



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday, June 8, 2017 at 5:30 p.m. Caribou City Council Chambers

*Municipal Building
25 High Street
Caribou, ME 0473
Telephone (207) 493-332
Fax (207) 498-395
www.cariboumaine.org*

- I. Call to Order
- II. Approval of May 11, 2017 Planning Board minutes. 2-4
- III. Public Hearings
 - 1) Final review of a Site Design Application for the parking lot at the proposed RSU 39 Central Office Building, 69 Glenn Street. 5-11
 - 2) Final review of a Site Design Application from Caribou Management Company, LLC for parking lot development at Skyway Plaza. 12-18
 - 3) Final review of a Subdivision Review Application from Caribou Management Company, LLC for the re-division of a subdivision at Skyway Plaza. 19-28
 - 4) Review of a request to re-zone a portion of Skyway Plaza property along Solman Street from Residential to Commercial. 29
- IV. New Business
 - 1) Preliminary Review of a Site Design Application from Neal Griffeth for an additional retail business at 16 Access Highway, Tax Map 11 Lot 3. 30-36
 - 2) Preliminary Review of a Site Design Application from United Veterans of Maine for a Supportive Living Site for Military Veterans with Agricultural Training at 358 Washburn Street, Map 7, Lot 45J. 37-43
- V. Other Business
 - 1) Revisit the Site Design Application from Kip Griffin to be an Auto Recycler at 960 Access Highway, from the May Planning Board Meeting. 44-64
 - 2) Schedule a workshop to continue re-write of Chapter 13, Zoning of City Code.
- VI. New Communications
- VII. Public Input
 - 1) Request from Tammy Belanger to have a Dog Grooming Business at 32 Roberts Street. 65-66
- VIII. Adjournment



City of Caribou, Maine

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

Caribou Planning Board Meeting Minutes Thursday, May 11, 2017 @ 5:30 pm City Council Chambers

Members Present: Phil Cyr, Michele Smith, Robert White, Todd Pelletier, Philip McDonough III and Matt Hunter

Members Absent: Evan Graves

Others Present: Steve Wentworth – Planning Board Advisor, Penny Thompson – Tax Assessor, Kip Griffin – Griffin's Auto, Mark Bouchard – RSU 39, Alan Kuhnholm – PDT Architects, Chelsea Lipham – PDT Architects, Suzanne Morin – PDT Architects, Steve Bushey – Stantec, Milo Haney, Tim Roix – BRSA, Elvin Thomas, Chris Gura, Ryan Ellsworth – Manager CFCU, John Morrill – Custom Car Wash, Elvin Thomas.

I. Call to Order.

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

II. Approval of April 5, 2017 Planning Board Minutes

Motion by Todd Pelletier to approve; seconded by Philip McDonough III. Motion carried with all in favor.

III. Public Hearings

- 1) **Site Design Application to become an Auto Recycler – Kip Griffin, 960 Access Highway.**
Chairman Phil Cyr opened the Public Hearing at 5:31 pm. With no comments, the Public Hearing was closed at 5:32 pm. Kip Griffin was in attendance and answered a few questions. The location has been reviewed by the Caribou Fire Chief. It does not require review by the State Fire Marshal. The Board reviewed the Site Design Review Criteria. Matthew Hunter moved to approve the application for Kip Griffin to become an Auto Recycler at 960 Access Highway; seconded by Todd Pelletier. Motion carried with all in favor.
- 2) **Consider a zoning change along Access Highway from Otter Street to Madawaska River from the RC-2 Zone to the R-3 Zone.** Chairman Phil Cyr gave an overview. This began with a request from Josh Nadeau to change the zone for a lot on the Access Highway to allow an installation of a mobile home. Upon review of this area, Steve Wentworth stated that this area is predominately mobile homes and he recommended this area along the Access Highway be considered to re-zone from an RC-2 to an R-3 to allow the installation of mobile homes. The Public Hearing was opened at 5:44 pm. With no comments, the Public Hearing was closed at 5:44 pm. Todd Pelletier moved to

recommend to the City Council to change the RC-2 Zone along the Access Highway to an R-3 Zone; seconded by Matthew Hunter. Motion carried with all in favor.

- 3) **Site Design Application for RSU 39 Central Office Building, 69 Glenn Street.** The Public Hearing was opened at 5:45 pm. Ryan Ellsworth, Manager of County Federal Credit Union stated that as an abutting property owner, it is fine as long as it does not interfere with ongoing operations. With no other comments, the Public Hearing was closed at 5:46 pm. Steve Wentworth clarified that the portion of review for the Planning Board is the parking lot only. If more than ten spaces are added, it needs Site Design Review by the Planning Board. The office building itself, requires only a building permit and Code Enforcement approval. This hearing is for Concept Review. Alan Kuhnholm from PDT Architects was present to answer questions and offered a presentation. The Board felt a presentation on the building was not necessary at this time. They already had the information they needed on the parking lot. The Board reviewed the Site Design Review Criteria. With everything in order, Robert White moved to schedule a Final Review of the Site Design Application at the next meeting of the Caribou Planning Board; seconded by Matthew Hunter. Motion carried with all in favor.
- 4) **Site Design Application from Rosenberg Real Estate LLC for parking lot development at Skyway Plaza.** Tim Roix from BRSA was present and spoke on behalf of Daniel Rosenberg. Mr. Rosenberg is trying to be proactive. He wants to have lots available for future development. The Public Hearing was opened at 5:59 pm. John Morrill, owner of Custom Car Wash spoke on his concerns as an abutting property owner. Runoff from Skyway Plaza adversely impacts his business with a huge amount of water and debris. Mr. Morrill wants to make sure this issue is taken care of. Mr. Morrill is pro-development, but just wants to make sure it is done correctly. Tim Roix showed and explained the plans for the parking lot which includes curbing, catch basins, islands and underdrain soil filter that should take care of this issue. The Public Hearing was closed at 6:07 pm. The Board reviewed the Site Design Review Criteria as a Concept Plan Review. With everything in order, Matthew Hunter moved to schedule a public hearing for Final Plan Review at the next meeting of the Caribou Planning Board; seconded by Todd Pelletier. Motion carried with all in favor.

IV. New Business

- 1) **Preliminary Review of a re-division of a subdivision at Skyway Plaza.** Chairman Phil Cyr opened the Public Hearing at 6:14 pm. With no comments, the Public Hearing was closed at 6:15 pm. Steve Wentworth stated that State Statute requires review and approval for re-division of an existing subdivision and needs to be recorded at the Registry of Deeds. Lot #2 is being re-divided into lots 4, 5 and 6. Tim Roix from BRSA stated that many developers want to own their own lots. The Board reviewed the Preliminary Plan Review Criteria as well as the Final Plan Review Criteria. With everything in order, Matthew Hunter moved to schedule a public hearing at the next Planning Board meeting; seconded by Michele Smith. Motioned carried with all in favor.

V. Other Business

- 1) **Request for re-zone of a portion of Skyway Plaza property along Solman Street from Residential to Commercial.** Matthew Hunter moved to send this item to City Council. Steve Wentworth recommended the Board hold a public hearing on this item. Mr. Wentworth stated this was originally a Commercial 3 Zone all the way to Solman Street, which allowed for strip malls, big box stores and large parking areas. Nothing has been developed since then. This parcel #3 went from

Commercial 3 to Commercial 2, when the Commercial 3 was eliminated. Then upon request, parcel #3 went to Residential 2 to allow multi-family dwellings. Mr. Wentworth stated that staff will send out notices to the residential homes along Solman Street to notify them of the public hearing. Matthew Hunter rescinded his original motion and moved to schedule a public hearing at the next Planning Board meeting; seconded by Robert White. Motion carried with all in favor.

- 2) **Agricultural Pesticide Storage Business at 33 Aldrich Drive.** This item is not coming to the Planning Board. Steve Wentworth stated that he told the applicant that the Planning Board and the City Attorney viewed herbicides and pesticides as being no different than furniture being stored. It is considered a warehouse, so it doesn't matter the item being warehoused. This does not need to come back to the Planning Board.
- 3) **Schedule a workshop to continue re-write of Chapter 13, focus being land use table and zoning map.** Workshop was scheduled for Thursday, May 25 at 5:30 pm in City Council Chambers.

Elvin Thomas was present to speak on behalf of his sister and daughter. His sister has a lot at 272 Main Street. There was a mobile home on it when she purchased it, then she bought the house next door and moved in there. Her daughter currently lives in a mobile home park and they would like to move her out of the park to a safer place. They would like to place her mobile home on this lot. It is now zoned commercial, which does not allow for this. This area is primarily all residential. Board discussion on this area, the mixed use zone and the current work they are doing on updating the zoning map. They invited Mr. Thomas to the upcoming Planning Board workshop.

Philip McDonough III expressed some concerns regarding process and procedures.

VI. New Communications

None

VII. Adjournment

Meeting adjourned at 6:49 pm.

Respectfully Submitted,

Robert White
Planning Board Secretary

RW/dl



Site Design Application

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

(207) 493 – 3324 option 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 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: City of Caribou / RSU #39

Development Name: RSU #39 Central Office

Location of Property (Street Locations): 69 Glenn Street

City of Caribou Tax Map: 34 Lot: 82B Zone: C-2

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

Please provide a brief description of this project.

Construct a 2,960 square foot Central Office for RSU#39,

including associated 20 space parking area and utility connections.

