



## *City of Caribou, Maine*

### **AGENDA Caribou Planning Board Regular Meeting Thursday, November 9, 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](http://www.cariboumaine.org)*

- I. Call to Order
- II. Approval of minutes from the October 12, 2017 Planning Board meeting.
- III. Public Hearings
  - a) Preliminary Review of a Site Design Application from Russell Levesque to open an "Automobile (vehicle) Sales" facility at 554 Access Highway, Map 15 Lot 37, currently zoned R-3.
- IV. New Business
- V. Other Business
- VI. New Communications
- VII. Staff Report
  - a) Home Occupation Application from Patty Corriveau for the Thistle Shop / Design and Antique Restoration at 26 Garden Circle
  - b) Site Design Application from Paul Morgan for Access 89 Bar & Grill located at 539 Access Highway
  - c) Site Design Application from Tammy Belanger for Clippity-Do Dog Grooming located at 32 Roberts Street
  - d) Inquiry to establish a Sober House at 5 Bennett Drive
- VIII. Planning Board Training
- IX. 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, October 12, 2017 @ 5:30 pm City Council Chambers**

**Members Present:** Robert White, Philip McDonough III, Todd Pelletier, Evan Graves and Thomas Ayer

**Members Absent:** Phil Cyr and Matthew Hunter

**Others Present:** Steve Wentworth –Planning Board Advisor, Penny Thompson –Tax Assessor/Code Enforcement Officer, Dennis Marker –City Manager, Karen Henderson, George Thomas, John Bourgoine, Roy Woods, Janet Woods, Renee Parente, Jeremie Raymond, Stephanie Beaulieu, James McDonald and Denise Lausier –Executive Assistant to the City Manager

**I. Call to Order** – Robert White chaired the meeting. The meeting was called to order at 5:30 pm.

Thomas Ayer was welcomed to the Caribou Planning Board.

**II. Approval of minutes from the September 14, 2017 Planning Board meeting** – Todd Pelletier moved to approve; seconded by Evan Graves. Motion carried with all in favor.

**III. Public Hearings** –

- a) **Request from Troy Haney to amend the accepted subdivision plan and site plan at 82 Glenn Street – Tax Map 35, Lot 49-A – from 8 residential units to 12 residential units.** Troy Haney was not present. This item was pushed back to a later time during the meeting.
- b) **Proposed zone change from the R-1 zone to R-2 zone on a portion of City Tax Map 31 west of Main Street, East of Collins Pond, South of Grove Street to include properties on Grove Street, Myrtle Street, Columbus Avenue, Roberts Street and Caribou Street.** Robert White opened the Public Hearing at 5:31 pm. With no public comment, the Public Hearing was closed at 5:31 pm. Todd Pelletier moved this zoning change from R-1 to R-2 to the City Council for Public Hearing; seconded by Philip McDonough III. Motion carried with all in favor.
- c) **Proposed zone change from the C-2 zone to R-3 zone on a portion of City Tax Map 8 east of the West Presque Isle Road and the parcels south of Map 8, Lot 17A (City's snow dump) on both sides of Main Street.** Robert White gave an overview on this item. Originally the precipitated landowner wanted to put a trailer on his lot, but cannot in a C-2. Steve Wentworth had suggested changing this whole area to an R-3. Public Hearing was opened at 5:35 pm. A gentleman from the public stated that he owns a couple acres of land at 30 West

Presque Isle Road that has a handicap trailer on it and was questioning if this zone change will affect his property. Steve Wentworth explained that R-3 would make it a conforming use. Currently, in the C-2 zone, it would be a previously existing non-conforming use so if the trailer was removed, after one year it could not be replaced on the site. R-3 zone would allow it to be replaced. Public Hearing closed at 5:46 pm.

Philip McDonough III moved to send this item to the City Council for their approval based on their Public Hearing; seconded by Evan Graves. Motion carried with all in favor.

**IV. New Business - None.**

**V. Other Business –**

a) **Review of Zoning Map** – Board discussion on if the zoning map is ready for public hearing. Dennis Marker commented that there is a zone on the map that is not now on the books. Philip McDonough III commented that the Board still needs to review the land use table and they should be submitted together to the City Council. Consensus not ready for public hearing yet.

**b) New Communications – None.**

c) **Staff Report** – Penny Thompson, CEO brought forth a request from Russell Levesque. Mr. Levesque is looking at purchasing 554 Access Highway. It has been apartments for some time, a beauty shop and over the last few years, has been added onto a couple of times. Mr. Levesque would like to have a small Auto Dealership as he did when he owned Dodo's Market across the street. When he had his dealership before, there were no issues, he had his paperwork from the State and a Certificate of Occupancy. This area has been rezoned to R-3 so this will need Planning Board approval. Mrs. Thompson does question if the current septic is adequate for this new use. Stephanie Beaulieu, the listing agent was present to speak on Mr. Levesque's behalf. He plans to do exactly as he did before. After speaking with Detective Chad Foley at the Bureau of Motor Vehicles, it would pass at State level. Sale is dependent upon Planning Board approval. He will be contracting out all the vehicle work, changing oil, inspections, break work etc. will be done off site. Looking to see if the Board would support this. Discussion on the septic system. Steve Wentworth commented that potentially with the number of bedrooms, the septic doesn't meet the plumbing code for a three-family home. Steve Wentworth told the Board the septic is a non-issue for the Planning Board, it is at buyer's risk. It is an allowed use in the R-3 zone. Mr. Levesque is just looking for some reassurance before purchasing the property to make sure this is something that would be approved by the Planning Board. Consensus, no issues at the Board level.

**III. Public Hearing –**

a) **Request from Troy Haney to amend the accepted subdivision plan and site plan at 82 Glenn Street – Tax Map 35, Lot 49-A – from 8 residential units to 12 residential units.** City Manager Dennis Marker spoke with Troy Haney about a month and a half ago. Mr. Haney had tight time constraints to purchase units to bring to Caribou. Mr. Haney originally had eight condo units in four duplex buildings, he was hoping to turn two of the buildings into eight unit townhouses. Mr. Haney has been told some information is missing and that he also needs a building permit. Both Public Works and Police Department have reviewed the plans and have no issues with it. Mr. Marker recommended the Board go through the criteria and that it could be approved.

Robert White opened the public hearing at 6:04 pm. Roy Woods owns 31 Elmwood in back of the project. Mr. Woods had no issues with the four units, but the new building will be three stories, including the garage. Mr. Woods doesn't want a multiplex behind his property due to privacy issues. His sister lives next door and has a pool with fencing and there are concerns they could see over into the pool area and his backyard.

Janet Woods lives directly behind the property. Ms. Woods has objections to a two-story building on that site. She has a privacy concern as well as an obstructed view looking at a two-story building. She stated it is zoned for condos and not all of the condos have been sold yet, some are still empty. Ms. Woods stated that she is now thinking eight unit buildings change the face from condos to rental property. Ms. Woods is concerned about the value of her property. There are no trees or shrubs in between.

Public Hearing was closed at 6:15 pm. Board reviewed the Site Design Review Criteria. Discussion on requiring screening vegetation along the backside of the lot. A condition on approval to require linden trees or another similar species to be planted on the rear lot line. Also, a condition to repair or replace existing municipal infrastructure.

Philip McDonough III moved to approve the application with the conditions stipulated; seconded by Evan Graves. Motion carried with all in favor.

- b) **Planning Board Training** – Dennis Maker talked on preparing a five to ten minute training at each meeting on general operations, land use laws and procedural things. Mr. Marker did a brief training on motions with the Board.

Robert White and Phil Cyr's terms are expiring the end of this year. They are both reapplying for another term.

- c) **Adjournment** – Philip McDonough III moved to adjourn the meeting at 6:40 pm; seconded by Todd Pelletier. Motion carried with all in favor.

Respectfully Submitted,

Philip McDonough III  
Planning Board Secretary

PM/dl



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CODE ENFORCEMENT OFFICE

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CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board  
From: Penny Thompson, Caribou Code Enforcement Officer  
Date: October 6, 2017  
Re: Staff Report on Site Design Application from Russell P. Levesque. Mr. Levesque would like to re-open his R&B Auto Sales at 554 Access Highway (across from the former location at 539 Access Highway)

History: Mr. Levesque owned and operated R&B Auto Sales at Dodo's market located at 539 Access Highway, Map 15 Lot # 41 from 10-23-2007 until he sold the business on 08-15-2016. At that time, the area was zoned RC-2 and only CEO Site Design Review and approval was needed. The zoning in the area is now R-3. Therefore, Planning Board review of the Site Design Application is required. The application was received in the office on Wednesday October 4. This did not allow for sufficient time to place it on the agenda for this meeting per ordinance requirements.

The property at 554 Access Highway is currently owned by Sonia and Adam Enterprises, LLC. Mr. Levesque has a contract to purchase the property, subject to his ability to re-establish his R&B Auto Sales business at this new location.

