to a congregate living type use, but he seems to be going for a multi-family dwelling. His hotel is located in a C-2 Zone which allows for hotels and multi-family dwellings.

The full application is on the following pages. The planning board can review this tonight as a concept review. A full review can be held in April.



Dana Cassidy  
Crown Park Inn  
30 Access Highway  
Caribou, ME 04736

Caribou Planning Board,

My request to the board is for a partial change of zoning. My hotel is in an I2 zone and to receive Section 8 housing all or a portion of the hotel has to be re-zoned for voucher approval. I have spoken with Lisa Plouved, there is a need.

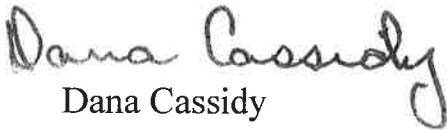
I would like to use the back third, room 123-132 bottom floor and 219-230 top floor for long term housing and the remaining 40 rooms to remain the same.

Please keep in mind the facility has had long term tenants for 50 years. No construction changes are needed and or necessary. We currently have 9 long term tenants and sometimes have as many as 40. The Crown was built for lodging and zoned for lodging (long and short term).

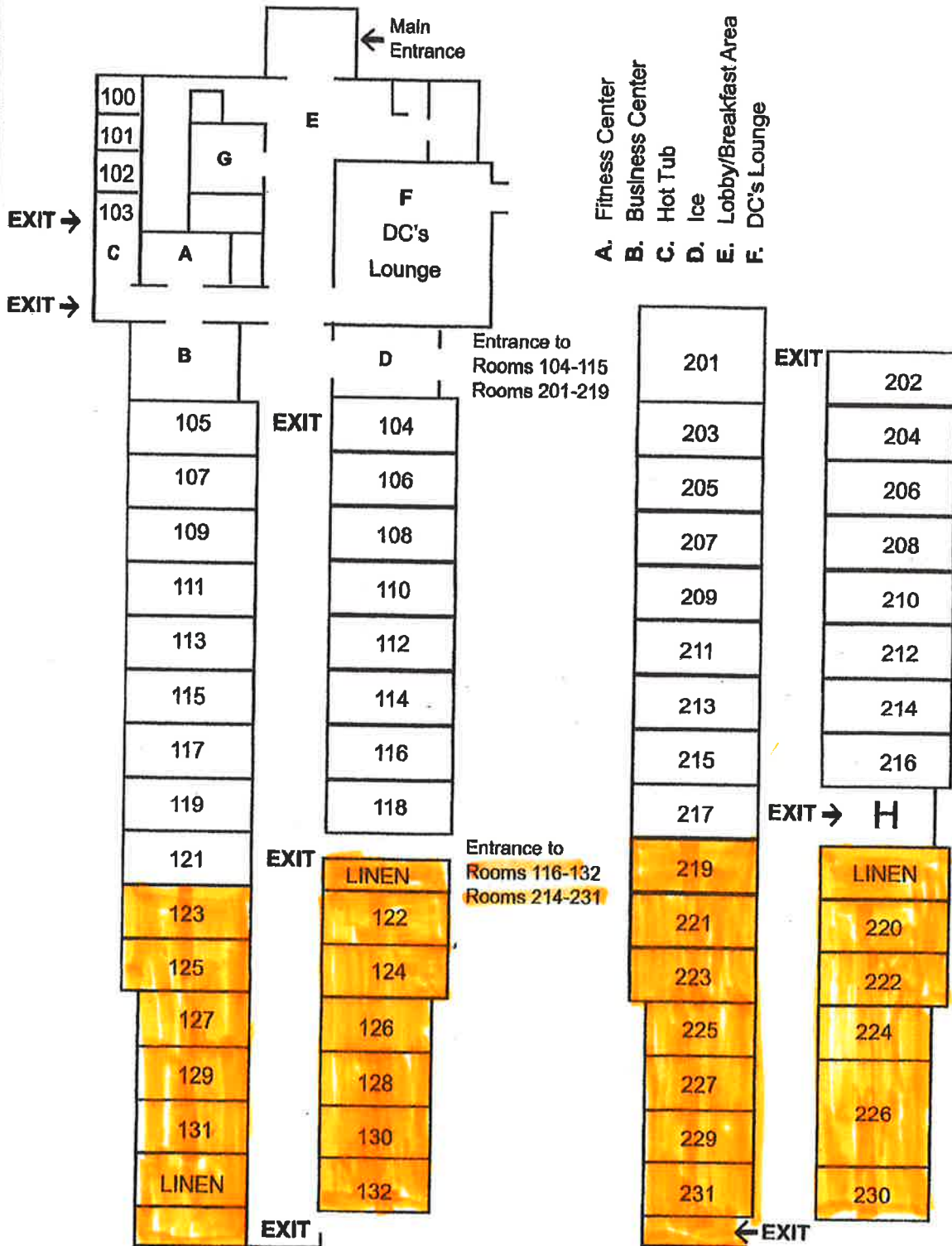
There have been no changes. We've been inspected by local and state fire marshals and meet or exceed ALL standards.