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

Timothy Doak

Phone: 496-6311

RSU 39

E-mail: Tdoak@rsu39.org

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

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

Architect: PDT Architects, Portland, ME
Alan Kuniholm

Phone: (207) 775-1059

Engineer: Stantec, Portland, ME
Darrin Stairs, PE

Phone: (207) 887-3406

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

Aroostook County Registry Deeds: Book # 486 Page # 111 (attach copy of deed)

What interest does the applicant have in any abutting property? owner of land to south of parcel

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: 4.87 acres Total area or acreage to be developed: 0.64 acres

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) vacant, field, gravel

Indicate any restrictive covenants to be placed in the deed -- (Please attach list) None

Does the applicant propose to dedicate any recreation area, or common lands? ☐ Yes ☒ No

Recreation area(s) Estimated Area & Description: N/A

Common land(s) Estimated Area & Description: N/A

Anticipated start date for construction: month / year 06 / 17 Completion: 10 / 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: \$

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

Sewerage Disposal: Private SSWD: ☐ Public Sewer: ☒

Estimated sewerage disposal gallons per day: (210 gallons / day)

Does the building require plan review by the State Fire Marshal Office? ☒ Yes ☐ No
(Attach Barrier free and Construction Permits from SFMO)

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

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).
2. _____ Name of the proposed development and location.
3. _____ Names and addresses of all property owners within 500 feet of the property.
4. _____ A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in the property on the part of the applicant.
5. _____ Names and addresses of all consultants working on the project.
6. _____ 1 complete set of plans, 24" X 36" & 10 complete sets of plans, 11" X 17"
Plans to be included:
 - Boundary Survey
 - Storm Water Management
 - Erosion and Sediment Control
 - Finish Grading Plan
 - Site Improvement Detail
 - Building Elevations and Structural Plans
7. **Plans to show the following elements for review:**
 - _____ a. Graphic scale and north arrow.
 - _____ b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
 - _____ c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
 - _____ d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
 - _____ e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
 - _____ f. 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.
 - _____ g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
 - _____ h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
 - _____ i. Conceptual treatment of on and off site storm water management facilities.
 - _____ j. Location and sizes of existing and proposed sewer and water services including connections.
 - _____ k. Conceptual treatment of landscaping buffers, screens, and plantings.

- _____ l. Location of outdoor storage areas, fences, signage and accessory structures.
- _____ m. Context map illustrating the area surrounding the site which will be affected by the proposal including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning Districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.
- _____ n. All proposed signage and exterior lighting including the location, size and wording of all signs, type of exterior lights, radius of light, manufacturer's specifications sheet, and the ground level intensity in foot- candles of all exterior lights.

Final Site Design Plan Requirements

Following approval of the Concept Plan Review, the Planning Board may by majority vote schedule the Site Design Application for Final Plan Review. Final Plan Review must be at least 30 days following Concept Plan Approval. If additional information is required by the Planning Board following the Concept Plan Review, a complete set of revised plans shall be provided for final review and approval. If additional information or a change of information is required, the revised plans shall be delivered to the Code Enforcement Office at least 21 days prior to the next scheduled meeting.

Final Site Design Plan Review shall require three (3) 24" X 36" sets of plans for Board Signatures.

If the Planning Board determines that third party review will be necessary to make a sound decision, the applicant will be responsible for any fees incurred for the third party review.

During the Final Site Design Review the Chairman or designee shall determine that all of the elements of review 7-a., through 7-n. above have been addressed. The chair may then call for a motion.

If the Final Plan is approved by the Planning Board, no work may commence for a period of 30 days following the date of approval.

Final Site Design Plans shall provide an area designated for all seven Planning Board members signatures.

Applicant Signature:

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

Signature of Applicant: _____ Date: _____

Final Site Design Review Criteria by Planning Board

Date: _____	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Conformance with Comprehensive Plan	_____	_____	_____
B. Traffic	_____	_____	_____
C. Site Access	_____	_____	_____
D. Parking & Vehicle Circulation	_____	_____	_____
	<u>Yes</u>	<u>No</u>	<u>N/A</u>
E. Pedestrian Circulation	_____	_____	_____
F. Site Conditions	_____	_____	_____
G. Open Space	_____	_____	_____
H. Sanitary Sewage	_____	_____	_____
I. Water	_____	_____	_____
J. Emergency Vehicle Access	_____	_____	_____
K. Waste Disposal	_____	_____	_____
L. Buffering	_____	_____	_____
M. Natural Areas	_____	_____	_____
N. Exterior Lighting	_____	_____	_____
O. Stormwater Management	_____	_____	_____
P. Erosion & Sediment Control	_____	_____	_____
Q. Buildings	_____	_____	_____
R. Existing Landscaping	_____	_____	_____
S. Infrastructure	_____	_____	_____
T. Advertising Features	_____	_____	_____
U. Design Relationship to Site	_____	_____	_____
& Surrounding Properties	_____	_____	_____

V.	Scenic Vistas & Areas	_____	_____	_____
W.	Utilities	_____	_____	_____
X.	Mineral Exploration	_____	_____	_____
Y.	General Requirements (Pg. 859)	_____	_____	_____
Z.	Phosphorus Export	_____	_____	_____

**City of Caribou, Maine
Planning Board**

Site Design Review for: _____

Address: _____

On _____ (date) the members of the Caribou Planning Board met to consider the application for Site Design Review on the property referenced above.

The application was: **Denied** / **Approved** / **Approved with conditions**

Approved by the Caribou Planning Board

Signed: _____ Chairman of the Planning Board

Date: ____ / ____ / ____

Conditions of Approval:



Site Design Application

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

(207) 493 – 3324 option 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 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: Caribou Management Company, LLC/Daniel Rosenberg

Development Name: Skyway Plaza

Location of Property (Street Locations): Bennett Drive/U.S. Route #1

City of Caribou Tax Map: 39 and 41 Lot: 58 and 14 Zone: C2 and R

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

Please provide a brief description of this project.

Applicant wants to prepare plans for possible development of a portion of their holdings

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

Daniel Rosenberg

Phone: 1-917-449-3000

2472 Broadway, Suite 128

New York, NY 10025-7449

E-mail: daniel@rosenbergre.com

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

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

Tim Roix, PLS, PE

Phone: 207-764-3661

B.R. Smith Associates, Inc.

Phone:

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

Ownership

(Attach supportive legal documentation)

General Information

Aroostook County Registry Deeds: Book # 3384 Page # 285 (attach copy of deed)

What interest does the applicant have in any abutting property? None

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 (☐) No

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

Total area or acreage of parcel: 20.92 Total area or acreage to be developed: 0.80

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) Existing commercial Development

Indicate any restrictive covenants to be placed in the deed -- (Please attach list)

Does the applicant propose to dedicate any recreation area, or common lands? ☐ Yes ☒ No

Recreation area(s) Estimated Area & Description: N/A

Common land(s) Estimated Area & Description: N/A

Anticipated start date for construction: month / year Unknown Completion: /

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: \$ Unknown

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

Sewerage Disposal: Private SSWD: ☐ Public Sewer: ☒

Estimated sewerage disposal gallons per day: (Unknown / day)

Does the building require plan review by the State Fire Marshal Office? ☒ Yes ☐ No
(Attach Barrier free and Construction Permits from SFMO)

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

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5. _____ Names and addresses of all consultants working on the project.
6. _____ 1 complete set of plans, 24" X 36" & 10 complete sets of plans, 11" X 17"
Plans to be included:
 - Boundary Survey
 - Storm Water Management
 - Erosion and Sediment Control
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 - Site Improvement Detail
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7. **Plans to show the following elements for review:**
 - _____ a. Graphic scale and north arrow.
 - _____ b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
 - _____ c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
 - _____ d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
 - _____ e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
 - _____ f. 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.
 - _____ g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
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 - _____ i. Conceptual treatment of on and off site storm water management facilities.
 - _____ j. Location and sizes of existing and proposed sewer and water services including connections.
 - _____ k. Conceptual treatment of landscaping buffers, screens, and plantings.

- _____ l. Location of outdoor storage areas, fences, signage and accessory structures.
- _____ m. Context map illustrating the area surrounding the site which will be affected by the proposal including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning Districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.
- _____ n. All proposed signage and exterior lighting including the location, size and wording of all signs, type of exterior lights, radius of light, manufacturer's specifications sheet, and the ground level intensity in foot- candles of all exterior lights.

Final Site Design Plan Requirements

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Final Site Design Plan Review shall require three (3) 24" X 36" sets of plans for Board Signatures.

If the Planning Board determines that third party review will be necessary to make a sound decision, the applicant will be responsible for any fees incurred for the third party review.

During the Final Site Design Review the Chairman or designee shall determine that all of the elements of review 7-a., through 7-n. above have been addressed. The chair may then call for a motion.

If the Final Plan is approved by the Planning Board, no work may commence for a period of 30 days following the date of approval.

Final Site Design Plans shall provide an area designated for all seven Planning Board members signatures.

Applicant Signature:

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

Signature of Applicant:  Date: 4-26-17

Final Site Design Review Criteria by Planning Board

Date: _____	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Conformance with Comprehensive Plan	_____	_____	_____
B. Traffic	_____	_____	_____
C. Site Access	_____	_____	_____
D. Parking & Vehicle Circulation	_____	_____	_____
	<u>Yes</u>	<u>No</u>	<u>N/A</u>
E. Pedestrian Circulation	_____	_____	_____
F. Site Conditions	_____	_____	_____
G. Open Space	_____	_____	_____
H. Sanitary Sewage	_____	_____	_____
I. Water	_____	_____	_____
J. Emergency Vehicle Access	_____	_____	_____
K. Waste Disposal	_____	_____	_____
L. Buffering	_____	_____	_____
M. Natural Areas	_____	_____	_____
N. Exterior Lighting	_____	_____	_____
O. Stormwater Management	_____	_____	_____
P. Erosion & Sediment Control	_____	_____	_____
Q. Buildings	_____	_____	_____
R. Existing Landscaping	_____	_____	_____
S. Infrastructure	_____	_____	_____
T. Advertising Features	_____	_____	_____
U. Design Relationship to Site	_____	_____	_____
& Surrounding Properties	_____	_____	_____

V.	Scenic Vistas & Areas	_____	_____	_____
W.	Utilities	_____	_____	_____
X.	Mineral Exploration	_____	_____	_____
Y.	General Requirements	(Pg. 859)	_____	_____
Z.	Phosphorus Export	_____	_____	_____

**City of Caribou, Maine
Planning Board**

Site Design Review for: _____

Address: _____

On _____ (date) the members of the Caribou Planning Board met to consider the application for Site Design Review on the property referenced above.

The application was: **Denied** / **Approved** / **Approved with conditions**

Approved by the Caribou Planning Board

Signed: _____ Chairman of the Planning Board

Date: ____ / ____ / ____

Conditions of Approval:



Subdivision Review Application

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

(207) 493 – 3324 option 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 \$180.00 for the first three lots and an additional \$10.00 per each additional lot.