For the staff report, I am enclosing the following:

Page 1: This memo  
Page 2: Certificate of Occupancy dated 10-23-2007  
Page 3: Maine SOS Dealer form 4 dated 10-23-2007  
Page 4 - 10: Site Design Application  
Page 11: Copy of check #2539 for \$90 (Site Design Fee)  
Page 12 - 13: Staff approvals  
Page 14: Part of City Tax Map 15 showing the area  
Page 15 - 21: Current Septic Design for location



## City of Caribou, Maine

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

### Certificate of Occupancy

Certificate Number: 07-21

Date issued: 10-23-07

Property Location: 539 Access Highway

Map #: 15 Lot #: 41 Zoning District: RC-2

Owner of property: Russell Levesque

Tenant of property:

DBA if Applicable: DoDo's Market / R & B Auto Sales

New Construction: No

Building Type: Woodframe

( wood frame - masonry - metal - etc. )

Building Description: Convenience Store, Redemption Center & Auto Sales

Change Of Use: Addition of Auto sales

Certificate Issued To: Russell Levesque

Allowed Uses: Convenience Store, Redemption Center & Auto Sales

Conditions of approval: None

Approved by: \_\_\_\_\_

Code Enforcement Officer, Caribou, Maine

SECRETARY OF STATE  
BUREAU OF MOTOR VEHICLES  
STATE HOUSE STATION 29  
AUGUSTA, MAINE 04333

Applicant's Name, Business Name and Business Address  
R<sup>1</sup>/<sub>2</sub> B AUTO SALES  
539 ACCESS HIGHWAY  
CARIBOU, MAINE 04736

BUILDING CODE, ZONING AND LAND USE REGULATORY ORDINANCE  
CLEARANCE

Dear Sir:

As required by the Secretary of State, the above named applicant, at the location shown, is in compliance with all local building codes and land use regulatory ordinances for the **initial application for a dealer license and/or for the application for additional dealer license types** as they pertain to a commercial building, a vehicle display area, and sale and service of vehicles and the display of a permanently mounted sign.

A local seller's license:

Is required

Is not required

Has been issued

Will be issued

A. K. Wentworth  
Signature - Authorized City/Town Official

CODE ENFORCEMENT OFFICER  
Title

NOTARIZATION REQUIRED

STATE OF MAINE - County of Franklin ss. Dec 23 2007 Then personally appeared the above AUTHORIZED CITY/TOWN OFFICIAL named Stephen Wentworth and acknowledge the foregoing instrument under oath to be his free act and deed.

NOTARY PUBLIC Steph A. Bourde  
My commission expires Jan 24, 2014



## Site Design Application

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

(207) 493 - 3324 option 3  
[pthompson@cariboumaine.org](mailto: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: Russell P. Levesque To purchase  
Development Name: R+B AUTO SALES  
Location of Property (Street Locations): 554 Access Highway CARIBOU ME.  
City of Caribou Tax Map: 156037 Lot: 37 Zone: R3 PB

### 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.

Footprint to move R+B Auto From 539  
Access Hwy to 554 Access Highway CaniBou

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

Russell Levesque Phone: 207 227-0835

225 Mansfield Rd

Fitch Field ME 04350 E-mail: BostonRusLevesque@hotmail.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?)

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

**General Information**

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

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

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

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

Total area or acreage of parcel: 8 Total area or acreage to be developed: 2

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.) 4 UNIT APARTMENTS  
USED TO BE BEAUTY SHOP IN ONE UNIT LIVE IN ONE UNIT

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 (X) No

Recreation area(s) Estimated Area & Description: \_\_\_\_\_

Common land(s) Estimated Area & Description: \_\_\_\_\_

Anticipated start date for construction: month / year \_\_\_\_ / \_\_\_\_ Completion: \_\_\_\_ / \_\_\_\_

Does any portion of the proposal cross or abut an adjoining municipal line? ( ) Yes (X) No

Does this development require extension of public services? ( ) Yes (X) No

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

Estimated cost for infrastructure improvements: \$ \_\_\_\_\_

Water Supply: Private Well: (X) Public Water Supply: ( )

Sewerage Disposal: Private SSWD: (X) Public Sewer: ( )

Estimated sewerage disposal gallons per day: (\_\_\_\_\_) / day

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

**Have the plans been reviewed & approved by the Caribou Fire Chief?** ( ) Yes (X) No

Does the building have an automatic sprinkler system? ( ) Yes (X) No

Does the building have an automatic fire detection system? ( ) Yes (X) No

Will the development require a hydrant or dry hydrant fire pond? ( ) Yes (X) 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: *Russell P. Lunge* Date: 9/8/17

**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:**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

RUSSELL P LEVESQUE  
225 HARDCRABBLE RD 207-227-0835  
LITCHFIELD, ME 04350

2539

52-7276/2112  
01

9/28/07 Date

Pay to the Order of CITY OF CARIDW

\$ 90.<sup>00</sup>

Ninety and 00/100

Dollars



**Mechanics**  
Savings Bank

Auburn, Lewiston, Windham, Brunswick, Maine

For \_\_\_\_\_ Russell P. Levesque AP

⑆ 2 2 1 2 7 2 7 6 6 ⑆ 7 0 0 0 0 0 5 0 6 9 3 ⑆ 0 2 5 3 9

## Penny Thompson

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**From:** Scott Susi  
**Sent:** Thursday, October 05, 2017 10:51 AM  
**To:** Penny Thompson; Mike Gahagan; Dave Ouellette  
**Cc:** Tony Michaud; Steve Wentworth; skwentworth@gmail.com; Denise Lausier; Dennis Marker  
**Subject:** RE: Proposed Auto Sales

I would not have issue with this, it always seemed to be a small scale sales.

-----Original Message-----

**From:** Penny Thompson  
**Sent:** Wednesday, October 4, 2017 9:36 PM  
**To:** Scott Susi <firechief@cariboumaine.org>; Mike Gahagan <michael.gahagan@cariboumaine.org>; Dave Ouellette <daveo@cariboumaine.org>  
**Cc:** Tony Michaud <tmichaud@cariboumaine.org>; Steve Wentworth <swentworth@cariboumaine.org>; skwentworth@gmail.com; Denise Lausier <dlausier@cariboumaine.org>; Dennis Marker <citymanager@cariboumaine.org>  
**Subject:** Proposed Auto Sales

Good evening -

Russell Levesque had a used car lot at Dodo's Market when he owned it. He is now seeking Planning Board approval to have an auto sales lot directly across the street (there is a multi-family home which formerly had a day spa in one unit.)

He has filled out a site design review application because although it is an allowed use in the zone, it needs PB approval.

Could you send me your thoughts about this business at that location so that I can give your feedback to the Planning Board please?

Thanks!

--Penny

Sent from my iPhone

## Penny Thompson

---

**From:** Mike Gahagan  
**Sent:** Thursday, October 05, 2017 10:59 AM  
**To:** Scott Susi; Penny Thompson; Dave Ouellette  
**Cc:** Tony Michaud; Steve Wentworth; [skwentworth@gmail.com](mailto:skwentworth@gmail.com); Denise Lausier; Dennis Marker  
**Subject:** RE: Proposed Auto Sales

I don't see any problem.

Chief Michael W. Gahagan

25 High Street  
Caribou, ME 04736  
Ph# (207) 493-3301  
Fax# (207) 493-4201  
Email: [policechief@cariboumaine.org](mailto:policechief@cariboumaine.org)

-----Original Message-----

**From:** Scott Susi  
**Sent:** Thursday, October 05, 2017 10:51 AM  
**To:** Penny Thompson; Mike Gahagan; Dave Ouellette  
**Cc:** Tony Michaud; Steve Wentworth; [skwentworth@gmail.com](mailto:skwentworth@gmail.com); Denise Lausier; Dennis Marker  
**Subject:** RE: Proposed Auto Sales

I would not have issue with this, it always seemed to be a small scale sales.