Thank you very much for your cooperation and concern.

Sincerely,

  
Dana Cassidy

# Exhibit A



**Complete Application:** An application shall be considered complete upon submission of any required fee or guarantee, a signed application, and all information required by the appropriate application, except as validly waived by the CEO or Planning Board, whomever is responsible for conducting the review, to waive the submission of required information.

**Comprehensive Plan:** A document or interrelated documents adopted by the municipality's legislative body, containing an inventory and analysis of existing conditions, a compilation of goals for the development of the community, an expression of policies for achieving these goals, and a strategy for implementation of the policies.

**Conditional Zoning:** The process by which the municipal legislative body may rezone property to permit the use of the property subject to conditions not generally applicable to other properties similarly zoned.

**Condominiums:** Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions under a declaration, or an amendment to a declaration, duly recorded pursuant to MRSA Title 33 Chapter 31. Real estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners. Any real estate development consisting exclusively of clustered, detached, single family residences is not a condominium, unless so designated in the declaration.

**Confined Feeding Operations:** Specialized livestock production enterprises with confined beef cattle and hog feeding and poultry and egg farms and accessory structures. These operations have large animal populations restricted to small areas.

**Conforming:** A building, structure, use of land, or portion thereof, which complies with all the provisions of an ordinance.

**Congregate Housing:** Apartments and dwellings with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services, and other support services appropriate for functionally impaired persons.

**Congregate Housing, Elderly:** A type of dwelling which is occupied by elderly persons and that provides shared community space and shared dining facilities and normally also provides its residents with housekeeping services, personal care and assistance, transportation assistance, recreational activities, and/or specialized shared services such as medical support services. By "elderly" persons is meant a person 60 years old or older, or a couple that constitutes a household and at least one of whom is 60 years old or older at the time of entry into the facility. By "shared community space" is meant space designed to be used in common for the enjoyment and leisure of residents of the facility, such as, by way of example only, reading rooms, sitting rooms, recreational rooms, rooms for entertaining guests and exercise rooms. By "shared dining facilities" is meant a room or rooms designed for the serving of meals to residents sitting together, plus the kitchen and ancillary facilities required to prepare the meals. An elderly congregate housing development shall include either or both of the following types of residential units:

1. Dwelling units, as defined by this Section; and
2. Residential care units, which do not meet the definition of dwelling unit because they have no cooking facilities within the units, but which normally consist of rooms with sleeping and sanitary facilities.

Additionally, the term "elderly congregate housing" includes specialized facilities that provide long-term residential care, such as those designed specifically for persons with Alzheimer's Disease or other afflictions of the elderly for which specialized care outside of a nursing home may be appropriate. Elderly congregate housing is distinct from "convalescent home or rest home or nursing home," which is defined separately.

**Conservation Easement:** A non-possessory interest in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property; assuring its availability for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining air and water quality.

**Constructed:** Includes built, erected, altered, reconstructed, moved upon, or any physical operations on the premises which are required for construction. Excavation, fill, paving, drainage, and the like, shall be considered as part of construction.