Please print or type all information

Name of Property Owner / Developer: Caribou Management Company, LLC/Daniel Rosenberg

Development Name: Skyway Plaza

Location of Property (Street Locations): Bennett Drive/U.S. Route #1

City of Caribou Tax Map: 39 and 41 Lot: 58 and 14 Zone: C2 and R

Subdivision Review Application – City of Caribou, Maine

Subdivision approval will not be considered complete until the Planning Board has determined it has all of the necessary information to review the proposed subdivision and find that the subdivision is in compliance with all City of Caribou Ordinance requirements and State of Maine Statutes pertaining to the creation of a new subdivision or the re-subdivision of an existing subdivision. 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 (3) three meetings with the Planning Board; Pre-Application Meeting, Preliminary Review and Final Plan Review presentations. Additional presentations may be required 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:

Daniel Rosenberg

Phone: 1-917-449-3000

2472 Broadway, Suite 128

New York, NY 10025-7449

E-mail: daniel@rosenbergre.com

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

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

Tim Roix, PLS, PE

Phone: 207-764-3661

B. R. Smith Associates, Inc.

Phone: _____

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

Ownership

(Attach supportive legal documentation)

General Information

Aroostook County Registry Deeds: Book # 3384 Page # 285 (attach copy of deed)

What interest does the applicant have in any abutting property? None

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 (☐) No

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

Total area or acreage of parcel: 20.92 Total area or acreage to be developed: 2.22

Has any of this land been part of a previously recorded subdivision? (☒) Yes (☐) No

Identify existing use(s) of land (farmland, woodlot, residential, etc.) Commercial Development

Indicate any restrictive covenants to be placed in the deed: None

(Attach list if needed)

Does the applicant propose to dedicate any recreation area, or common lands? ☐ Yes ☒ No

Recreation area(s) Estimated Area & Description: N/A

Common land(s) Estimated Area & Description: N/A

Anticipated start date for construction: month / year N/A/ Completion: /

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: No Storm Drainage: No Sidewalks: No Sewer Lines: No Other:

Estimated cost for infrastructure improvements: \$ N/A

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

Sewerage Disposal: Private SSWD: ☐ Public Sewer: ☒

Estimated sewerage disposal gallons per day: Unknown / day

Have the plans been reviewed by the Director of Public Works ☐ Yes ☒ No

Have the plans been reviewed by the Caribou Fire Chief? ☐ Yes ☒ No

Have the plans been reviewed by the Caribou Police Chief? ☐ Yes ☒ No

Have the plans been reviewed by the Superintendent of Schools? ☐ Yes ☒ No

Will the development require a hydrant or dry hydrant fire pond? ☐ Yes ☒ No

Pre-Application Meeting

The purpose of the pre-application meeting is to allow the presentation of general information regarding the proposed subdivision prior to the applicant's expenditure of substantial funds. Section 13-403,2;
Requirements for Pre-Application Meeting

- a. Application & Sketch Plan ☒
- b. Pre-Application Presentation @ P/B Meeting ☒ May 10, 2017
- c. Site Inspection ☐ Date: / / /

Preliminary Plan Review Criterion

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

1. ☐ Application
2. ☐ Location Map
3. ☐ Ten (10) full size 24" X 36" copies of Plans
4. Section 13-404, 2 D, 1 through 28
 1. ☐ Name of the Subdivision
 2. ☐ Right, Title or Interest
 3. ☐ Standard Boundary Survey
 4. ☐ Current Deed
 5. ☐ Future Covenants, Easements or Deed Restrictions
 6. ☐ Sewage Disposal and location of test pits
 7. ☐ Water Supply
 8. ☐ Date, North Arrow & Graphic Scale
 9. ☐ Owner of Record, Applicant, adjoining property owners & plan preparer.
 10. ☐ Soil Survey
 11. ☐ Wetland Identification
 12. ☐ Number of Acres, location of property lines, existing buildings, vegetation, physical features, trees larger than 24" in diameter and location of clearings.
 13. ☐ Rivers, streams, brooks, lakes and ponds within or adjacent to the subdivision.
 14. ☐ Contour Lines (Not greater than 10' intervals for topographic lines))
 15. ☐ Shoreland Zoning if Applicable

16. ☐ Existing and Proposed Culverts
17. ☐ Existing Roads, Highways, Easements, Parks or Open Space within the subdivision.
18. ☐ Proposed Roads, Public Improvements, Open Space within the subdivision.
19. ☐ Lot lines, dimensions and area of lots.
20. ☐ Public Use Lots
21. ☐ Dedicated Open Space for Public Use
22. ☐ Flood Management
23. ☐ Hydro-Geologic Survey
24. ☐ Estimate of Traffic
25. ☐ Wildlife Habitat
26. ☐ Great Pond Watershed (N/A to any water body in Caribou))
27. ☐ Estimate of Additional Expenses to be incurred by Caribou to support & maintain the development of the subdivision such as Schools, Police, Water, Recreation, Wastewater, Roads, Storm Water or Solid Waste Disposal.
28. ☐ Estimate of Taxable Valuation @ completion of the subdivision

Items to be waived from Final Plan: _____

Final Plan Review Criterion

7. Final Plans to show the following elements for review:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
Caribou Code, Section 13-406, pg. 807			
A. Pollution	_____	_____	_____
B. Sufficient Water	_____	_____	_____
C. Municipal Water Supply	_____	_____	_____
D. Erosion	_____	_____	_____
E. Traffic	_____	_____	_____
F. Sewage Disposal	_____	_____	_____
G. Solid Waste Disposal	_____	_____	_____
H. Aesthetic, Cultural and Natural Values	_____	_____	_____
I. Conformity with Local Ordinance and Plans	_____	_____	_____
J. Financial and Technical Capacity	_____	_____	_____
K. Surface Water and Outstanding River Segments	_____	_____	_____
L. Groundwater	_____	_____	_____
M. Flood Areas	_____	_____	_____
N. Freshwater Wetlands	_____	_____	_____
O. River Stream or Brook	_____	_____	_____
P. Storm Water	_____	_____	_____
Q. Spaghetti Lots Prohibited	_____	_____	_____
R. Lake Phosphorus Concentration (State)	_____	_____	_____
	<u>Yes</u>	<u>No</u>	<u>N/A</u>

S. Impact on Adjoining Municipalities (State)

Section 13-407, pg. 809

1 Blocks

2. Relation of Subdivision to Community Facilities

3. Performance Guarantees

4. Parking, Driveways, Roads and Sidewalks

Section 13-700, pg.859

2. Archaeological Sites

8. Easement for Natural Drainage

10. Erosion & Sedimentation Control

12. Fire Protection

15. Impact on Natural Beauty, Aesthetics, Historic Sites
Wildlife Habitat, Rare Natural Areas &
Public Access to the Shoreline

16. Impact on Water Quality in Shoreline

18. Lots and Density

19. Monumentation

21. Preservation of Natural Features

23. Rear Lots

24. Reservation or Dedication and Maintenance
of Useable Open Space and Common Land,
Facilities and Services

27. Sewage Disposal

28. Sidewalks

30. Storm Water Management

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
31 Street Trees, Esplanades and Open Green Space	_____	_____	_____
35 Utilities	_____	_____	_____
37 Water Supply	_____	_____	_____

If the application and plan is found to be complete with all elements of review satisfactory to the Planning Board or waived by the Planning Board, the applicant shall provide 3 complete, full size 24" X 36" Subdivision Plans appropriate for signatures and recording at the Registry of Deeds.

**City of Caribou, Maine
Planning Board**

Subdivision Review for: _____

Map / Lot & Address: _____

On _____ (date) the members of the Caribou Planning Board met to consider the application for Subdivision Review on the property referenced above.

The application was: **Denied** / **Approved** / **Approved with conditions**

Approved by the Caribou Planning Board

Signed: _____ Chairman of the Planning Board

Date: ____ / ____ / ____

Conditions of Approval:

RELEASE DEED

Morton J. Rosenberg, of New York, New York, for consideration paid, releases to **Caribou Management Company, LLC**, a Maine limited liability company having a place of business in Caribou, Maine, all right, title and interest in and to a certain lot or parcel of land, together with any improvements thereon, in Caribou, Aroostook County, Maine, bounded and described in the deed from Caribou Realty Co., to ROAB, Inc., dated January 30, 1975 and recorded in the Aroostook County Registry of Deeds in Book 1168, Page 73, and the deed from Caribou Enterprises to ROAB, Inc., dated January 30, 1975 and recorded in Book 1168, Page 78, the descriptions therein being incorporated herein by reference, together with all rights, easements, privileges and appurtenances thereto and subject to all easements, conditions and restrictions set forth in said deeds. Reference may also be had to the deed from ROAB, Inc. to Morton J. Rosenberg of substantially even date to be recorded. For the same consideration, Grantor hereby also assigns and transfers to Grantee all its interest in and to any and all leases affecting the property hereby conveyed, and the property is hereby conveyed subject to the same.

Excepting and reserving that portion of the above described property conveyed by the deed from ROAB, Inc. to Burger King Corporation, dated November 21, 1978 and recorded in Book 1396, Page 89 and subject to the terms and conditions set forth therein.

The above described property is conveyed subject to and with the benefit of the Declaration of Easement between ROAB, Inc., Abner Rosen, Lillian Rosenberg and Henry A. Porter, dated August 27, 1971 and recorded in Book 1089, Page 296.

The above described property is further conveyed subject to terms and conditions of the Agreement for Partial Termination of Controlled Access and for Construction of Highway Improvements at Caribou By-Pass between the State of Maine Department of Transportation and ROAB, Inc., dated September 28, 1988 and recorded in Book 2128, Page 38.

The above described property is conveyed together with the benefit of that easement from the City of Caribou to ROAB, Inc., dated September 24, 1991 and recorded in Book 2465, Page 184.

The above described property is further conveyed together with the benefit of the easement from Ronald Smith and Doris Smith to A. Abner Rosen et al dated December, 1969 and recorded in Book 1056, Page 169 and the easement from Rose M. Corriveau to A. Abner Rosen et al dated December 9, 1969 and recorded in Book 1056, Page 171.

Reference may also be had to the releases of restrictive covenants and conditions set forth in the instruments from Philip L. Willey to ROAB, Inc. dated September 25, 1978 and recorded in Book 1396, Page 81 and from Philip P. Ouillette and Barbara F. Ouillette to ROAB, Inc. dated September 22, 1978 and recorded in Book 1396, Page 83.

Meaning and intending to convey and there is hereby conveyed, whether or not specifically described herein, any and all right, title and interest of Grantor in property and improvements thereon in Caribou, Maine.