-----Original Message-----

**From:** Penny Thompson  
**Sent:** Wednesday, October 4, 2017 9:36 PM  
**To:** Scott Susi <[firechief@cariboumaine.org](mailto:firechief@cariboumaine.org)>; Mike Gahagan <[michael.gahagan@cariboumaine.org](mailto:michael.gahagan@cariboumaine.org)>; Dave Ouellette <[daveo@cariboumaine.org](mailto:daveo@cariboumaine.org)>  
**Cc:** Tony Michaud <[tmichaud@cariboumaine.org](mailto:tmichaud@cariboumaine.org)>; Steve Wentworth <[swentworth@cariboumaine.org](mailto:swentworth@cariboumaine.org)>; [skwentworth@gmail.com](mailto:skwentworth@gmail.com); Denise Lausier <[dlausier@cariboumaine.org](mailto:dlausier@cariboumaine.org)>; Dennis Marker <[citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org)>  
**Subject:** Proposed Auto Sales

Good evening -

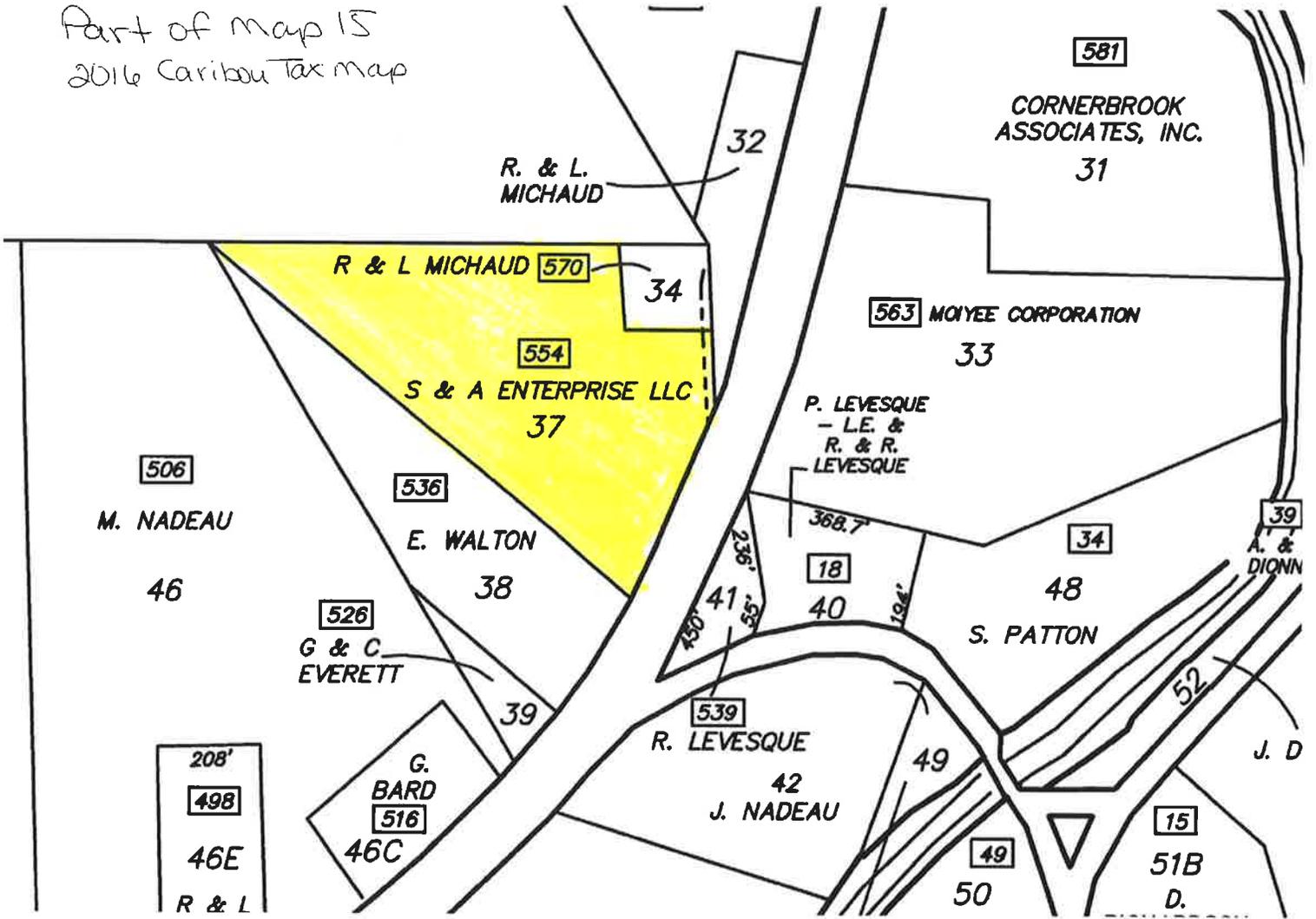
Russell Levesque had a used car lot at Dodo's Market when he owned it. He is now seeking Planning Board approval to have an auto sales lot directly across the street (there is a multi-family home which formerly had a day spa in one unit.)

He has filled out a site design review application because although it is an allowed use in the zone, it needs PB approval.

Could you send me your thoughts about this business at that location so that I can give your feedback to the Planning Board please?

Thanks!

Part of map 15  
2016 Caribou Tax map



135

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept Health & Human Services  
Division of Health Engineering, 10 SHS  
(207) 287-5972 Fax: (207) 287-3165

**PROPERTY LOCATION** >> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<

City, Town, or Plantation	CARIBOU
Street or Road	554 ACCESS HIGHWAY
Subdivision, Lot #	

CARIBOU Date Permit Issued 11/5/09 PERMIT # 1737 TOWN COPY \$ 130 FEE Double Fee Charged  L.P.I. # 785

*S.K. Nutcracker*  
Local Plumbing Inspector Signature

## OWNER/APPLICANT INFORMATION

Name (last, first, MI)	ST. PETER, ADAM	<input checked="" type="checkbox"/> Owner
		<input checked="" type="checkbox"/> Applicant
Mailing Address of Owner/Applicant	41 LYNN DRIVE CARIBOU, ME 04736	
Daytime Tel. #	207-227-2941	

Municipal Tax Map # 15 Lot # 37

**OWNER OR APPLICANT STATEMENT**  
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

*Adam St. Peter*  
Signature of Owner or Applicant Date \_\_\_\_\_

**CAUTION: INSPECTION REQUIRED**  
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

\_\_\_\_\_  
Local Plumbing Inspector Signature (2nd) date approved \_\_\_\_\_

## PERMIT INFORMATION

**TYPE OF APPLICATION**

1. First Time System  
 2. Replacement System  
Type replaced: \_\_\_\_\_  
Year installed: \_\_\_\_\_

3. Expanded System  
 a. Minor Expansion  
 b. Major Expansion

4. Experimental System  
 5. Seasonal Conversion

**THIS APPLICATION REQUIRES**

1. No Rule Variance  
 2. First Time System Variance  
 a. Local Plumbing Inspector Approval  
 b. State & Local Plumbing Inspector Approval

3. Replacement System Variance  
 a. Local Plumbing Inspector Approval  
 b. State & Local Plumbing Inspector Approval

4. Minimum Lot Size Variance  
 5. Seasonal Conversion Permit

**DISPOSAL SYSTEM COMPONENTS**

1. Complete Non-engineered System  
 2. Primitive System (graywater & airt. toilet)  
 3. Alternative Toilet, specify: \_\_\_\_\_  
 4. Non-engineered Treatment Tank (only)  
 5. Holding Tank, \_\_\_\_\_ gallons  
 6. Non-engineered Disposal Field (only)  
 7. Separated Laundry System  
 8. Complete Engineered System (2000 gpd or more)  
 9. Engineered Treatment Tank (only)  
 10. Engineered Disposal Field (only)  
 11. Pre-treatment, specify: \_\_\_\_\_  
 12. Miscellaneous Components

**SIZE OF PROPERTY**

2 1/2  SQ. FT.  
 ACRES

**DISPOSAL SYSTEM TO SERVE**

1. Single Family Dwelling Unit, No. of Bedrooms: \_\_\_\_\_  
 2. Multiple Family Dwelling, No. of Units: 4  
 3. Other: beauty salon  
(specify)  
Current Use  Seasonal  Year Round  Undeveloped

**TYPE OF WATER SUPPLY**

1. Drilled Well  2. Dug Well  3. Private  
 4. Public  5. Other

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

**TREATMENT TANK**

1. Concrete  
 a. Regular  
 b. Low Profile  
 2. Plastic  
 3. Other: 1000 existing  
CAPACITY: 1,000 GAL.  
to be added

**DISPOSAL FIELD TYPE & SIZE**

1. Stone Bed  2. Stone Trench  
 3. Proprietary Device  
 a. cluster array  c. Linear  
 b. regular load  d. H-20 load  
 4. Other: existing  
SIZE: 1280+1700  sq. ft.  lin. ft.

