



City of Caribou, Maine

**AGENDA
Caribou Planning Board
Regular Meeting
Thursday, May 11, 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.or*

- I. Call to Order
- II. Approval of April 5, 2017 Planning Board minutes. 2-3
- III. Public Hearings
 - 1) Site Design Application to become an Auto Recycler - Kip Griffin, 960 Access Highway. 4-24
 - 2) Consider a zoning change along Access Highway from Otter Street to Madawaska River from the RC-2 Zone to the R-3 Zone. 25
 - 3) Site Design Application for RSU 39 Central Office Building, 69 Glenn Street. 26-32
 - 4) Site Design Application from Rosenberg Real Estate LLC for parking lot development at Skyway Plaza. 33-39
- IV. New Business
 - 1) Preliminary Review of a re-division of a subdivision at Skyway Plaza. 40-49
- V. Other Business
 - 1) Request for re-zone of a portion of Skyway Plaza property along Solman Street from Residential to Commercial. 50
 - 2) Agricultural Pesticide Storage Business at 33 Aldrich Drive. 51
 - 3) Schedule a workshop to continue re-write of Chapter 13, focus being land use table and zoning map.
- VI. New Communications
None
- VII. 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 Wednesday, April 5, 2017 @ 5:30 pm City Council Chambers

I. Call to Order

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

Others Present: Steve Wentworth – Planning Board Advisor, Stephanie Beaulieu – Detective for Bureau of Motor Vehicle, Philip McDonough II – Councilor Liaison and Denise Lausier.

II. Approval of January 17, 2017 Council/Planning Board Workshop Minutes

Motion by Todd Pelletier to approve; seconded by Evan Graves. Vote was unanimous.

III. Approval of March 1, 2017 Planning Board Minutes

Motion by Philip McDonough III to approve; seconded by Evan Graves. Vote was unanimous.

IV. New Business

1) Proposed change to all of the RC-2 Zone along Access Highway to allow the installation of mobile homes.

Steve Wentworth received a request from Josh Nadeau to install a mobile home in the RC-2 Zone on the Access Highway. Currently, this is not allowed in this zone. Steve Wentworth told the Board that currently that area along Access Highway has multiple mobile homes. He recommends changing the restriction of RC-2 and making it R-3. After Board discussion, Philip McDonough III moved to propose to change the RC-2 Zone to an R-3 Zone along the Access Highway and hold a Public Hearing at the next meeting; seconded by Todd Pelletier. Vote was unanimous.

2) Discussion on an application to become an Auto Recycler – Kip Griffin, 960 Access Highway.

Steve Wentworth explained that the Land Use Table does not have an item for Auto Recycling. There is an item for Recyclers of bottles and cardboard, but does not address automobiles. The Site Design Application and Ordinance has review criteria for the Planning Board to follow. Every five years, Auto Recyclers need to get Planning Board approval. The facility has to meet the same review criteria as Junkyards. Annually, the Code Enforcement Officer signs the required Zoning form from the State. Stephanie Beaulieu, Detective for Bureau of Motor Vehicles gave an overview of the process for Auto Recyclers. Once the City signs off on the Zoning form, it goes to the State dealer section in

Augusta. The applicant needs to first comply with the City level to go to the State level. Once approved at the City level, the State has to do an inspection. An Auto Recycler can have all the vehicles they want as a Recycler. It is up to the City to put a restriction on the applicant. There are no yearly inspections at the State level. Dealers with salvaged titled vehicles, have to have an Auto Recycler's License.

Robert White moved to hold a Public Hearing on this application at their next meeting in May; seconded by Matt Hunter. Vote was unanimous.

V. Other Business

1) Recommending Chapter 13 re-write to the City Council

Robert White offered to do a review of Chapter 13 for typos, punctuation, etc. and recommended the Board go over it as well and let him know anything that needs to be changed. After discussion, the Board decided to hold a workshop on the Land Use Table and Zoning Map on April 20, 2017 at 5:30 pm.

2) Discussion on monthly meeting date and time for Planning Board meetings.

Board discussion on meeting dates due to scheduling conflicts. Robert White moved to change the monthly meeting date to the second Thursday of each month at 5:30 pm beginning in May; seconded by Matt Hunter. Vote was unanimous.