Eaton Peabody Bradford & Wagoner

In witness whereof, Morton J. Rosenberg has hereunto set his hand and seal this 26th day of April, 2000.

Witness:

Rudolph F. De Luca

Morton J. Rosenberg
Morton J. Rosenberg

STATE OF NEW YORK

New York County

April 26, 2000

Personally appeared the above named Morton J. Rosenberg and acknowledged before me the foregoing instrument to be his free act and deed.

Joanne M. Ateer
Notary Public

JOANNE McATEER
Print or type name as signed

108673

JOANNE McATEER
NOTARY PUBLIC, State of New York
No. 01MC4779101
Qualified in Queens County
Commission Expires March 30, 2001

RECEIVED AROOSTOOK, SS

ATTEST: Mary C. Bennett
REGISTER OF DEEDS

Denise Lausier

To: Penny Thompson
Subject: RE: Zone Change Request

From: Tim Roix [mailto:trr@brsainc.com]
Sent: Monday, May 01, 2017 8:21 AM
To: Penny Thompson <pthompson@cariboumaine.org>
Subject: Zone Change Request

Hi Penny,

I am following up on discussions regarding Daniel Rosenberg's property at the Skyway Plaza. He had previously requested that the City rezone a portion of the Plaza property along Solman Street from Commercial to Residential and this was approved by the City. He has not had any success in selling this portion of the property for residential lots and would like to have the zoning designation turned back to Commercial.

It is our understanding that this request will be addressed under "Other Business" on the Planning Board agenda and if they find it acceptable they will schedule a public hearing for the meeting in June.

Can you confirm that this item will be reviewed at the May meeting of the Planning Board?

Thanks.

Tim



BRSA

B. R. Smith Associates, Inc.
Surveying Engineering

Timothy R. Roix, PLS. PE

111 Hall Street
Presque Isle, ME 04769
Tel: 207-764-3661
Fax: 207-764-5918
Cell: 207-227-2161

This message is intended for the use of the addressee only and may contain information that is privileged and/or confidential. If you are not the intended recipient of this message, please be aware that any dissemination or use of this message is strictly prohibited. If you have received this message in error, please delete all copies of the message and its attachments and notify the sender immediately. Thank you. B. R. Smith Associates, Inc.



This email has been checked for viruses by Avast antivirus software.
www.avast.com



Site Design Application

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

(207) 493 – 3324 option 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 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: Neal Griffeth

Development Name: NAPA Facility

Location of Property (Street Locations): 16 Access Highway

City of Caribou Tax Map: 11 Lot: 3 Zone: C2

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

Please provide a brief description of this project.

Applicant wants to build a building for NAPA

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

Neal Griffeth

Phone: 207-496-3111

16 Access Highway

Caribou, ME 04736

E-mail: ngriffeth@griffethford.com

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

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

Tim Roix, PLS, PE

Phone: 207-764-3661

B. R. Smith Associates, Inc.

Phone: _____

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

Ownership

(Attach supportive legal documentation)

General Information

Aroostook County Registry Deeds: Book # 3114 Page # 045 (attach copy of deed)

What interest does the applicant have in any abutting property? None

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 (☐ No

Is any portion of the property within a Flood Hazard Zone? (☒ Yes (☐ No

Total area or acreage of parcel: 9.75 ac. +/- Total area or acreage to be developed: 1.0 ac.

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) Existing commercial
development

Indicate any restrictive covenants to be placed in the deed -- (Please attach list) None

Does the applicant propose to dedicate any recreation area, or common lands? ☐ Yes ☒ No

Recreation area(s) Estimated Area & Description: N/A

Common land(s) Estimated Area & Description: N/A

Anticipated start date for construction: month / year 06 / 17 Completion: 09 / 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: \$ Private utilities

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

Sewerage Disposal: Private SSWD: ☒ Public Sewer: ☐

Estimated sewerage disposal gallons per day: (Unknown / day)

Does the building require plan review by the State Fire Marshal Office? ☒ Yes ☐ No
(Attach Barrier free and Construction Permits from SFMO) **Will be completed prior to

Have the plans been reviewed & approved by the Caribou Fire Chief? ☐ Yes ☒ No
site development**

Does the building have an automatic sprinkler system? N/A ☐ Yes ☒ No

Does the building have an automatic fire detection system? N/A ☐ Yes ☒ No

Will the development require a hydrant or dry hydrant fire pond? ☐ Yes ☒ No

Concept Plan Review Criterion

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).
2. _____ Name of the proposed development and location.
3. _____ Names and addresses of all property owners within 500 feet of the property.
4. _____ A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in the property on the part of the applicant.
5. _____ Names and addresses of all consultants working on the project.
6. _____ 1 complete set of plans, 24" X 36" & 10 complete sets of plans, 11" X 17"
Plans to be included:
 - Boundary Survey
 - Storm Water Management
 - Erosion and Sediment Control
 - Finish Grading Plan
 - Site Improvement Detail
 - Building Elevations and Structural Plans
7. **Plans to show the following elements for review:**
 - _____ a. Graphic scale and north arrow.
 - _____ b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
 - _____ c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
 - _____ d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
 - _____ e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
 - _____ f. 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.
 - _____ g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
 - _____ h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
 - _____ i. Conceptual treatment of on and off site storm water management facilities.
 - _____ j. Location and sizes of existing and proposed sewer and water services including connections.
 - _____ k. Conceptual treatment of landscaping buffers, screens, and plantings.

- _____ l. Location of outdoor storage areas, fences, signage and accessory structures.
- _____ m. Context map illustrating the area surrounding the site which will be affected by the proposal including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning Districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.
- _____ n. All proposed signage and exterior lighting including the location, size and wording of all signs, type of exterior lights, radius of light, manufacturer's specifications sheet, and the ground level intensity in foot- candles of all exterior lights.

Final Site Design Plan Requirements

Following approval of the Concept Plan Review, the Planning Board may by majority vote schedule the Site Design Application for Final Plan Review. Final Plan Review must be at least 30 days following Concept Plan Approval. If additional information is required by the Planning Board following the Concept Plan Review, a complete set of revised plans shall be provided for final review and approval. If additional information or a change of information is required, the revised plans shall be delivered to the Code Enforcement Office at least 21 days prior to the next scheduled meeting.

Final Site Design Plan Review shall require three (3) 24" X 36" sets of plans for Board Signatures.

If the Planning Board determines that third party review will be necessary to make a sound decision, the applicant will be responsible for any fees incurred for the third party review.

During the Final Site Design Review the Chairman or designee shall determine that all of the elements of review 7-a., through 7-n. above have been addressed. The chair may then call for a motion.

If the Final Plan is approved by the Planning Board, no work may commence for a period of 30 days following the date of approval.

Final Site Design Plans shall provide an area designated for all seven Planning Board members signatures.

Applicant Signature:

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

Signature of Applicant: _____ Date: _____

Final Site Design Review Criteria by Planning Board

Date: _____	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Conformance with Comprehensive Plan	_____	_____	_____
B. Traffic	_____	_____	_____
C. Site Access	_____	_____	_____
D. Parking & Vehicle Circulation	_____	_____	_____
	<u>Yes</u>	<u>No</u>	<u>N/A</u>
E. Pedestrian Circulation	_____	_____	_____
F. Site Conditions	_____	_____	_____
G. Open Space	_____	_____	_____
H. Sanitary Sewage	_____	_____	_____
I. Water	_____	_____	_____
J. Emergency Vehicle Access	_____	_____	_____
K. Waste Disposal	_____	_____	_____
L. Buffering	_____	_____	_____
M. Natural Areas	_____	_____	_____
N. Exterior Lighting	_____	_____	_____
O. Stormwater Management	_____	_____	_____
P. Erosion & Sediment Control	_____	_____	_____
Q. Buildings	_____	_____	_____
R. Existing Landscaping	_____	_____	_____
S. Infrastructure	_____	_____	_____
T. Advertising Features	_____	_____	_____
U. Design Relationship to Site	_____	_____	_____
& Surrounding Properties	_____	_____	_____

V.	Scenic Vistas & Areas	_____	_____	_____
W.	Utilities	_____	_____	_____
X.	Mineral Exploration	_____	_____	_____
Y.	General Requirements	(Pg. 859)	_____	_____
Z.	Phosphorus Export	_____	_____	_____

**City of Caribou, Maine
Planning Board**

Site Design Review for: _____

Address: _____

On _____ (date) the members of the Caribou Planning Board met to consider the application for Site Design Review on the property referenced above.

The application was: **Denied** / **Approved** / **Approved with conditions**

Approved by the Caribou Planning Board

Signed: _____ Chairman of the Planning Board

Date: ____ / ____ / ____

Conditions of Approval:



Site Design Application

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

(207) 493 – 3324 option 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 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: United Veterans of Maine
Development Name: Dahlgren - Skidgel Farm of Home
Location of Property (Street Locations): 358 Washburn Street, Caribou, ME 04736
City of Caribou Tax Map: 7 Lot: 45 J Zone: A-3

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

Please provide a brief description of this project.

SUPPORTIVE LIVING SITE FOR MILITARY VETERANS
WITH AGRICULTURAL TRAINING.

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

John Deveau
358 Washburn, Street
Caribou, ME 04736

Phone: 207-492-2190

E-mail: jdeveau@unitedveteransofmaine.org

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

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

David Silver

Phone: 551 0011

Phone: _____

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

Purchase + Sales Agreement.

(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? NONE

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? (X) Yes () No

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

Total area or acreage of parcel: 12 1/2 AC ± Total area or acreage to be developed: < 1 Ac.