**GARBAGE DISPOSAL UNIT**

1. No  2. Yes  3. Maybe  
If Yes or Maybe, specify one below:  
 a. multi-compartment tank  
 b. \_\_\_\_\_ tanks in series  
 c. increase in tank capacity  
 d. Filter on Tank Outlet

**DESIGN FLOW**

630 gallons per day  
BASED ON:  
 1. Table 501.1 (dwelling unit(s))  
 2. Table 501.2 (other facilities)  
SHOW CALCULATIONS for other facilities

3 1 bedroom @ 120 each = 360  
1 - 3 bedroom @ 270 = 270  
1 chair beauty salon = 100  
 3. Section 503.0 (meter readings)  
ATTACH WATER METER DATA

**SOIL DATA & DESIGN CLASS**

PROFILE 12 CONDITION D DESIGN 3  
at Observation Hole # TBB  
Depth 7 1/2 groundwater  
of Most Limiting Soil Factor

**DISPOSAL FIELD SIZING**

1. Small—2.0 sq. ft. / gpd  
 2. Medium—2.6 sq. ft. / gpd  
 3. Medium—Large 3.3 sq. ft. / gpd  
 4. Large—4.1 sq. ft. / gpd  
 5. Extra Large—5.0 sq. ft. / gpd

**EFFLUENT/EJECTOR PUMP**

1. Not Required  
 2. May Be Required  
 3. Required  
Specify only for engineered systems:  
DOSE: \_\_\_\_\_ gallons

**LATITUDE AND LONGITUDE**  
at center of disposal area  
Lat. 46 d 53 m 12.6 s  
Lon. 68 d 51 m 2.2 s  
if g.p.s. state margin of error: 10'+

## SITE EVALUATOR STATEMENT

I certify that on 10/20/09 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

<i>William K. Hersey</i> Site Evaluator Signature	60 SE.#	10/23/09 Date
WILLIAM K. HERSEY Site Evaluator Name Printed	207-498-2108 Telephone Number	soildogger@juno.com E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator. HHE-200 Rev. 4/05

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 287-5872 FAX (207) 287-4172

Town, City, Plantation  
Caribou

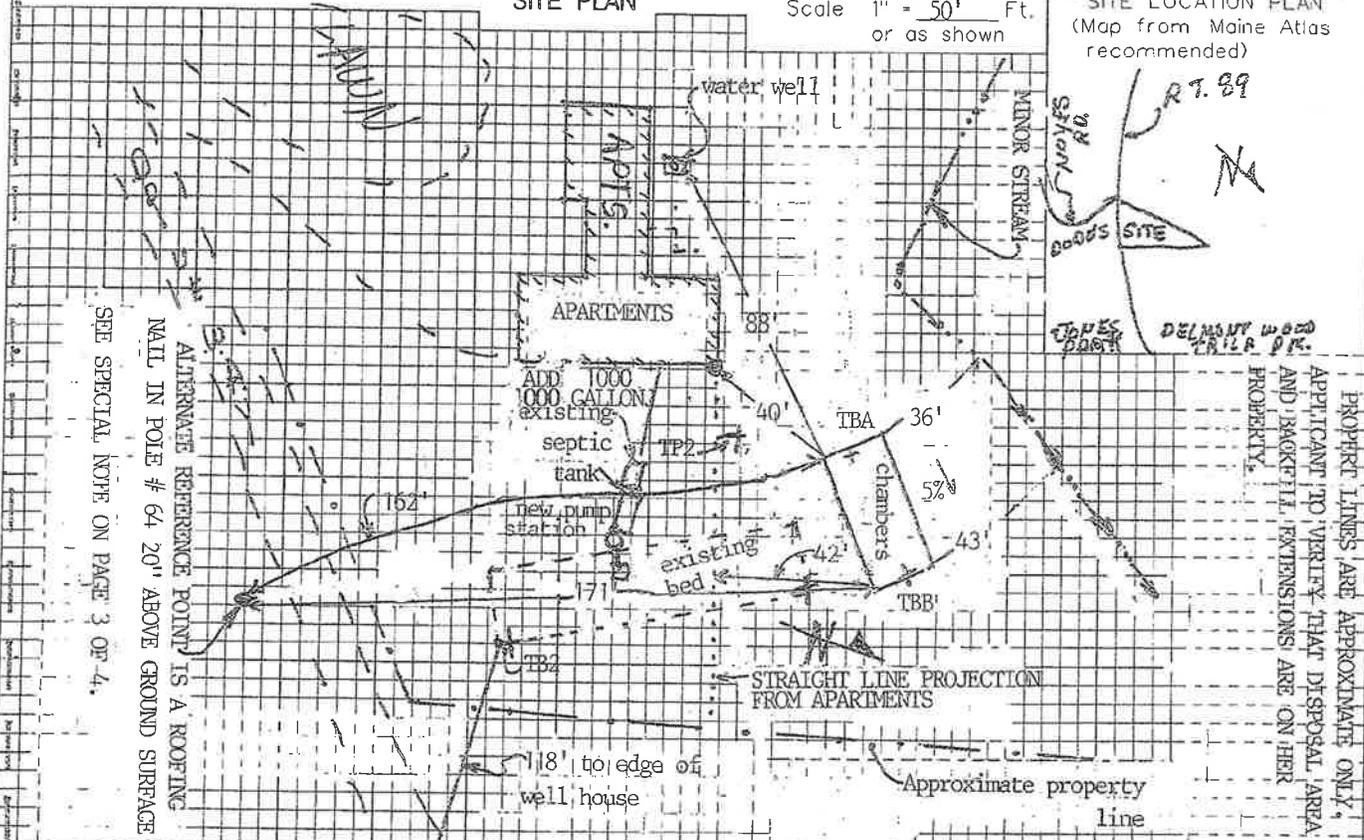
554 Street, Road Subdivision  
RT. 89 - Access Hiway

Owner's Name  
ST. PETER, ADAM

## SITE PLAN

Scale 1" = 50' Ft.  
or as shown

SITE LOCATION PLAN  
(Map from Maine Atlas recommended)



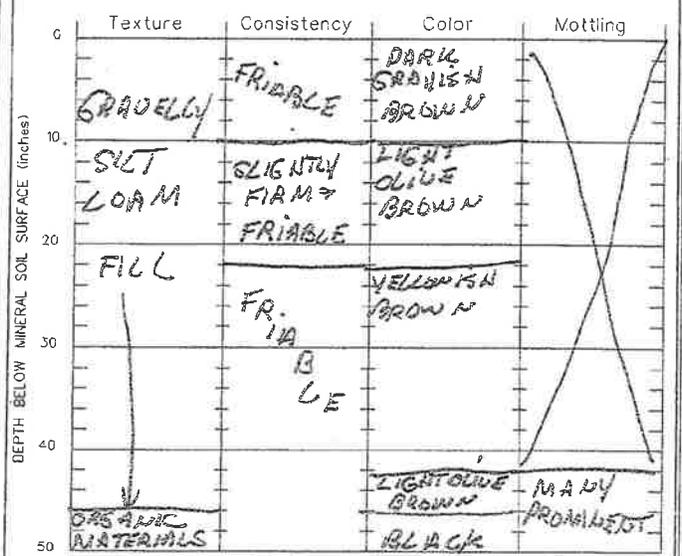
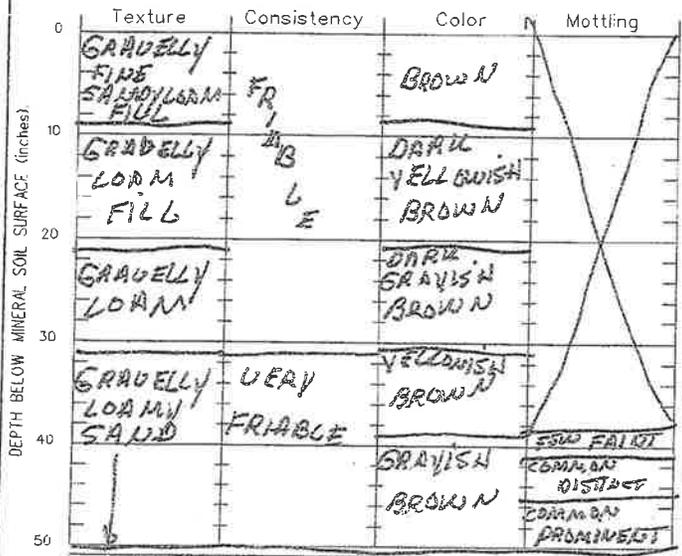
SEE SPECIAL NOTE ON PAGE 3 OF 4.  
ALTERNATE REFERENCE POINT IS A ROOFING NAIL IN POLE # 64, 20" ABOVE GROUND SURFACE.

PROPERTY LINES ARE APPROXIMATE ONLY. APPLICANT TO VERIFY THAT DISPOSAL AREA AND (ACRPT), EXTENSIONS ARE ON HER PROPERTY.

## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 Test Pit  Boring   
" Depth of Organic Horizon Above Mineral Soil

Observation Hole 2 Test Pit  Boring   
" Depth of Organic Horizon Above Mineral Soil



Soil Classification: 2 C Slope: 5% Limiting Factor: 39"  
Profile: MADESL170 Condition: MADESL170

Soil Classification: C Slope: 6% Limiting Factor: 42"  
Profile: MADESL170 Condition: MADESL170

*William K. Noyes*  
Site Evaluator Signature

60 SE

10/28/01 Date

REVISED 10/23/09

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation  
**CARIBOU**

Street, Road, Subdivision  
**554 ACCESS HIGHWAY - RT. 89**

Owner's Name  
**ST. PETER, ADAM**

## SITE MAP

Scale 1" =      ft.  
or as shown

## SITE LOCATION PLAN (Map from Maine Atlas)

### SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole 1  Test Pit  Boring  
8 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
SILT LOAM	FR	BROWN	
GRAVELLY SILT LOAM	FR	PALE GRAY	FEW DISTINCT
	LE		MANY PROMINENT
LIMIT OF BORING ↗			

Soil Classification: 2 Profile C Condition      Slope      % Limiting Factor      "  Ground Water  Restrictive Layer  Bedrock  Pit Depth

Observation Hole 2  Test Pit  Boring  
     " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
GRAVELLY SANDY LOAM	FR	DARK YELL BROWN	
	LE	BRN W/	
FILL			
LIMIT OF BORING ↗			

Soil Classification: 2 Profile C Condition      Slope 5 % Limiting Factor 30 "  Ground Water  Restrictive Layer  Bedrock  Pit Depth

### SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole A  Test Pit  Boring  
     " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
GRAVELLY LOAM FILL	FR	DARK GRAYISH BROWN	
ORGANIC MATERIALS	FR	BLACK	
SILT LOAM	LE	DARK GRAYISH BROWN	FEW FAINT
GRAVELLY SILT		BROWN	COMMON DISTINCT
LOAM	FIRM	GRAYISH BROWN	
LIMIT OF BORING ↗			

Soil Classification: 12 Profile C Condition      Slope 5 % Limiting Factor 26 "  Ground Water  Restrictive Layer  Bedrock  Pit Depth

Observation Hole B  Test Pit  Boring  
9 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
GRAVELLY SILT LOAM	FR	DK GRAYISH BROWN	
GRAVELLY SILT LOAM	LE	LIGHT OLIVE BROWN	FEW FAINT
GRAVELLY SANDY LOAM		GRAYISH BROWN	COMMON DISTINCT
LOAM SAND GRAVEL	LOOSE	GRAY	MANY PROMINENT
GROUNDWATER			

Soil Classification: 4 Profile D Condition      Slope 5 % Limiting Factor 7 "  Ground Water  Restrictive Layer  Bedrock  Pit Depth

*William K. Nease*  
Site Evaluator Signature

60  
SE #

10/23/09  
Date

8  
Page 2 of 4

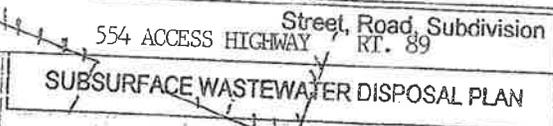
# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation  
CARIBOU

Street, Road, Subdivision  
RT. 89

Owner's Name  
ST. PETER, ADAM



Scale 1" = 20 ft.

EXPANSION CONSISTS OF 8 ROWS OF 10 QUICK 4 - EQ-24 PLASTIC CHAMBERS INSTALLED WITH 12' BETWEEN ROWS. EACH CHAMBER IS 16" WIDE BY 4' LONG BY 11" HIGH

Elevation reference Point is bottom of corner trip board 162' to 2nd Elevation Reference Point which is a roofing nail in pole #64 20" above ground surface

ADD SECOND 1000 GALLON SEPTIC TANK  
EXISTING 1000 GALLON SEPTIC TANK

EXISTING PUMP STATION  
EXISTING 20' BY 85' BED  
approximate fill limits of existing bed

connect for serial distribution

fill limits as designed for existing bed

SPECIAL NOTE:  
Existing disposal area is not malfunctioning. The plumbing code as adopted 8/1/09 does not require that this design be installed. If not installed applicant must proceed as required by SECTION 1703.0. AS A MINIMUM THE ADDITIONAL SEPTIC TANK SHOULD BE INSTALLED.

TOE OR EDGE OF BACKFILL

- TOTAL FILL REQUIREMENTS
- (A) = 21"
  - (B) = 24"
  - (C) = 33"
  - (D) = 45"

When original site evaluation was performed in 2001 the septic tank size was reported as 1500 gallon working capacity. Actual capacity of the existing septic tank is 1000 gallons, requiring an additional septic tank be installed.

- NOTES:
1. INSTALLATION TO COMPLY WITH CHAPTER 8 ATTACHED.
  2. DO NOT USE WHEELED VEHICLES ON DISPOSAL AREA AND BACKFILL EXTENSIONS DURING INSTALLATION.
  3. CONTRACTOR TO FIELD VERIFY THAT CONSTRUCTION ELEVATIONS AND CUT AND/OR FILL REQUIREMENTS SHOWN ON PAGES 3 & 4 ARE CONSISTENT.

FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of fill (Upslope) end	21 - 24"	Finish Grade Elevation	minus 14"	Location & Description	SEE ABOVE
Depth of fill (Downslope) end	33" - 45"	Top of Distribution Pipe or Proprietary Device	" 24"	Reference Elevation	00"
		Bottom of Disposal Area	" 35"		
		Bottom of Sand & Gravel Pad	" 41"		

SEE ATTACHED PAGE 4 FOR CROSS-SECTION

*William K. Hessay*  
Site Evaluator Signature

60  
SE #

10/23/09  
Date

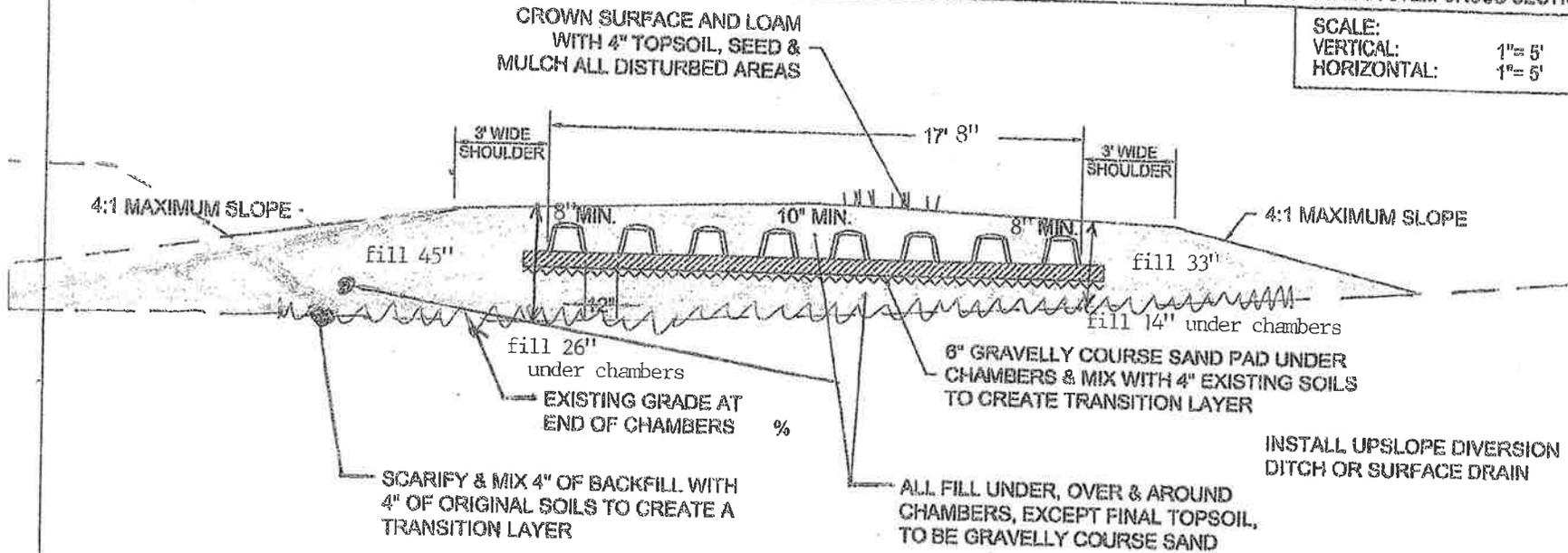
Town, City, Plantation  
CARIBOU

Street, Road, Subdivision  
554 ACCESS HIGHWAY - RT. 89

Owner's Name  
ST. PETER, ADAM

### SUBSURFACE WASTEWATER DISPOSAL SYSTEM CROSS SECTION

SCALE:  
VERTICAL: 1" = 5'  
HORIZONTAL: 1" = 5'



#### NOTES:

1. REMOVE SOD BENEATH CHAMBERS & BACKFILL EXTENSIONS AND ROTOTILL TO LOOSEN PACKED SOILS.
2. PLACE FOUR INCHES OF BACKFILL AND MIX WITH FOUR INCHES OF NATIVE SOILS USING A ROTOTILLER OR EXCAVATOR TEETH. THIS PROCEDURE ENHANCES THE INFILTRATION OF EFFLUENT INTO THE NATIVE SOILS.
3. PLACE 6" THICK GRAVELLY COARSE SAND PAD, WHEN SHOWN, UNDER CHAMBER AREA, AND ROTOTILL OR MIX WITH 4" EXISTING SOILS TO CREATE TRANSITION HORIZON.
4. SET CHAMBERS AND PLACE REMAINING BACKFILL COMPACTING ONLY SUFFICIENTLY TO PREVENT FURTHER SETTLING.
5. LIME, FERTILIZE & SEED WITH APPROPRIATE SEED TO ESTABLISH SOD AND PREVENT EROSION. ONCE SEEDED, MULCH ALL DISTURBED AREAS.
6. CONTRACTOR TO VERIFY THAT BOTTOM OF DISPOSAL AREA CONSTRUCTION ELEVATIONS AND CUT AND/OR FILL REQUIREMENTS ARE CONSISTENT.
7. RECOMMENDATION: INSULATE TOP OF SEPTIC TANK WITH 2" POLYSTYRENE TO RAISE DIGESTION TEMPERATURES RESULTING IN MORE COMPLETE WASTEWATER TREATMENT.