## Site Design Application

Planning & Code Enforcement  
City of Caribou  
25 High St.  
Caribou, Maine 04736

(207) 493-3324 option 3  
citymanager@cariboumaine.org

**Note to Applicant:** Complete this application and return it with the required documents. In addition, the required fee must be returned along with this completed application. Make checks payable to: "City of Caribou", in the amount of \$90.00 plus \$10.00 per 2000 square feet of total gross floor area for commercial, industrial or other non residential applications.

**Please print or type all information**

Name of Property Owner / Developer: Dana Cassidy  
Development Name: Crown Park Inn.  
Location of Property (Street Locations): 30 Access HWY  
City of Caribou Tax Map: 11 Lot: 4-C Zone: I2

### Site Design Review Application - City of Caribou, Maine

Site Design approval will not be considered complete until the Planning Board has determined it has all of the necessary information to review the proposal and render a decision. You are advised to meet with the Code Enforcement Officer prior to completing the application as it may not be necessary to comply with all of the items shown on the form. The review of your application shall consist of at least (2) two presentations to the Planning Board and possibly additional presentations until all required information has been provided. A "Performance Bond" may be required prior to approval of this project.

**Applicant Information**

Person and address to which all correspondence regarding this application should be sent to:

Dana Cassidy

Phone: 207-227-4160

P.O. Box 1464

E. Ellsworth, ME 04605 E-mail: dccassidy@live.com

If applicant is a corporation, check if licensed in Maine ( ) Yes (X) No  
(Attach copy of Secretary of State Registration)

Name of Land Surveyor, Engineer, Architect or other Design Professionals. (attach list if needed)

Eric Cassidy

Phone: 207-9918073

Phone: \_\_\_\_\_

What legal interest does the applicant have in property to be developed (ownership, owner's representative, option, purchase & sales contract, etc?)

Owner

(Attach supportive legal documentation)

**General Information**

Aroostook County Registry Deeds: Book # \_\_\_\_\_ Page # \_\_\_\_\_ (attach copy of deed)

What interest does the applicant have in any abutting property? \_\_\_\_\_

Is any portion of the property within 250 feet of the normal high water line of a lake, pond, river, or wetland or within 75 feet of any stream? ( ) Yes (X) No

Is any portion of the property within a Flood Hazard Zone? ( ) Yes (X) No

Total area or acreage of parcel: 7 $\frac{1}{2}$  Acres Total area or acreage to be developed: \_\_\_\_\_

Has this land been part of subdivision in the past five years? ( ) Yes ( ) No

Identify existing use(s) of land (farmland, woodlot, residential, etc.) \_\_\_\_\_

Indicate any restrictive covenants to be placed in the deed: NO changes

(Attach list if needed)

Does the applicant propose to dedicate any recreation area, or common lands?

*Existing Only*  
☐ Yes ☒ No

Recreation area(s) Estimated Area & Description:

*Existing 7+ Acres*

Common land(s) Estimated Area & Description:

*Reference Exhibit "A" Orange*

Anticipated start date for construction: month / year

*02/17*

Completion:

*02/17*

Does any portion of the proposal cross or abut an adjoining municipal line?

☐ Yes ☒ No

Does this development require extension of public services?

☐ Yes ☒ No

Roads: \_\_\_\_\_ Storm Drainage: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Sewer Lines: \_\_\_\_\_ Other: \_\_\_\_\_

Estimated cost for infrastructure improvements:

\$ *5000.<sup>+</sup>*

Water Supply: Private Well: ☐ Public Water Supply: ☒

Sewerage Disposal: Private SSWD: ☐ Public Sewer: ☒

Estimated sewerage disposal gallons per day: *Same* / day)

Does the building require plan review by the State Fire Marshal Office?  
(Attach Barrier free and Construction Permits from SFMO)

☐ Yes ☒ No

Have the plans been reviewed & approved by the Caribou Fire Chief?

☒ Yes ☐ No

Does the building have an automatic sprinkler system?