Steve Wentworth recommended adding New Communications as a line on the Agenda for items for the Board to consider and think about.

Steve Wentworth brought up the Tech Center at the High School. Their Agricultural Program would like to raise chickens at the school with possible expansions in the future with cows etc. The High School is in the R-1 Zone, which disallows livestock or poultry. Currently, there is not a line on the Land Use Table for educational use. Steve Wentworth recommended going over this at the workshop.

Phil Cyr brought up Hilltop School and the possibility of it being converted to an Assisted Living Center and that perhaps the Board needs to look at the zoning for this.

VI. Adjournment

Meeting adjourned at 6:35 pm.

Respectfully Submitted,

Robert White
Planning Board Secretary

RW/dl



Site Design Application

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

Attn: Tony Mazucco, 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
Penham ME 04766

Phone: 227-0944

E-mail: GriffinFarm38@yahoo.com

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

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

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 (X) No

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

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.

Final Site Design Review Criteria by Planning Board

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

- 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: _____

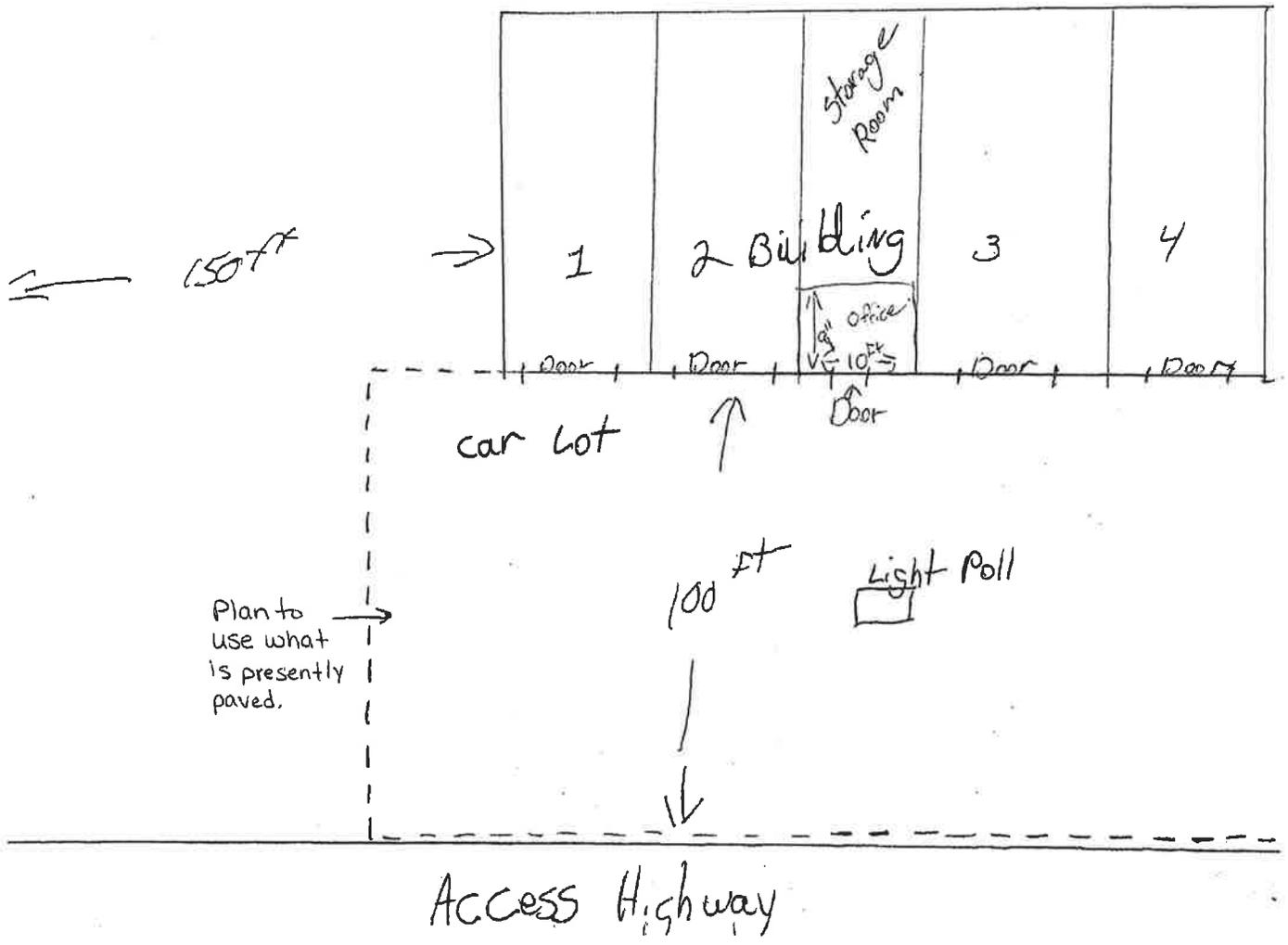
Address: _____

Approved by the Caribou Planning Board

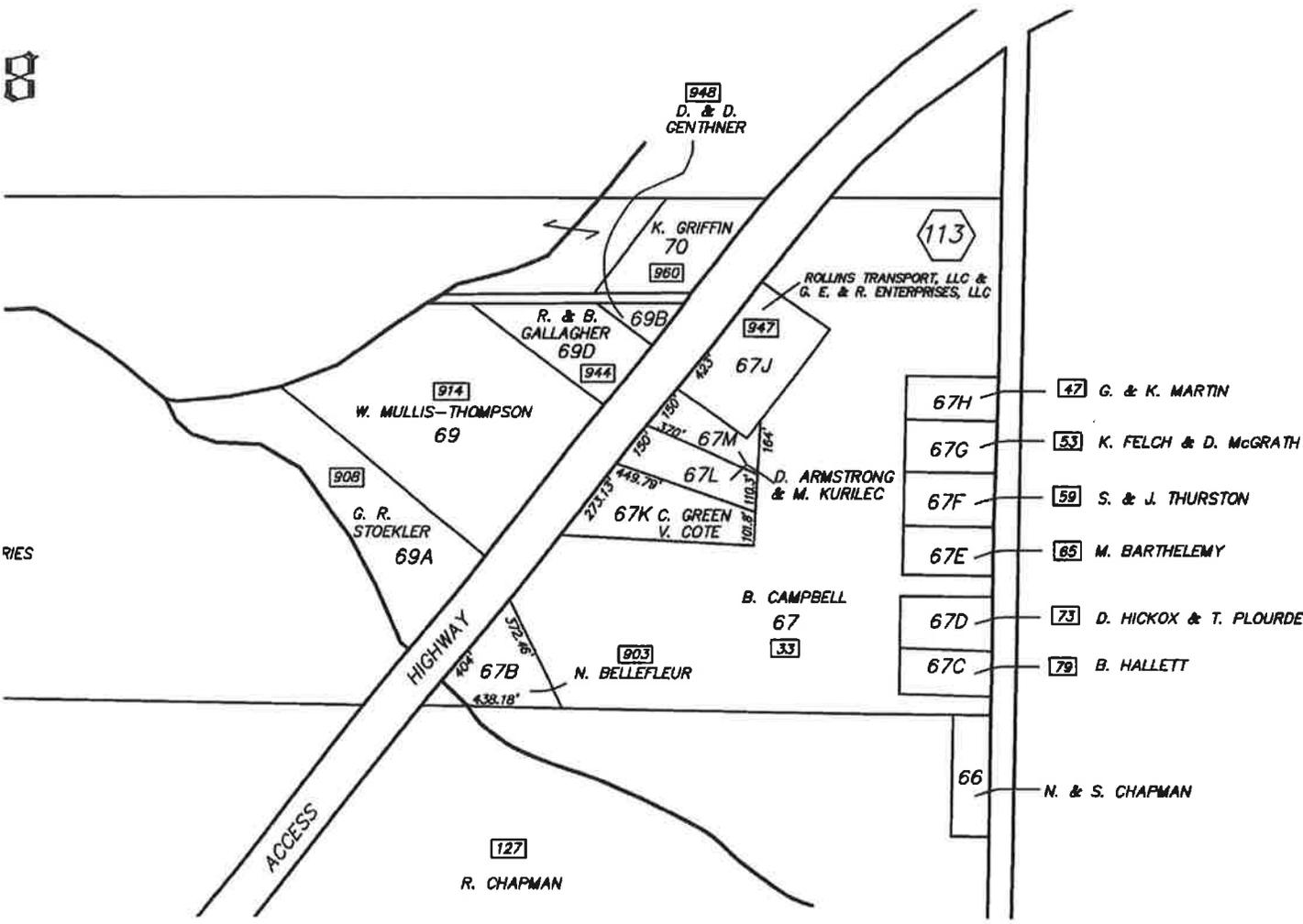
Signed: _____ Chairman of the Planning Board