#### CONSTRUCTION ELEVATIONS

Finish Grade	minus 14"
Top of Chambers	" 24"
Bottom of Chambers	" 35"
Bottom Sand & Gravel Pad	" 41"
ELEVATION REFERENCE POINT (E.R.P.)	00"

*William K. Hersey*  
Site Evaluator Signature

60  
SE #

10/23/09  
Date

REPLACEMENT SYSTEM VARIANCE REQUEST

**THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST**

This form shall be attached to an application (HHE-200) for the proposed replacement system which requires a variance to the Rules. The LPI shall review the Replacement System Variance Request an HHE-200 and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System as defined in the Rules (Sec. 1906.0)
2. There will be no change in use of the structure except as authorized for one-time exempted expansions outside the shoreland zone of major waterbodies/courses.
3. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.
4. The BOD5 plus S.S. content of the wastewater is no greater than that of normal domestic effluent.

<b>GENERAL INFORMATION</b>		Town of <u>CARIBOU</u>
Permit No. _____		Date Permit Issued _____
Property Owner's Name: <u>ST. PETER, ADAM</u>		Tel. No.: <u>207-227-2941</u>
System's Location: _____	<u>554 ACCESS HIGHWAY - RT. 89</u>	
Property Owner's Address: _____	<u>441 LYNN DRIVE</u>	
(if different from above) _____	<u>CARIBOU, ME 04736</u>	

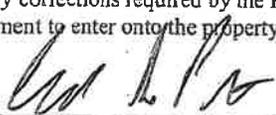
**SPECIFIC INSTRUCTIONS TO THE:**  
**LOCAL PLUMBING INSPECTOR (LPI):**  
 If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

**SITE EVALUATOR:**  
 If after completing the Application, you find that a variance for the proposed replacement system is needed, complete the Replacement Variance Request with your signature on reverse side of form.

**PROPERTY OWNER:**  
 If has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

**PROPERTY OWNER**

I understand that the proposed system requires a variance to the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

  
 \_\_\_\_\_  
 SIGNATURE OF OWNER

11/05/09  
 \_\_\_\_\_  
 DATE

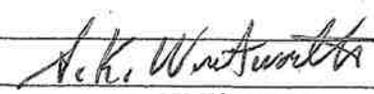
**LOCAL PLUMBING INSPECTOR**

I, S.N. WATWORTH, the undersigned, have visited the above property and have determined to the best of my knowledge that it cannot be installed in compliance with the Rules. As a result of my review of the Replacement Variance Request, the Application, and my on-site investigation, I (check and complete either a or b):

a. (I approve,  disapprove) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant. -OR-

b. find that one or more of the requested Variances exceeds my approval authority as LPI. I ( recommend,  do not recommend) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, the reasons shall be stated in Comments Section below as to why the proposed replacement system is not being recommended.

Comments: \_\_\_\_\_

  
 \_\_\_\_\_  
 LPI SIGNATURE

11-5-09  
 \_\_\_\_\_  
 DATE

REPLACEMENT SYSTEM VARIANCE REQUEST

**THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST**

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2. There will be no change in use of the structure except as authorized for one-time exempted expansions outside the shoreland zone of major waterbodies/courses.
3. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.
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<b>GENERAL INFORMATION</b>		Town of <u>CARIBOU</u>
Permit No. _____		Date Permit Issued _____
Property Owner's Name: <u>ST. PETER, ADAM</u>		Tel. No.: <u>207-227-2941</u>
System's Location: _____	<u>554 ACCESS HIGHWAY - RT. 89</u>	
Property Owner's Address: _____	<u>441 LYNN DRIVE</u>	
(if different from above) _____	<u>CARIBOU, ME 04736</u>	

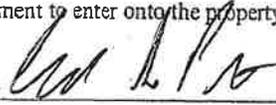
**SPECIFIC INSTRUCTIONS TO THE:**  
**LOCAL PLUMBING INSPECTOR (LPI):**  
 If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

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**PROPERTY OWNER:**  
 It has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

**PROPERTY OWNER**

I understand that the proposed system requires a variance to the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

  
 \_\_\_\_\_  
 SIGNATURE OF OWNER

11/05/09  
 \_\_\_\_\_  
 DATE

**LOCAL PLUMBING INSPECTOR**

I, S.K. WERTWORTH, the undersigned, have visited the above property and have determined to the best of my knowledge that it cannot be installed in compliance with the Rules. As a result of my review of the Replacement Variance Request, the Application, and my on-site investigation, I (check and complete either a or b):

a. (I approve,  disapprove) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant. --OR--

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Comments: \_\_\_\_\_

  
 \_\_\_\_\_  
 LPI SIGNATURE

11-5-09  
 \_\_\_\_\_  
 DATE



---

**CODE ENFORCEMENT OFFICE**

CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board  
From: Penny Thompson, Caribou Code Enforcement Officer  
Date: November 2, 2017  
Re: Staff report on Home Occupation Application from Patty Corriveau for the  
Thistle Shop / Design and Antique Restoration at 26 Garden Circle

For this staff report, I am enclosing the following:

Page 1: This memo  
Page 2-7: Home Occupation Application  
Page 8: Property Record Card  
Page 9-10: Deed to property  
Page 11: Part of Map 39  
Page 12: Part of Zoning Map  
Page 13: Part of Caribou Land Use Table  
Page 14: Required Parking Spaces from Chapter 13  
Page 15-17: Sections of Chapter 13 on Home Occupations (FYI – some parts conflict regarding employees)  
Page 18: Certificate of Occupancy issued January 11, 2017 (staff error)



# City of Caribou Home Occupation Application

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

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

### Please print or type all information

Name of Applicant: PATTY CORRIVEAN  
Business Name: THISTLE SHOP & DESIGN AND ANTIQUE RESTORATION  
Location of Property (Street Locations): 26 GARDEN CIRCLE  
City of Caribou Tax Map: 39 Lot: 151 Zone: R-1

### Applicant Information

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

PATTY CORRIVEAN Phone: 207-227-7220  
26 GARDEN CIR 207 498-1000  
CARIBOU E-mail: DCORRIVO@MAINE.PC.COM

Name of Land Surveyor, Engineer, Architect or other Design Professionals.  
(Attach list if needed, please write "N/A" if not applicable)

N/A Phone: \_\_\_\_\_  
Phone: \_\_\_\_\_

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

OWN PROPERTY  
(Attach supportive legal documentation)

Please describe business, including services offered and estimated impacts on traffic, noise, and environmental impacts

FRESH FLOWER ARRANGEMENT / SILKS  
REPURPOSED ITEMS, CRAFTS FOR  
SALE  
delivery

MINIMAL TRAFFIC, NO NOISE AND NO  
ENVIRONMENTAL IMPACT

**General Information**

Aroostook County Registry of Deeds: Book # 2469 Page # 73

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 sq ft of residence: 3000 Total sq ft of residence to be developed: 800

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

Indicate any restrictive covenants currently in the deed: NONE

(Attach deed)

Anticipated start date for construction: N/A / \_\_\_ / \_\_\_ Anticipated Completion: \_\_\_ / \_\_\_ / \_\_\_

Water Supply: Private Well: ( ) Public Water Supply: (  )

Sewerage Disposal: Private SSWD: ( ) Public Sewer: (  )

Estimated sewerage disposal gallons per day: ( \_\_\_\_\_ / day) NO CHANGE

- 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

**Plan Review Criteria Checklist**

1.  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.
2.  Names and addresses of all abutting landowners (from assessing office).
3.  Copy of tax card and tax map for property with zoning designation (from assessing office)
4.  1 complete set of plans, showing the following:
  - a. Graphic scale and north arrow.
  - b. Location and dimensions of any existing or proposed easements (from deed)
  - c. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
  - d. 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.
  - e. Location and names of streets adjacent to the proposed development and rights-of-way (from deed).
  - f. Conceptual treatment of landscaping buffers, screens, and plantings.
  - g. Location of outdoor storage areas, fences, signage and accessory structures.
  - h. All proposed signage and exterior lighting including the location, size and wording of all signs and location and type of exterior lights.

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

Signature of Applicant:  Date: 10/30/17

**Planning Board Requirements Checklist**

yes

The home occupation shall only employ residents of the dwelling unit.

yes

The home occupation shall be carried on entirely within the principle or accessory structure.

yes

The home occupation shall not occupy more than 50% of the total floor area of the principle dwelling structure. Accessory structures used for the home occupation may use up to 100%.

yes

No client or customer shall be allowed on any floor other than the first floor ground level unless the structure is protected throughout with a State Fire Marshal approved sprinkler system.

none

Objectionable noise, vibrations, smoke, dust, electrical disturbance, odors, heat, glare or other nuisances are not permitted.

none

No on-street parking is allowed for clients or customers.