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) Commercial Greenhouse

Indicate any restrictive covenants to be placed in the deed -- (Please attach list)

Does the applicant propose to dedicate any recreation area, or common lands? ☐ Yes ☒ No

Recreation area(s) Estimated Area & Description: N/A

Common land(s) Estimated Area & Description: N/A

Anticipated start date for construction: month / year 7 / 17 Completion: 9 / 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: \$ N/A

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

Sewerage Disposal: Private SSWD: ☒ Public Sewer: ☐

Estimated sewerage disposal gallons per day: (430 / day)

Does the building require plan review by the State Fire Marshal Office? ☐ Yes ☒ No
(Attach Barrier free and Construction Permits from SFMO)

Have the plans been reviewed & approved by the Caribou Fire Chief? ☐ Yes ☒ No *Not yet*

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

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).
2. _____ Name of the proposed development and location.
3. _____ Names and addresses of all property owners within 500 feet of the property.
4. _____ A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in the property on the part of the applicant.
5. _____ Names and addresses of all consultants working on the project.
6. _____ 1 complete set of plans, 24" X 36" & 10 complete sets of plans, 11" X 17"
Plans to be included:
 - Boundary Survey
 - Storm Water Management
 - Erosion and Sediment Control
 - Finish Grading Plan
 - Site Improvement Detail
 - Building Elevations and Structural Plans
7. **Plans to show the following elements for review:**
 - _____ a. Graphic scale and north arrow.
 - _____ b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
 - _____ c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
 - _____ d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
 - _____ e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
 - _____ f. 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.
 - _____ g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
 - _____ h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
 - _____ i. Conceptual treatment of on and off site storm water management facilities.
 - _____ j. Location and sizes of existing and proposed sewer and water services including connections.
 - _____ k. Conceptual treatment of landscaping buffers, screens, and plantings.

- _____ l. Location of outdoor storage areas, fences, signage and accessory structures.
- _____ m. Context map illustrating the area surrounding the site which will be affected by the proposal including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning Districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.
- _____ n. All proposed signage and exterior lighting including the location, size and wording of all signs, type of exterior lights, radius of light, manufacturer's specifications sheet, and the ground level intensity in foot- candles of all exterior lights.

Final Site Design Plan Requirements

Following approval of the Concept Plan Review, the Planning Board may by majority vote schedule the Site Design Application for Final Plan Review. Final Plan Review must be at least 30 days following Concept Plan Approval. If additional information is required by the Planning Board following the Concept Plan Review, a complete set of revised plans shall be provided for final review and approval. If additional information or a change of information is required, the revised plans shall be delivered to the Code Enforcement Office at least 21 days prior to the next scheduled meeting.

Final Site Design Plan Review shall require three (3) 24" X 36" sets of plans for Board Signatures.

If the Planning Board determines that third party review will be necessary to make a sound decision, the applicant will be responsible for any fees incurred for the third party review.

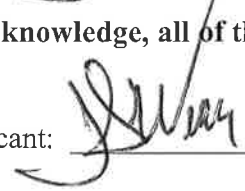
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If the Final Plan is approved by the Planning Board, no work may commence for a period of 30 days following the date of approval.

Final Site Design Plans shall provide an area designated for all seven Planning Board members signatures.

Applicant Signature: 

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

Signature of Applicant: 

Date: 

Final Site Design Review Criteria by Planning Board

Date: _____	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Conformance with Comprehensive Plan	_____	_____	_____
B. Traffic	_____	_____	_____
C. Site Access	_____	_____	_____
D. Parking & Vehicle Circulation	_____	_____	_____
	<u>Yes</u>	<u>No</u>	<u>N/A</u>
E. Pedestrian Circulation	_____	_____	_____
F. Site Conditions	_____	_____	_____
G. Open Space	_____	_____	_____
H. Sanitary Sewage	_____	_____	_____
I. Water	_____	_____	_____
J. Emergency Vehicle Access	_____	_____	_____
K. Waste Disposal	_____	_____	_____
L. Buffering	_____	_____	_____
M. Natural Areas	_____	_____	_____
N. Exterior Lighting	_____	_____	_____
O. Stormwater Management	_____	_____	_____
P. Erosion & Sediment Control	_____	_____	_____
Q. Buildings	_____	_____	_____
R. Existing Landscaping	_____	_____	_____
S. Infrastructure	_____	_____	_____
T. Advertising Features	_____	_____	_____
U. Design Relationship to Site	_____	_____	_____
& Surrounding Properties	_____	_____	_____

V.	Scenic Vistas & Areas	_____	_____	_____
W.	Utilities	_____	_____	_____
X.	Mineral Exploration	_____	_____	_____
Y.	General Requirements	(Pg. 859)	_____	_____
Z.	Phosphorus Export	_____	_____	_____

**City of Caribou, Maine
Planning Board**

Site Design Review for: _____

Address: _____

On _____ (date) the members of the Caribou Planning Board met to consider the application for Site Design Review on the property referenced above.

The application was: **Denied** / **Approved** / **Approved with conditions**

Approved by the Caribou Planning Board

Signed: _____ Chairman of the Planning Board

Date: ____ / ____ / ____

Conditions of Approval:



Site Design Application

Planning Board
City of Caribou
25 High St.
Caribou, Maine 04736

Attn: Tony Mazzucco, Asst. City Manager
(207) 493-3324 X 224

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: Kip Griffin
Development Name: Griffin used Auto
Location of Property (Street Locations): 960 Access High Way Caribou
City of Caribou Tax Map: 15 Lot: 70 Zone: R-3

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

Please provide a brief description of this project.

Re-baiting cars and selling them

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

Kip Griffin
64 High Meadow Rd
Perham ME 04766

Phone: 227-0944

E-mail: GriffinFarm38@yahoo.com

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

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

Phone: _____

Phone: _____

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

owner 11/20/2015 Book 5493 Page 36
(Attach supportive legal documentation)

General Information

Aroostook County Registry Deeds: Book # 5493 Page # 36 (attach copy of deed)

What interest does the applicant have in any abutting property? NB

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 (☒) No

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

Total area or acreage of parcel: 2.5 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.) Previously used
as a car wash

Indicate any restrictive covenants to be placed in the deed -- (Please attach list) none

Does the applicant propose to dedicate any recreation area, or common lands? ☐ Yes ☒ No

Recreation area(s) Estimated Area & Description: NA

Common land(s) Estimated Area & Description: NA

Anticipated start date for construction: month / year ASAP Completion: /

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: \$

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

Sewerage Disposal: Private SSWD: ☒ Public Sewer: ☐

Estimated sewerage disposal gallons per day: (/ 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

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Applicant Signature:

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

Signature of Applicant:  Date: 3/24/17

Final Site Design Review Criteria by Planning Board

Date: _____		<u>Yes</u>	<u>No</u>	<u>N/A</u>
A.	Conformance with Comprehensive Plan	<u>X</u>	_____	_____
B.	Traffic	<u>X</u>	_____	_____
C.	Site Access	<u>X</u>	_____	_____
D.	Parking & Vehicle Circulation	<u>X</u>	_____	_____
		<u>Yes</u>	<u>No</u>	<u>N/A</u>
E.	Pedestrian Circulation	<u>X</u>	_____	_____
F.	Site Conditions	_____	_____	_____
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Q.	Buildings	_____	_____	_____
R.	Existing Landscaping	_____	_____	_____
S.	Infrastructure	_____	_____	_____
T.	Advertising Features	_____	_____	_____
U.	Design Relationship to Site	_____	_____	_____
	& Surrounding Properties	_____	_____	_____

V. Scenic Vistas & Areas

W. Utilities

X. Mineral Exploration

Y. General Requirements (Pg. 859)

Z. Phosphorus Export

**City of Caribou, Maine
Planning Board**

Site Design Review for:

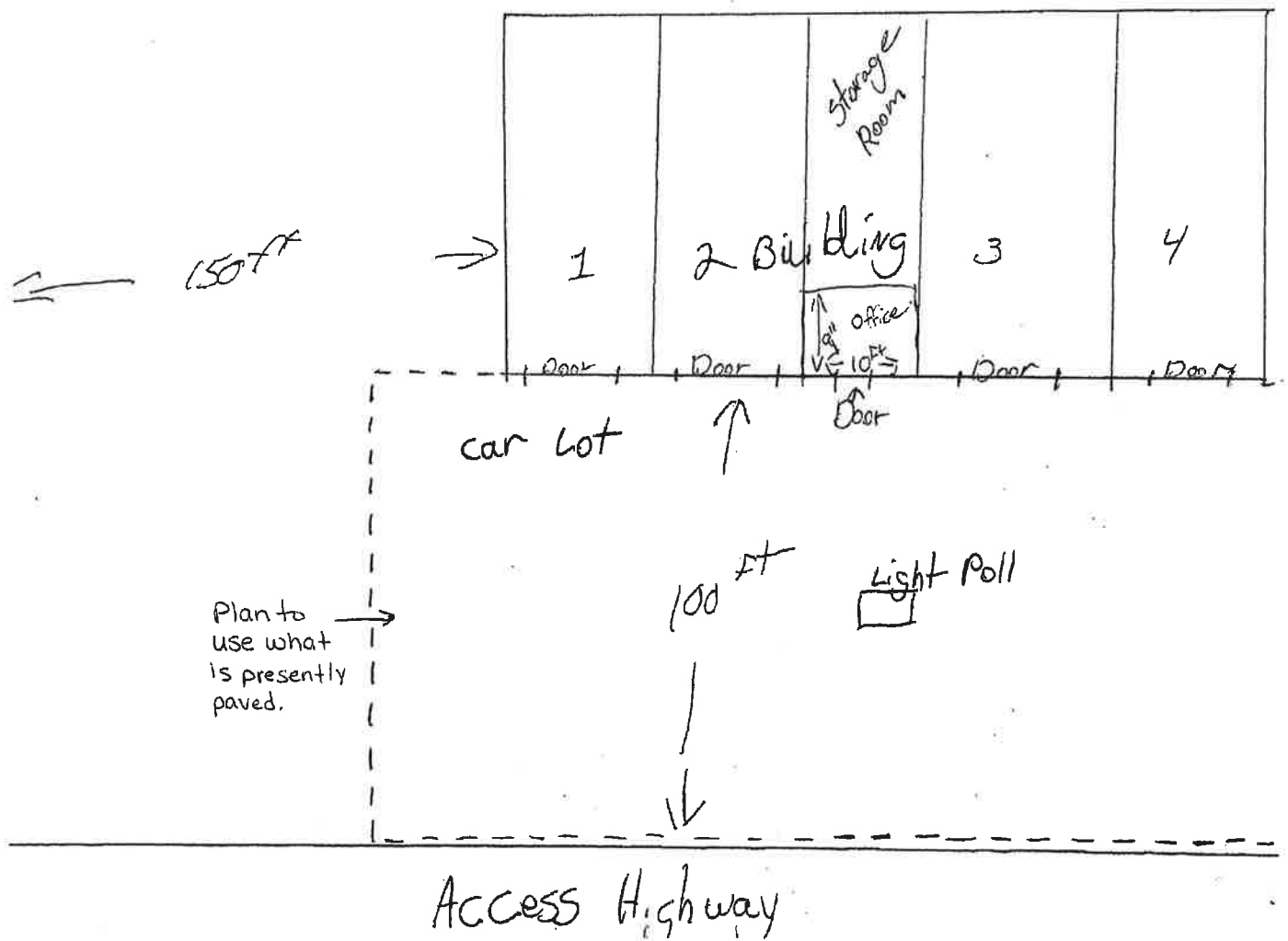
Address:

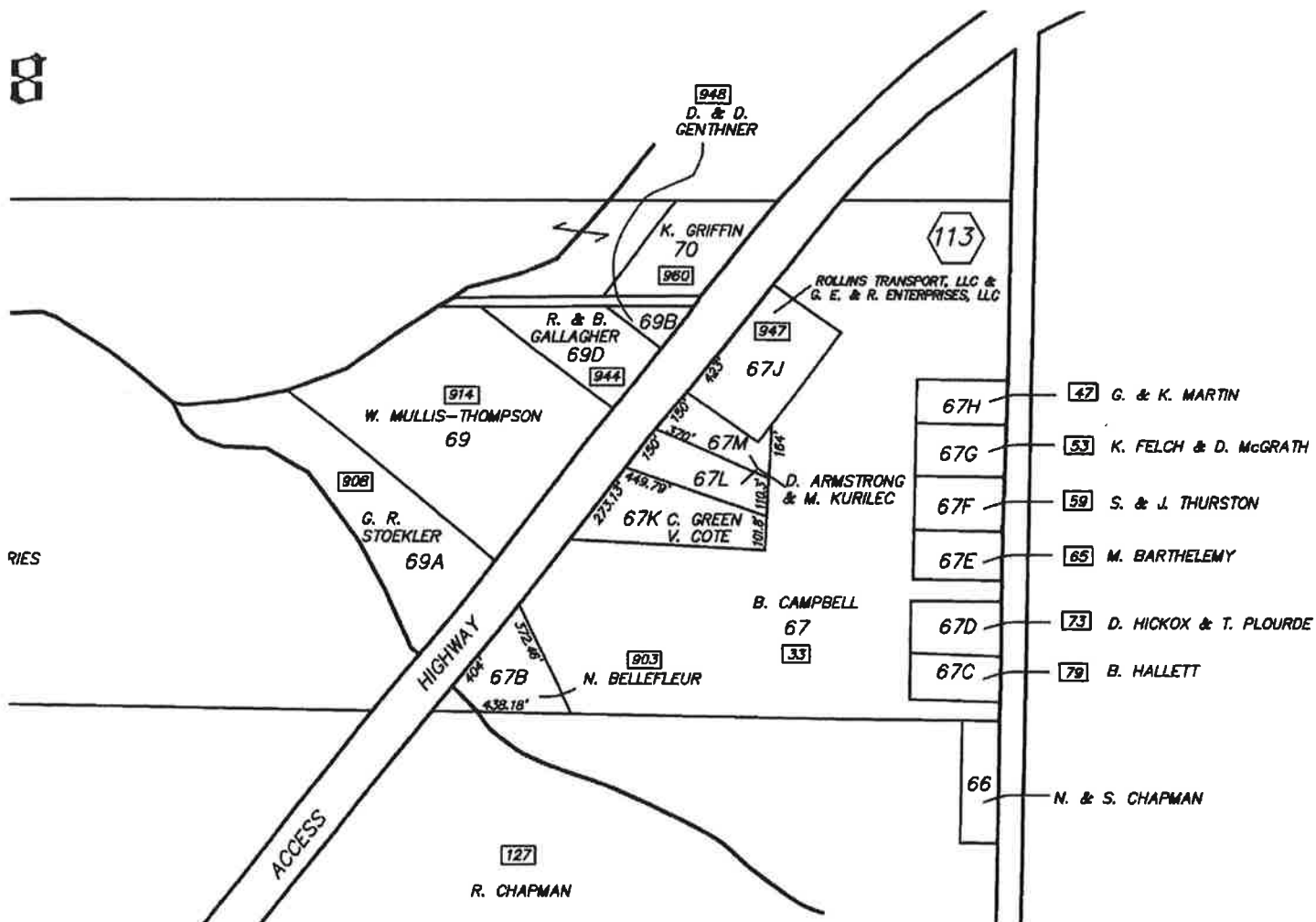
Approved by the Caribou Planning Board

Signed: _____ Chairman of the Planning Board

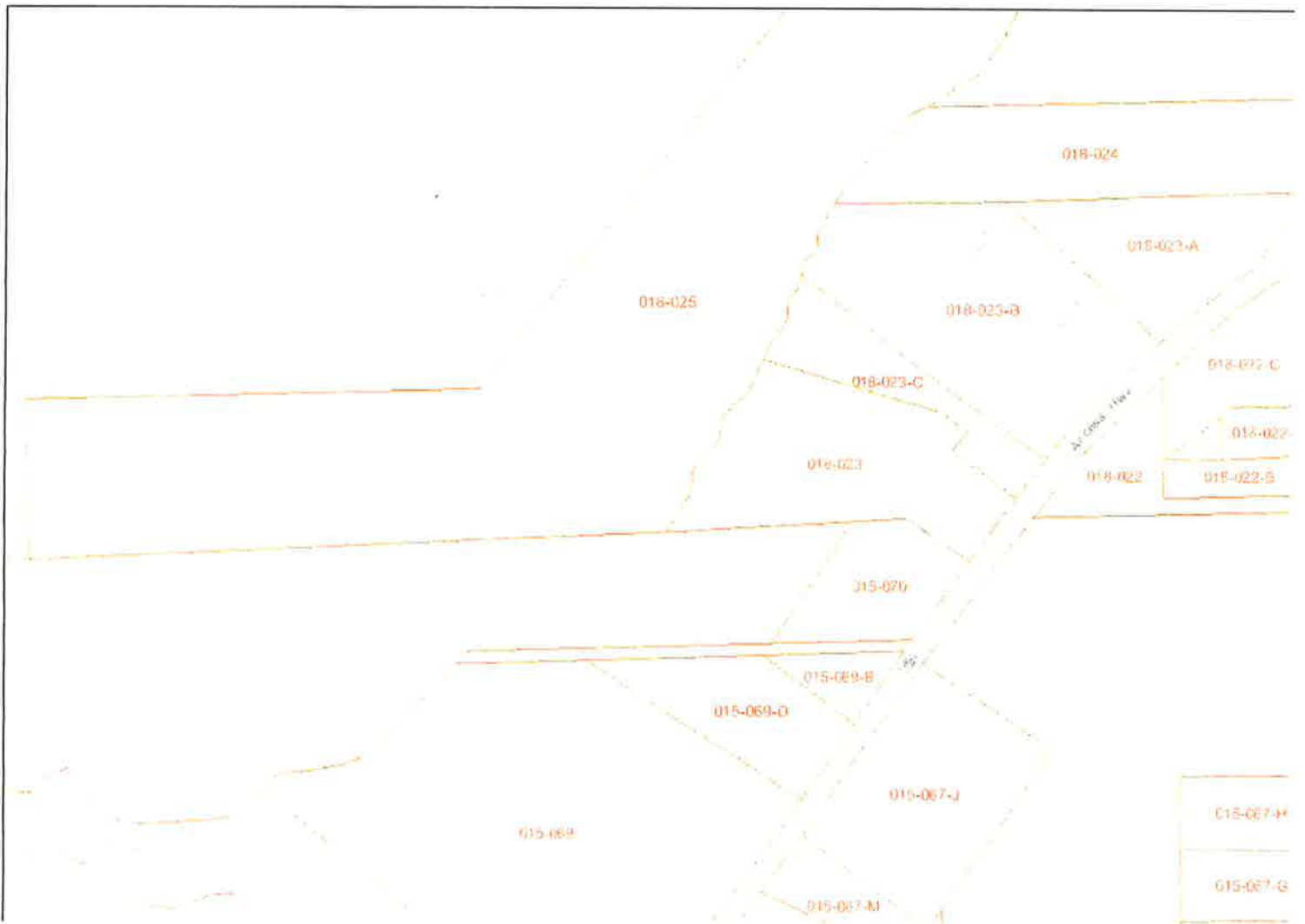
Date: ____ / ____ / ____

Conditions of Approval:





Maine Geoparcels Map



Maine Geoparcels Map



March 17, 2017

Maine Parcels

1:1,128

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.08 km

Maine GeoLibrary, MEGIS
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
Community

Maine GeoLibrary
Not for legal description of property. User assumes any risk associated with this map and data it contains.

Maine Geoparcels Map



Maine Revised Statutes

Title 30-A: MUNICIPALITIES AND COUNTIES

Part 2: MUNICIPALITIES

Subpart 6: REGULATION, LICENSES AND PERMITS

Chapter 183: ECONOMIC REGULATION

Subchapter 1: JUNKYARDS AND AUTOMOBILE GRAVEYARDS

§3753. Permit required

A person may not establish, operate or maintain an automobile graveyard, automobile recycling business or junkyard without first obtaining a nontransferable permit from the municipal officers of the municipality in which the automobile graveyard, automobile recycling business or junkyard is to be located, or from the county commissioners of the county of any unorganized territory in which the automobile graveyard, automobile recycling business or junkyard is to be located. Permits issued to an automobile graveyard or junkyard under this section are valid until the first day of the following year; except that, beginning in calendar year 2004, permits issued to an automobile graveyard or junkyard under this section are valid until the first day of October of the following year. Permits issued to an automobile recycling business under this section are valid for 5 years from the date of issuance and are renewable provided that the permit holder furnishes a sworn statement, annually, on the anniversary date of the granting of the permit, that the facility complies with the standards of operation applicable at the time of issuance of the permit. A person operating a business that involves the recycling of automobiles may operate under a permit for an automobile graveyard or a permit for an automobile recycling business. [2003, c. 312, §7 (AMD).]

SECTION HISTORY

1987, c. 737, §§A2,C106 (NEW). 1989, c. 6, (AMD). 1989, c. 9, §2 (AMD). 1989, c. 104, §§C8,10 (AMD). 1993, c. 173, §4 (AMD). 2003, c. 312, §7 (AMD).

The Revisor's Office cannot provide legal advice or interpretation of Maine law to the public.

If you need legal advice, please consult a qualified attorney.