Date: ____ / ____ / ____

Conditions of Approval:

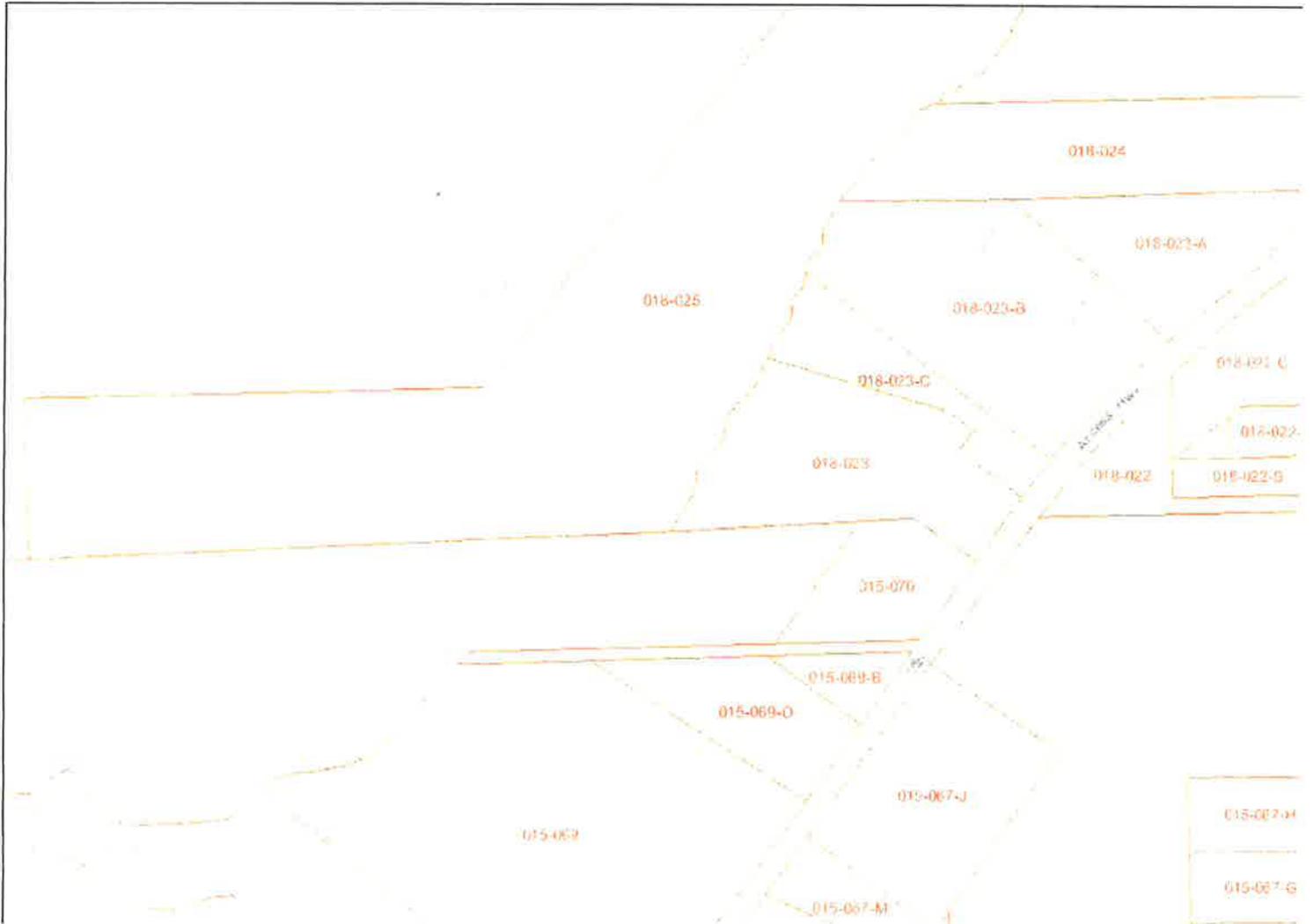


8



RIES

Maine Geoparcels Map



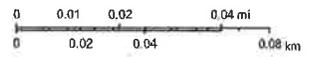
Maine Geoparcels Map



March 17, 2017

Maine Parcels

1:1,128



Maine Geolibrary, MEGIS
Source: Earth 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.