\_\_\_\_\_

All means of egress/ingress are consistent with NFPA Life Safety Code 101 and the Americans with Disabilities Act.

Home Occupation Application for: Thistle Shop Design & Antique Restoration

Address: 26 Garden Circle Caribou Me. 04736

**Approved by the Caribou Planning Board**

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

Signed:

\_\_\_\_\_  
Chairman, Caribou Planning Board

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**Conditions of Approval:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- A. Fire hydrants connected to the public water supply system shall be located no further than 500 feet from any building.
- B. Hydrants or other provisions for drafting water shall be provided to the specifications of the Fire Department. Minimum pipe size connecting dry hydrants to ponds or storage vaults shall be six (6) inches.
- C. Where a dry hydrant or other water source is not within the right-of-way of a proposed or existing street, an easement to the City shall be provided to allow access. A suitable accessway to the hydrant or other water source shall be constructed.
- D. A proposed subdivision of 5-10 lots not served by a public water supply shall provide for a minimum storage capacity of 10,000 gallons. Additional storage capacity of 2,000 gallons per lot over 10 lots shall be provided. The Planning Board may require additional storage capacity upon a recommendation from the Fire Chief. Where ponds are proposed for water storage, the capacity of the pond shall be calculated based on the lowest water level less an equivalent of three (3) feet of ice.

### **13. Home Occupations.**

Home occupations shall be incidental to the residential use of the property. No Home Occupation is allowed without first obtaining a Permit from the Code Enforcement & Planning Office. As of January 1, 2013 Home Occupation Site Design Review Applications shall have an initial fee of \$90.00.

Home occupations shall be allowed in any zone, and

All Home Occupations activity shall be restricted to within the interior of the primary or an accessory structure, and

There shall be no change in the outside appearance of the buildings or premise that shall cause the premise to differ from its residential character by use of colors, materials, construction, lighting, sounds, or noises. The Home Occupation shall be identified by no more than one free standing single or double sided yard sign or one sign on the building, no sign face to exceed two square feet in area, and

There shall be no exterior storage of materials, such as, but not limited to, trash and or any other materials used in the Home Occupation, and

The following requirements shall be satisfactorily demonstrated to the Planning Board before a permit is issued:

1. The home occupation shall employ only residents of the dwelling unit.
2. The home occupation shall be carried on wholly within the principal or accessory structure.
3. The home occupation shall not occupy more than 50% of the total floor area of the principal dwelling structure. Accessory structures used for the Home Occupation may use up to 100% of the floor area.
4. No client or customer shall be allowed on any floor level other than the first floor ground floor level unless the structure is protected throughout with a State Fire Marshal approved sprinkler system.
5. Objectionable noise, vibrations, smoke, dust, electrical disturbance, odors, heat, glare, or other nuisance shall not be permitted.
6. No on street parking is allowed for clients or customers.
7. All means of ingress and egress to and from all areas accessible to clients and customers shall be in full compliance with the requirements of the 2009 Edition of NFPA 101, Life Safety Code and the Americans with Disabilities Act.

Should all of the above conditions not be maintained on a continual basis once the permit has been issued, the Code Enforcement Officer shall rescind the permit and issue a cease and desist order to stop the non-conforming Home Occupation. Any Home Occupation operating without a current permit shall be prosecuted in District Court according to Title 30-A, MRSA §4452.

All other requirements of the Caribou Code of Ordinances apply to all Home Occupations.

GARDEN CIRCLE STREET

Sign for Mistle  
Snop



lower  
driveway  
parking



upper  
driveway  
(PERSONAL use)

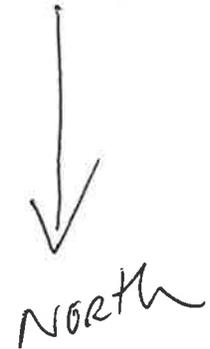
home @  
26 GARDEN Cir

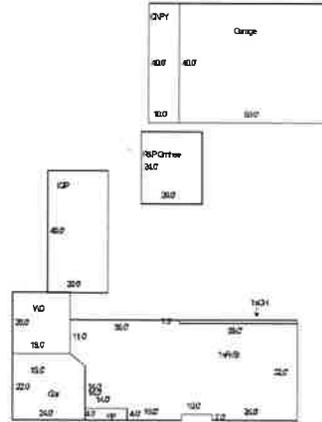
BASEMENT ENTRANCE



green  
house

GARAGE





Building Value: 186,800 Location: 26 GARDEN CIRCLE  
 Land Value: 16,700 Address: PO BOX 555  
 CARIBOU, ME 04736

Homestead : 20,000 Total Acres: 0.65

**Total Assessment:** 183,500  
**Tax:** 4,385.65

Book	Page	Map / Lot
2469	73	039-151

**Land Detail:**

Description	Units	Factor	Value
House Lot (Fractional)	Fr. Acre	0.25 100%	12,000
Rear Land 1	Acre	0.40 100%	700
Lot Improvements	Acre	1.00 50%	4,000
<b>Total Value of Land:</b>			<b>16,700</b>

**Building Detail:**

Description	Floors	Sqft	Grade	Condition	Phys	Func	Econ	Value
Ranch	1	2,260	B 100	Above Average	60%	100%	85%	138,611
1SFr Overhang		39	B 100	Avg+	60%	100%	85%	1,723
Open Frame Porch		56	B 100	Avg+	60%	100%	85%	1,278
Frame Garage		518	B 100	Avg+	60%	100%	85%	6,559
Deck		380	D 100	Avg.	78%	100%	85%	1,552
Swimming Pool		800	C 100	Avg.	75%	100%	85%	15,708
Poly&Pipe Greenhouse			****	Sound Value	****			1,500
Frame Garage		2000	C 110	Avg.	84%	75%	85%	18,981
Canopy/Carport		400	E 100	Avg.	87%	75%	85%	854
<b>Total Value of Buildings:</b>								<b>186,766</b>

008475

CHA TUNG CHIEN

of Caribou, County of Aroostook and State of Maine,

~~(WARRANTY DEED)~~ for consideration paid, grant to said

DAVID P. CORRIVEAU and PATTY E. CORRIVEAU, husband and wife, both

of Caribou, County of Aroostook and State of Maine,

with warranty covenants, as joint tenants, the land in Caribou,  
County of Aroostook and State of Maine,

A certain lot or parcel of land with all buildings thereon, being the following described parcels of land, being part of Lot Numbered (2) in that part of Caribou formerly "I" Township, to wit:

Lots Numbered Sixty (60), Sixty-two (62), and the westerly half of Lot Numbered Sixty-four (64), according to "Albert J. Bouchard Development, part of Lot Numbered Two (2) "I" Township, Caribou, Maine, surveyed June, 1952, and mapped May 15, 1953, by A.H. Rheinlander, Engr.", Plan of said Development being recorded in the Southern District of the Aroostook Registry of Deeds in records of Plan Volume 13, Page 14; each of said Lots Nos. 60 and 62, being seventy-five (75) feet wide on the northerly side of Garden Circle and one hundred fifty (150) feet deep, and the said westerly half of said Lot Numbered Sixty-four (64) adjoining said Lot Numbered Sixty-two (62) on the East being thirty-seven and one-half (37  $\frac{1}{2}$ ) feet wide on the northerly side of Garden Circle and one hundred fifty (150) feet deep.

In accepting this deed, the Grantees covenant and agree for themselves, their heirs and assigns, that no old buildings shall be moved on any of said lots; that no lot shall contain buildings erected for any other purposes than a dwelling house and private garage; that each lot shall contain only one (1) dwelling house and private garage; that said dwelling house shall dispose of its sewage in the municipal sewer system or into a properly constructed and maintained septic tank; that no building shall be erected within thirty (30) feet of any street line; that no building shall be left unfinished or unpainted or the grounds ungraded for an unreasonable length of time unless the exterior finish and siding on said building are materials that do not require painting to give a finished or completed appearance to the building; that no building shall be used by more than two families; that no dwelling house shall be erected on said lots unless its costs, exclusive of the price of the land, shall exceed \$7,000.00; and that no livestock of any description shall be kept on said land; and that no poultry shall be kept on said land; and the Grantees further agree for themselves, their heirs and assigns, that this covenant shall run with the land for the benefit for all owners of other lots in the Albert J. Bouchard Development.

EXCEPTING AND RESERVING the easements granted by Albert J. Bouchard to Maine Public Service Company to maintain poles and transmission lines by deed dated May 17, 1956, and recorded in said Registry in Volume 711, Page 462, and by deed dated September, 1956, and recorded in said Registry in Volume 707, Page 56.

ALSO EXCEPTING AND RESERVING from the above described premises, the easement of a one foot strip of land the entire length of the westerly boundary of said lot, which was granted by Irene S. Proctor to Maine Public Service Company for purposes of installation of powerlines.