Office of the Revisor of Statutes (mailto:webmaster_ros@legislature.maine.gov) • 7 State House Station •
State House Room 108 • Augusta, Maine 04333-0007

Maine Revised Statutes

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Subpart 6: REGULATION, LICENSES AND PERMITS

Chapter 183: ECONOMIC REGULATION

Subchapter 1: JUNKYARDS AND AUTOMOBILE GRAVEYARDS

§3754. Hearings

Municipal officers or county commissioners, as provided for in section 3753, shall hold a public hearing before granting a permit to establish a new automobile graveyard, automobile recycling business or junkyard and may hold public hearings annually regarding the relicensing of these facilities. Municipal officers or county commissioners shall require an applicant to provide proof of mailing the notice of the application to all abutting property owners. Municipal officers or county commissioners shall also post a notice of the hearing at least 7 and not more than 14 days before the hearing in at least 2 public places in the municipality or unorganized territory and publish a notice in one newspaper having general circulation in the municipality or unorganized territory in which the automobile graveyard, automobile recycling business or junkyard is to be located. The municipal officers or county commissioners shall give written or electronic notice of the application to establish a new automobile graveyard or automobile recycling business to the automobile dealer licensing section of the Department of the Secretary of State, Bureau of Motor Vehicles by mailing a copy of the application at least 7 and not more than 30 days before the hearing. The municipal officers or county commissioners shall give written notice of the application to the public water supplier if the application is for an automobile graveyard, automobile recycling business or junkyard located within the supplier's source water supply area. The notice may be given by mailing a copy of the application at least 7 and not more than 14 days before the hearing. [2005, c. 424, §2 (AMD).]

SECTION HISTORY

1987, c. 737, §SA2,C106 (NEW). 1989, c. 6, (AMD). 1989, c. 9, §2 (AMD). 1989, c. 104, §SC8,10 (AMD). 1993, c. 173, §4 (AMD). 1999, c. 761, §5 (AMD). 2003, c. 312, §8 (AMD). 2005, c. 424, §2 (AMD).

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Maine Revised Statutes

Title 30-A: MUNICIPALITIES AND COUNTIES

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Subpart 6: REGULATION, LICENSES AND PERMITS

Chapter 183: ECONOMIC REGULATION

Subchapter 1: JUNKYARDS AND AUTOMOBILE GRAVEYARDS

§3754-A. Limitations on graveyard, automobile recycling business and junkyard permits

1. Highways; Interstate System and Primary System. A permit may not be granted for an automobile graveyard or junkyard within 1,000 feet of the right-of-way of any highway incorporated in both the Interstate System and Primary System or within 600 feet of the right-of-way of any other highway, except for:

A. Those automobile graveyards or junkyards that are kept entirely screened from ordinary view from the highway at all times by natural objects, plantings or fences. Screening required by this paragraph must be:

- (1) At a height, density and depth sufficient to accomplish complete screening from ordinary view;
- (2) Well constructed and properly maintained at a minimum height of 6 feet;
- (3) Placed outside of the highway right-of-way; and
- (4) Acceptable to the municipal officers or county commissioners; and [2003, c. 312, §9 (NEW) .]

B. Those automobile graveyards or junkyards located within areas that have been zoned for industrial use and located more than 600 feet but less than 1,000 feet from the right-of-way of any highway incorporated in both the Interstate System and Primary System. [2003, c. 312, §9 (NEW) .]

[2003, c. 312, §9 (NEW) .]

2. Limitation on new permits. A permit may not be granted for an automobile graveyard or junkyard established after October 3, 1973 and located within 100 feet of any highway.

[2003, c. 312, §9 (NEW) .]

3. Public facilities. A new permit may not be granted for an automobile graveyard or junkyard that is:

A. Located within 300 feet of a public building, public park, public playground, public bathing beach, school, church or cemetery; and [2003, c. 312, §9 (NEW) .]

B. Within ordinary view from a facility under paragraph A. [2003, c. 312, §9 (NEW) .]

[2003, c. 312, §9 (NEW) .]

4. Public and private water supplies. A permit may not be granted for an automobile graveyard, junkyard or automobile recycling business that handles junk, scrap metal, vehicles or other solid waste within 300 feet of a well that serves as a public or private water supply. This prohibition does not include a private well that serves only the automobile graveyard, junkyard, automobile recycling business or the owner's or operator's abutting residence. This prohibition does not apply to wells installed after an automobile graveyard, junkyard or automobile recycling business has already received a permit under section 3753.

Automobile graveyards, junkyards and automobile recycling businesses operating under the terms of permits issued prior to the effective date of this subsection and handling junk, scrap metal, vehicles or other solid waste within 300 feet of wells that serve as public or private water supplies may continue to operate in those locations under the terms of those permits. Municipal officers or county commissioners may renew a permit allowing the continued handling of junk, scrap metal, vehicles or other solid waste within 300 feet of a well serving as a public or private water supply as long as no further encroachment toward the well occurs. The municipal officers or county commissioners may not renew a permit if there is substantial, credible evidence that the permitted activities have caused contamination of the well.

[2005, c. 424, §3 (AMD) .]

5. Operating standards. All automobile graveyards and junkyards permitted pursuant to section 3753 are required to comply with the following standards:

A. All fluids, including, but not limited to, engine lubricant, transmission fluid, brake fluid, power steering fluid, hydraulic fluid, engine coolant, gasoline, diesel fuel and oil, must be properly handled in such a manner that they do not leak, flow or discharge into or onto the ground or into a body of water;

[2005, c. 247, §1 (AMD); 2005, c. 247, §7 (AFF) .]

B. A vehicle containing fluids may not be stored or dismantled:

(1) Within 100 feet of any body of water or freshwater wetland, as defined by Title 38, section 436-A, subsection 5;

(2) Within the 100-year floodplain; or

(3) Over a mapped sand and gravel aquifer; [2003, c. 312, §9 (NEW) .]

C. Junk, scrap metal, vehicles or other solid wastes may not be placed or deposited, directly or indirectly, into the inland waters or tidal waters of the State or on the ice of inland waters or tidal waters or on the banks of inland waters or tidal waters in such a manner that they may fall or be washed into these waters; [2005, c. 247, §2 (AMD); 2005, c. 247, §7 (AFF) .]

D. Junkyard and automobile graveyard owners must demonstrate at the time of licensing that the facility or facilities for which they seek permits are, or are part of, a viable business entity and the facility or facilities are actively engaged in the business of salvaging, recycling, dismantling, processing, repairing or rebuilding junk or vehicles for the purpose of sale or trade; [2005, c. 683, Pt. A, §51 (RPR) .]

E. A log must be maintained of all motor vehicles handled that includes the date each vehicle was acquired, a copy of the vehicle's title or bill of sale and the date or dates upon which all fluids, refrigerant, batteries and mercury switches were removed; [2005, c. 247, §3 (NEW); 2005, c. 247, §7 (AFF) .]

D. Distance from existing residential or institutional uses; [2003, c. 312, §9 (NEW).]

E. The effect on groundwater and surface water, as long as municipal ordinances on groundwater are no less stringent than or inconsistent with rules adopted by the Department of Environmental Protection; and [2003, c. 312, §9 (NEW).]

F. Best management practices for automobile graveyards, junkyards and automobile recycling businesses developed by the Department of Environmental Protection. [2003, c. 312, §9 (NEW).]

Municipal officers or county commissioners shall consider compliance with these local ordinances in deciding whether to grant or deny a permit for any automobile graveyard, automobile recycling business or junkyard and in attaching conditions of approval to a permit.

[2003, c. 312, §9 (NEW) .]

8. Applicability. Municipalities may apply local ordinances adopted previously under subsection 7 pertaining to automobile graveyards and junkyards to an automobile recycling business without amending those ordinances to include automobile recycling businesses. A municipality must provide notice of its intent to apply these ordinances at the time an application for an automobile recycling business permit is filed.

[2003, c. 312, §9 (NEW) .]

9. Right of entry. Municipal officers or their designees may, to carry out the provisions of this subchapter or to determine compliance with any laws, ordinances, license or permit approvals, decisions or conditions:

A. Enter any automobile graveyard, junkyard or automobile recycling business property and inspect all outside areas, equipment and activities at reasonable hours for compliance with the laws or ordinances set forth in accordance with this subchapter; and [2003, c. 312, §9 (NEW).]

B. Enter any building on the property with the consent of the owner, occupant or agent to inspect the building and activities within the building for compliance with the laws or ordinances set forth in accordance with this subchapter. [2003, c. 312, §9 (NEW).]

A municipal officer's or designee's entry onto property under this subsection is not a trespass.

[2003, c. 312, §9 (NEW) .]

10. Standard for permit. The municipal officers or county commissioners may issue a permit to an automobile graveyard or junkyard if that automobile graveyard or junkyard meets the operating standards set forth in subsection 5.

[2005, c. 424, §5 (NEW) .]

For purposes of revocation or suspension of a permit pursuant to section 3758-A, subsection 5, each of the standards set forth in this section is a condition of a permit. [2005, c. 424, §6 (NEW).]

SECTION HISTORY

2003, c. 312, §9 (NEW). 2005, c. 247, §§1-4 (AMD). 2005, c. 247, §7 (AFF). 2005, c. 424, §§3-6 (AMD). 2005, c. 683, §A51 (AMD).

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F. All fluids, refrigerant, batteries and mercury switches must be removed from motor vehicles that lack engines or other parts that render the vehicles incapable of being driven under their own motor power or that are otherwise incapable of being driven under their own motor power, appliances and other items within 180 days of acquisition. Motor vehicles, appliances and other items acquired by and on the premises of a junkyard or automobile graveyard prior to October 1, 2005 must have all fluids, refrigerant, batteries and mercury switches removed by January 1, 2007. Fluids required to be removed under this paragraph must be removed to the greatest extent practicable; [2005, c. 247, §3 (NEW); 2005, c. 247, §7 (AFF).]

G. Storage, recycling or disposal of all fluids, refrigerant, batteries and mercury switches must comply with all applicable federal and state laws, rules and regulations; and [2005, c. 247, §3 (NEW); 2005, c. 247, §7 (AFF).]

H. All fluids, refrigerant, batteries and mercury switches must be removed from motor vehicles, appliances and other items before crushing or shredding. Fluids required to be removed under this paragraph must be removed to the greatest extent practicable. [2005, c. 247, §3 (NEW); 2005, c. 247, §7 (AFF).]