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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, §§A2,C106 (NEW). 1989, c. 6, (AMD). 1989, c. 9, §2 (AMD). 1989, c. 104, §§C8,10 (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

Part 2: MUNICIPALITIES

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) .

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.

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

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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).

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 \(mailto:webmaster_ros@legislature.maine.gov\)](mailto:webmaster_ros@legislature.maine.gov) • 7 State House Station • State House Room 108 • Augusta, Maine 04333-0007

Page composed on 10/13/2016 03:03:55.

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

§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).

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

Page composed on 10/13/2016 03:03:55.

From: Steve Wentworth
Sent: Wednesday, March 29, 2017 12:13 PM
To: Penny Thompson
Cc: Tony Michaud; Evan Graves (gravespi@gmail.com); Matthew Hunter (matthew.hunter@mac.com); Michele Smith (michele.smith67@gmail.com); Philip Cyr (philcyr@caribourehab.com); Philip McDonough (pmcdonough3@gmail.com); Robert White (rwhite03@maine.rr.com); Steve Wentworth; Todd Pelletier (toddp@swcollins.com); Mike Gahagan; Denise Lausier
Subject: RE: Josh Nadeau

Thanks Penny,

Planning Board;

Hopefully this e-mail will reach all P/B members and other interested staff.

- 1) Rather than bring this to the planning board as a change to only the lot owned by Mr. Nadeau, I'm recommending the board bring this up as a change to all of the RC2 zone along Access Highway to allow the installation of mobile homes. Two approaches being to either allow mobile homes in the RC2 Zone or change the RC2 Zone along Access Highway to the R3 Zone. The current nature of the area is predominantly mobile homes, so it's questionable why Caribou disallows additional mobile homes. If it be that the P/B wishes to make the major change a notice in the Aroostook Republican should be sufficient.

Also:

- 2) Also for discussion for 4-5, under new business, the used car dealer located at 960 Access Hwy., Kip Griffin, is asking for the city to sign off on his application to become an auto recycler. Caribou's ordinance does not list a permission for auto recycler in the land use chart.

These are the only 2 items that I'm aware of needing P/B attention during next weeks meeting.



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

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 (X) 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? (X) Yes () No

Is any portion of the property within a Flood Hazard Zone? () Yes (X) 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? (X) 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

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.

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 Realty Bradley & Unger

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 McAteer
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 Bernette
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
11 Hall Street
Presque Isle, ME 04769
Tel: 207-764-3661
Fax: 207-764-5918
Cell: 207-237-2161

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

Denise Lausier

From: Steve Wentworth <skwentworth@gmail.com>
Sent: Tuesday, May 02, 2017 7:19 AM
To: Denise Lausier; Penny Thompson
Subject: Re: FW: May 11th Planning Board Meeting

Hi Denise,

Can you make sure this gets to Penny and the p/b.

This E-mail should be introduced and read at the next meeting as an out of meeting, ex parte, communication pertaining to a possible future application.

Last Wednesday morning I met with representatives from agramart who would like to locate an agricultural pesticide storage business in only part of the building at 33 Aldrich Dr.. (Gary Gagnon owns the building) . I checked the land use table, there is no listing for agricultural chemical storage but did find that everything else listed as agricultural in the industrial 2 zone requires site design review at the p/b. That's when I directed them to fill out the site design application.

Due to the time in advance for notification in the newspaper and mailings to abutters within 500 feet of 33 Already Dr. we could not meet the notification requirements prior to the may 11 meeting. At best it looked like preliminary review in June and final approval in July. Timing in a problem being that this business is seasonally dependant.

They have BRSA Engineering designing the modification to the building for fire rated partitions.

There's not much else I can offer at this time. If we receive an application for site design we will expedite notifications as needed and place it on the p/b agenda as soon as possible.

Thank you.

Steve W.