☒ Yes ☐ No

Does the building have an automatic fire detection system?

☒ Yes ☐ No

Will the development require a hydrant or dry hydrant fire pond?

☐ Yes ☒ No

#### Concept Plan Review Criterion

1. The Planning Board shall review applications first as a Concept Plan. Concept Plan Review is intended to insure the proposed plan is in conformance with the Caribou Comprehensive Plan and all City Ordinances. The completed application and concept plans shall be delivered to the Code Enforcement Office no less than 21 days prior to the first day of the next month. The Chairman of the Planning Board shall determine the schedule and agenda of the next meeting when the application and plans will receive Concept Plan Review. At a minimum, Concept Plan applications shall include the following:

1. \_\_\_\_\_ Name and address of the owner of record and applicant (if different).



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OFFICE OF THE CITY MANAGER  
CARIBOU, MAINE

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To: Chairman and Planning Board Members  
From: Austin Bleess, City Manager  
Date: March 1, 2017  
Re: Day Care Application

On the following page is the new proposed day care application. It's modified based upon the changes that we made to the ordinance in 2016. We should have the Planning Board approve it.



## City of Caribou Day Care Application

Planning & Code Enforcement  
25 High St.  
Caribou, Maine 04736  
(207) 493-3324 X 3  
pthompson@cariboumaine.org

**Note to Applicant:** Complete this application and return it with the required documents. In addition, the required fee must be returned along with this completed application. Make checks payable to: "City of Caribou", in the amount of \$90.00.

Name of Property Owner: \_\_\_\_\_

Facility Name: \_\_\_\_\_

Location of Property (Street Locations): \_\_\_\_\_

City of Caribou      Tax Map: \_\_\_\_\_      Lot: \_\_\_\_\_      Zone: \_\_\_\_\_

### Applicant Information

Person and address to which all correspondence regarding this application should be sent to:

\_\_\_\_\_

Day Time Phone: \_\_\_\_\_

\_\_\_\_\_

Night Time Phone: \_\_\_\_\_

\_\_\_\_\_

E-mail: \_\_\_\_\_

What legal interest does the applicant have in property to be developed (ownership, owners representative, option, purchase & sales contract, etc?)

\_\_\_\_\_  
(Attach supportive legal documentation)

### General Information

Date your State of Maine Day Care License anticipated approval: \_\_\_\_\_  
(Attach a copy of License or DHHS pre-approval checklist)

Has the site been inspected by the Maine Department of Health & Human Services and approved?  
( ) Yes      ( ) No  
(Attach Documentation)



### Structure & Site Plan Details

Does the building have a Carbon Monoxide Detector? ( ) Yes ( ) No

Do you have a basement? ( ) Yes ( ) No

Will the basement be accessible to children? ( ) Yes ( ) No

If yes, are there graspable handrails and guardrails on the staircase? ( ) Yes ( ) No

Subsurface Waste Water Disposal System – No person may expand the use of a structure using a private subsurface waste water disposal system until documentation is provided to the municipal officers and a notice of the documentation is recorded in the appropriate agency of deeds that, in the event of a future malfunction of the system, the disposal system can be replaced and enlarged to comply with the rules adopted under

Title 22 M.R.S. § 42, and any municipal ordinances governing subsurface waste water disposal systems, No requirements of these rules and ordinances may be waived for an expanded structure.

Have you provided documentation showing that the current disposal system can be replaced and enlarged? ( ) Yes ( ) No

### Plan Review Criteria Checklist

1. \_\_\_\_\_ Name and address of the owner of record and applicant (if different).
2. \_\_\_\_\_ Name of the proposed facility and location.
3. \_\_\_\_\_ A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest to operate a daycare in the property on the part of the applicant..
4. **Plans to show the following elements for review:**
  - \_\_\_\_\_ a. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
  - \_\_\_\_\_ b Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas.
  - \_\_\_\_\_ 3. Location of outdoor play areas, fences, exterior lighting, signage and accessory structures.