[2005, c. 683, Pt. A, §51 (AMD) .]

6. Rules. A permit, other than a limited-term permit as described in this section, may not be granted for an automobile graveyard or automobile recycling business that is not in compliance with all applicable provisions of the automobile dealer or recycler licensing provisions of Title 29-A, chapter 9. Municipal officers or county commissioners may award a limited-term permit conditioned upon an automobile graveyard's or automobile recycling business's demonstrating compliance with the provisions of Title 29-A, chapter 9 within 90 calendar days of the issuance of the municipal or county limited-term permit.

[2003, c. 312, §9 (NEW) .]

6-A. Relationship to state storm water requirements. After October 30, 2005, municipal officers or county commissioners may reject an application for an automobile graveyard or automobile recycling business if the applicant has not demonstrated that:

A. A notice of intent has been filed with the Department of Environmental Protection to comply with the general permit provisions for storm water discharges; or [2005, c. 247, §4 (NEW); 2005, c. 247, §7 (AFF).]

B. The Department of Environmental Protection has determined that a storm water discharge permit is not required. [2005, c. 247, §4 (NEW); 2005, c. 247, §7 (AFF).]

[2005, c. 247, §4 (NEW); 2005, c. 247, §7 (AFF) .]

7. Local ordinances. This subchapter may not be construed to limit a municipality's home rule authority to enact ordinances with respect to automobile graveyards, automobile recycling businesses and junkyards that the municipality determines reasonable, including, but not limited to, ordinances concerning:

A. Compliance with state and federal solid waste and hazardous waste regulations; [2003, c. 312, §9 (NEW) .]

B. Fire and traffic safety; [2003, c. 312, §9 (NEW) .]

C. Levels of noise that can be heard outside the premises; [2003, c. 312, §9 (NEW) .]

Maine Revised Statutes

Title 30-A: MUNICIPALITIES AND COUNTIES

Part 2: MUNICIPALITIES

Subpart 6: REGULATION, LICENSES AND PERMITS

Chapter 183: ECONOMIC REGULATION

Subchapter 1: JUNKYARDS AND AUTOMOBILE GRAVEYARDS

§3756. Permit fees

The municipal officers or county commissioners shall collect, in advance from the applicant for a permit, a fee in accordance with the following schedule: [1987, c. 737, Pt. A, §2 (NEW); 1987, c. 737, Pt. C, §106 (NEW); 1989, c. 6, (AMD); 1989, c. 9, §2 (AMD); 1989, c. 104, Pt. C, §§8, 10 (AMD).]

1. Graveyard or junkyard. Fifty dollars for each application for an automobile graveyard or junkyard plus the cost of posting and publishing the notice under section 3754;

[2005, c. 424, §7 (AMD) .]

2. Graveyard or junkyard within 100 feet from highway.

[2003, c. 312, §12 (RP) .]

3. Recycling business. Two hundred fifty dollars for a 5-year permit for an automobile recycling business plus the cost of posting and publishing the notice under section 3754; or

[2003, c. 312, §12 (AMD) .]

4. Fee. A fee as otherwise established by municipal ordinance or rule.

[2003, c. 312, §12 (NEW) .]

SECTION HISTORY

1987, c. 737, §§A2,C106 (NEW). 1989, c. 6, (AMD). 1989, c. 9, §2 (AMD). 1989, c. 104, §§C8,10 (AMD). 1993, c. 173, §7 (AMD). 2003, c. 312, §12 (AMD). 2005, c. 424, §7 (AMD).

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Chapter 183: ECONOMIC REGULATION

Subchapter 1: JUNKYARDS AND AUTOMOBILE GRAVEYARDS

§3755-A. Automobile recycling business permits; operation standards

1. Application. An application for an automobile recycling business permit must include the following information:

A. The name and address of the property owner; [1993, c. 173, §6 (NEW) .]

B. The name and address of the person or entity who will operate the site; and [1993, c. 173, §6 (NEW) .]

C. A site plan, including:

(1) Property boundary lines;

(2) A description of the soils on the property;

(3) The location of any sand and gravel aquifer recharge areas;

(4) The location of any residence or school within 500 feet of where the cars will be stored;

(5) The location of any body of water on the property or within 200 feet of the property lines;

(6) The boundaries of the 100-year flood plain;

(7) The location of all roads within 1,000 feet of the site;

(8) A plan for containment of fluids, containment and disposal of batteries and storage or disposal of tires; and

(9) The location within the property boundary lines where vehicles are drained, dismantled or stored. [1993, c. 173, §6 (NEW) .]

[1993, c. 173, §6 (NEW) .]

2. Standards for permit. The municipality may issue a permit to an automobile recycling business if the business demonstrates that the business meets the operation standards set forth in subsection 3.

[1993, c. 173, §6 (NEW) .]

3. Operation standards. An automobile recycling business licensed under this section must meet the following standards.

4. Revocation or suspension of permit. For purposes of section 3758-A, subsection 5, each of the standards set forth in this section are conditions of a permit.

[RR 2003, c. 1, §32 (COR) .]

5. Relationship to automobile graveyard permit. A person who recycles automobiles but does not qualify for, or loses, an automobile recycling business permit may apply for an automobile graveyard permit.

[1993, c. 173, §6 (NEW) .]

SECTION HISTORY

1993, c. 173, §6 (NEW). RR 2003, c. 1, §32 (COR). 2003, c. 312, §11 (AMD). 2005, c. 247, §5 (AMD). 2005, c. 247, §7 (AFF). 2005, c. 683, §A52 (AMD).

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Caribou Planning Board – Agenda Item for 6/8/2017

Respectfully submitted for consideration to the Caribou Planning Board, regarding current zoning regulations at:

32 Roberts St., Caribou, ME

Currently zoned "R1"

Property Description:

Vacant two family complex – first floor apartment with 2 bedrooms, second floor apartment with 2 bedrooms

History: Owner, Antoinette Michaud, passed away 6/2016 and lived at location until time of death at age 96. Property was willed to niece and personal representative, Tammy Belanger, Caribou resident (477 E. Presque Isle Rd.) . Property has recently completed probate process 5/2017, and deed is currently being filed by attorney Patrick Bennett, for transfer to Tammy Belanger, with the Registry of Deeds, Houlton, Maine. Personal representative/heir has maintained property and taxes since owner's death. Personal representative/heir does not reside at this property. She rented each apartment unit for 6 months, tenants of both apartments ended tenancy, as leased, and relocated 4/2017 and property is now vacant. Personal representative/heir does not plan to rent either apartment in the future.

Property Intent by new owner: Tammy Belanger is in the process of purchasing an existing business located in Presque Isle, Maine, Clippity Do Dog. This is a full-service dog grooming business currently in operation and located in Presque Isle since 1996. Full training and full clientele are in place. Upon closing of sale, approximately 10/1/2017, buyer wishes to transfer business to Caribou location of her choice. Tammy Belanger respectfully request that City of Caribou reconsider their current zoning regulation, with regard to said property, to accommodate this small business relocation from Presque Isle to her vacant property at 32 Roberts Street, which will be remodeled at owner's expense to accommodate said business.

Reasons for relocation and personal aspects: Tammy Belanger currently resides in Caribou. Ms. Belanger currently pays/has paid taxes in full on both her residential location and the willed property location.. Ms. Belanger wishes to pursue her professional aspirations of almost 20 years, of working with dogs and grooming professionally on a full-time basis. Opportunities for training in this industry are located in Southern Maine and would have required 4 months of relocation to complete, which has never been feasible with Ms. Belanger's family responsibilities. This business opportunity allows for local, full training by a USAF Certified Master Groomer, current owner of said business. Tammy believes in supporting her local community, encouraging Caribou's economic growth, substantiation of the "business friendly" climate and encouragement of youth and middle aged adults in pursuing their life long dreams and professional aspirations while remaining in their "born & raised" community of Caribou!

Benefits to City of Caribou:

- Contributes to Caribou's tax base
- Increase in economic growth in downtown Caribou as customers will utilize current businesses for shopping, eateries, banking and other businesses/services while they wait for the completion of their pet's grooming appointments
- Beautification of Roberts Street area by updating of 32 Roberts Street exterior with painting/siding and landscaping completion. This may also assist in an increase in current property values in the general area
- Public's view of relocation of business from Presque Isle to Caribou will assist in substantiation of Caribou's mission to create and maintain a "business friendly" climate, and encourage others interested in opening a business in the City of Caribou

Adequate parking is available on property location. Traffic in the residential area will not be seriously impacted as this business is currently, and would remain, an "appointment only" business, allowing for adequate "drop off" and "pick up" times, and no congestion of current traffic flow within the residential area at any given time. This

location will not impact parking or traffic to any local neighbors in the general area. There will absolutely be no retail options at this location, as to not impact traffic flow or congestion.

Comparable information and additional statement: Several locations located in "R1" zones operate businesses from their present locations. They are allowed to do so if they reside on the property. An example would be several hairdressers within "R1" zones. Although these types of businesses fall within current zoning guidelines since they reside on the property, this should not be the only deciding factor in the City of Caribou determining feasibility and approval of a small business in an "R1" zone.

The property at 32 Roberts Street could also currently be argued as a "commercial" location in its current existence although in an "R1" zone, since it is not occupied by the owner and would be leased to tenants as a commercial investment property.

Therefore, approval of commercial use as a dog grooming facility without owner living at this address in this "R1" zone should be reviewed with great consideration. Currently, this is a vacant property, with property taxes paid in full. Owner is attempting to make valuable use of this property by establishing a small business at the location. This will benefit her long standing professional aspirations, the City of Caribou and its local economy, and assist in substantiation of Caribou's "business friendly" commitment.

It should be noted that the current city zoning ordinance and land use charts were created in approximately 1980 - 37 years ago. This presents for possible future review of the outdated ordinance and land use charts, as Caribou's current business climate is vastly different from that of 1980.

Consideration of Proposal

I, Tammy Belanger, owner of 32 Roberts Street, Caribou, Maine, respectfully request that the Caribou Planning Board and the City of Caribou allow me to use my vacant property at 32 Roberts Street, for which property taxes are current, to be utilized (first floor) as a small dog grooming business and remainder to be used as storage area (second floor).

Thank you for your consideration.

Sincerely,



Tammy Belanger

Phone: 207-227-4174