**To the best of my knowledge, all of the information submitted in this application is true and correct.**

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**For Office Use Only**

Day Care Application for: \_\_\_\_\_

Address: \_\_\_\_\_

**Approved by the Code Enforcement Officer**

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Signed: \_\_\_\_\_

**Conditions of Approval:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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OFFICE OF THE CITY MANAGER  
CARIBOU, MAINE

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To: Chairman and Planning Board Members  
From: Austin Bleess, City Manager  
Date: March 1, 2017  
Re: Chapter 13 Re-Write

Chapter 13 in its entirety is up for review tonight.

On the next page are some changes to the parking space ordinance that I think the Planning Board should consider. Over the past 4 years the City has spent much time talking about parking, and it has at times been a distraction to the other goals the City has been trying to achieve.

In looking over the parking requirements I feel that some of them are unrealistic. Given that most of the business locations in Caribou have been in existence for decades some of these simply would not work. While some places are grandfathered in, if a business closes for more than a year and then reopens, or if there is a change in use they would have to meet these requirements.

My recommendation is to go with parking spaces based upon 200 square feet, but the planning board may want to consider going even higher in square footage.

I'm also proposing a few slight changes to the Day Care ordinance. Recently I had a conversation with the person with Maine DHHS who does the licensing here in our area, and there are a few things that are duplicative. Those include requiring a copy of the inspection from the State Fire Marshall's office. DHHS won't approve the license without approval from the Fire Marshall, so by getting rid of that requirement it's one less piece of paperwork we have to shuffle.

The rest of Chapter 13 has been sent out under separate cover.

<u>Activity</u>	<u>Minimum Required Parking</u>
Residential Dwelling	1 space per dwelling unit.
Elderly Housing	1 space per dwelling unit.
Tourist home, Boarding House, Lodging House, Motel, Hotel, Inn	1 space per room/unit rental and for each employee on the largest shift.
Church	1 space per three seats based upon max. seating capacity.
Schools	
Primary	1.5 spaces per classroom.
Secondary	8 spaces per classroom.
Post-Secondary	1 space for each student and 1 space for each faculty and staff member.
Child Care Facility	1 space for every 4 children facility is licensed to care for.
Private Clubs or Lodges	1 space per every <del>seventy five (75)</del> <u>100</u> square feet of floor
Theatre, Auditorium, Public Assembly Areas	1 space per three seats based upon max. seating capacity.
Funeral Homes	1 space for every <del>100-150</del> square feet of floor space.
Medical Care Facilities	1 space for every three (3) beds and every two (2) employees on the maximum working shift.
Offices, Banks	1 space for every <del>150-200</del> square feet of floor space.
Medical Offices (MD's, OD's)	<del>10-5</del> spaces for each doctor, dentist, or other medical practitioner.
Veterinarian Clinic, Kennel	<del>5-3</del> spaces/veterinarian.
Retail and Service Businesses	1 space for every <del>150-200</del> sq. ft. of floor space.
Barber/Beauty Shop	4 spaces/chair.
Restaurant	1 space per three seats based upon max. seating capacity.
Industrial Businesses	1 space/employee on the maximum working shift.
Warehouse, Wholesale	1 space/500 sq. ft. floor area business.
Flea Market	3 spaces/table.
Mixed Use	Total of individual uses.
Automobile Repair Garage and	
Repair Gasoline Filling Stations	5 spaces for each bay or area used for work.
Library, Museum, Art Gallery	1 space for each <del>150-200</del> sq. ft. of floor space.
Commercial Recreation Facility,	
Fitness Area	1 space for each <del>100-150</del> sq. ft. of floor area.
Motor Vehicle Sales	1 space reserved for customers per <del>thirty</del> <u>40</u> vehicles displayed on the lot.

Notes

1. Where the calculation of the aforementioned parking spaces results in a fractional part of a complete parking space, the parking spaces required shall be construed to be the next highest number.
2. The above are minimum standards, and additional parking spaces shall be required if these prove to be inadequate.
3. Where floor space is to be used in calculating the number of required parking stalls, gross floor area shall be used unless otherwise noted.