Being the same premises conveyed by Warranty Deed dated May 13, 1988 to Cha Tung Chien by Chang Chi Chien and recorded at the Southern Aroostook Registry of Deeds in Volume 2080, Page 164. Also being the same premises as conveyed to Chang Chi Chien and Cha Tung Chien by Warranty Deed of Victor U. Yap and Lyde H. Yap dated October 7, 1976 and recorded at said Registry in Volume 1261, Page 300.

Seller reserves the right to occupy the property free of rent until June 30, 1992.

Maine Real Estate Transfer Tax Paid

Chang Chi Chien, husband      wife of said grantor,  
joins as grantor and releases all rights by descent and all other rights.

Witness      OUI      hands      ~~and~~      this      21st      day of      May      1992

*Richard W. Shaw*  
to be

\_\_\_\_\_  
CHANG CHI CHIEN  
*Chang Chi Chien*  
\_\_\_\_\_  
CHA TUNG CHIEN  
*Cha Tung Chien*  
\_\_\_\_\_

The State of Maine

Aroostook

ss.

May 21 19 92

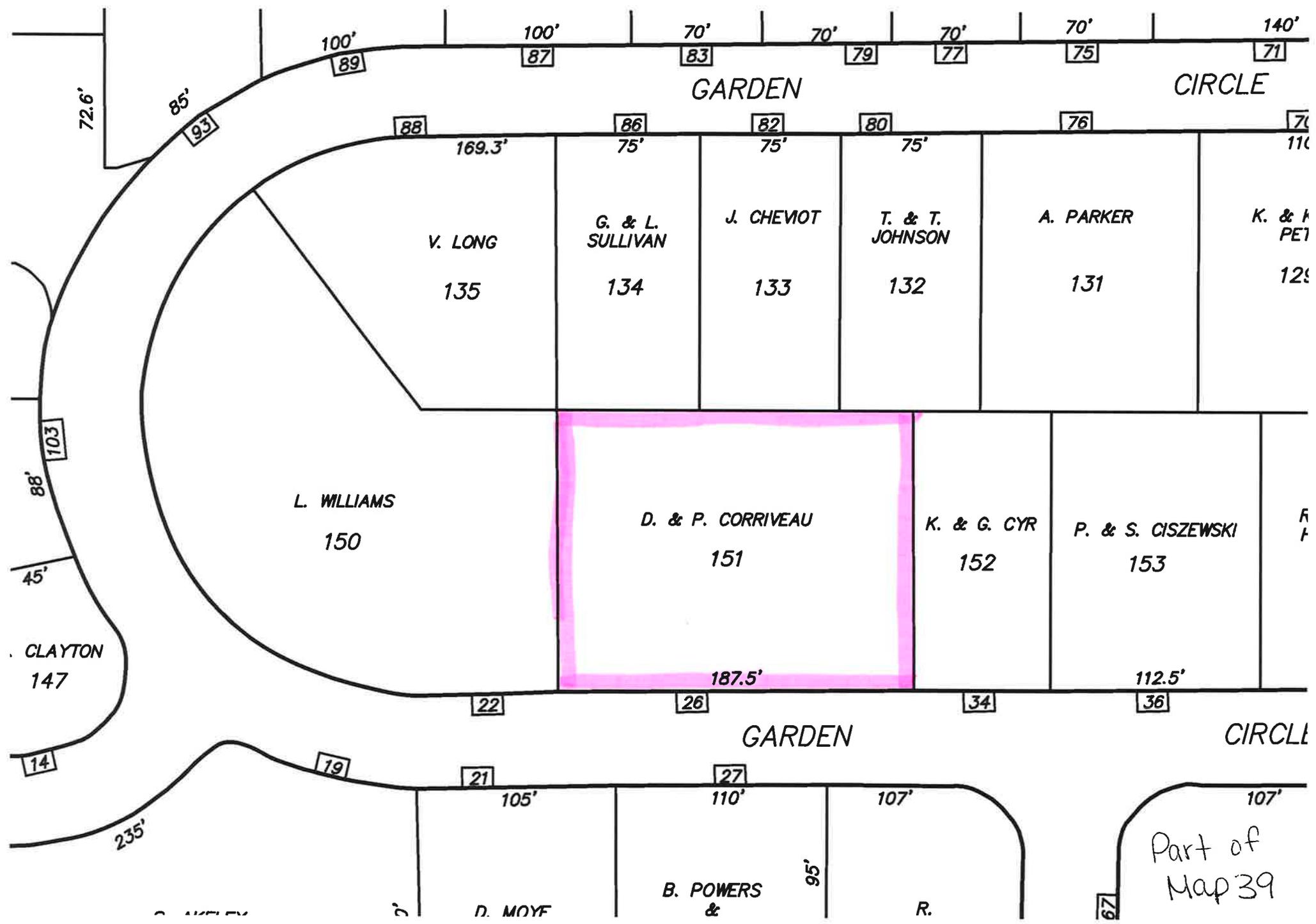
Then personally appeared the above named      Chang Chi Chien and Cha Tung Chien

and acknowledged the foregoing instrument to be      their      free act and deed.

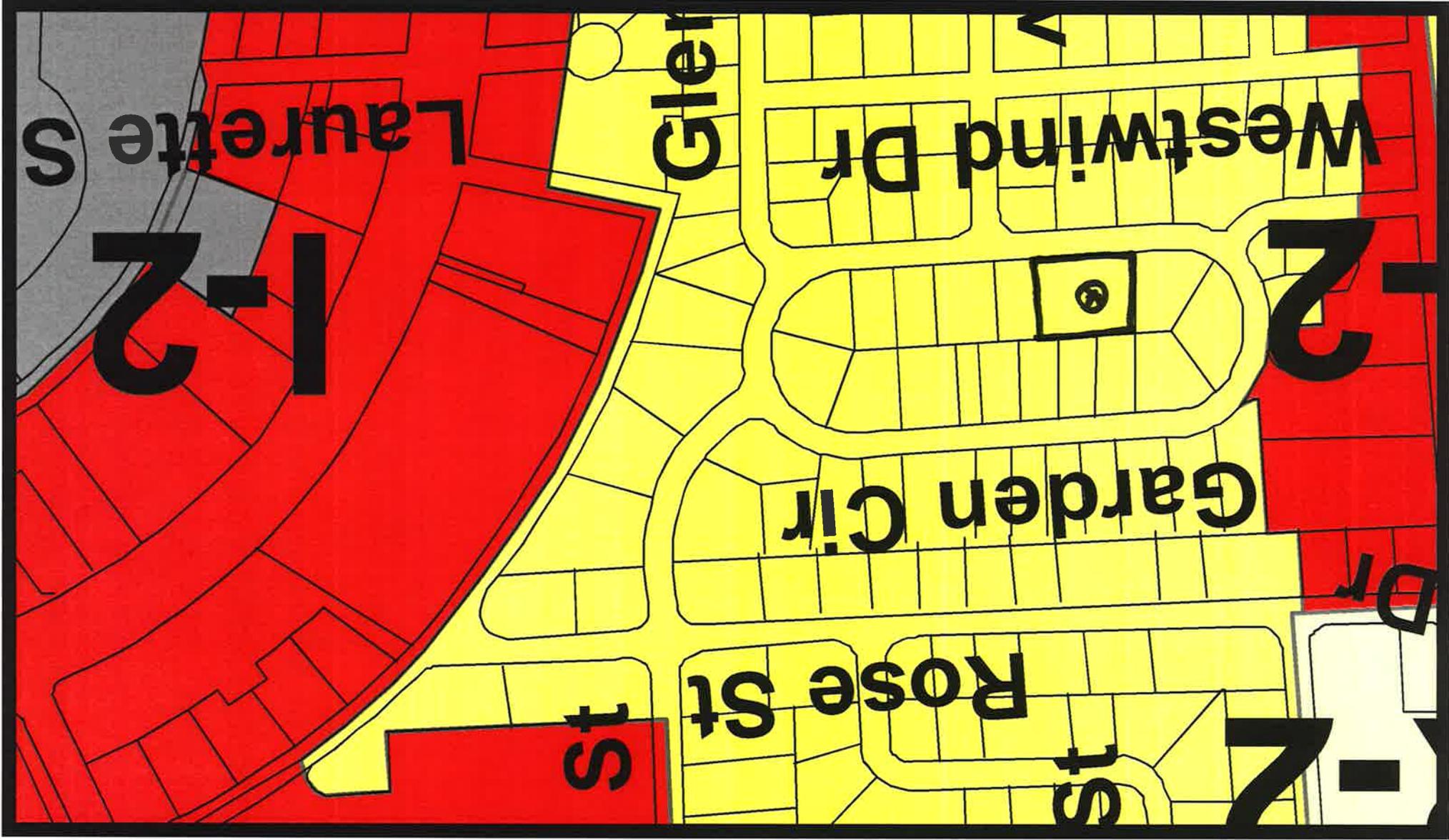
Before me,

*Richard W. Shaw*  
Justice of the Peace - Attorney at Law - Notary Public

AROOSTOOK, ss. Received June 11, 1992 at 10h 25m A.M.



Part of Map 39



Part of Map 39

Zoning shown as R-1, in process of being changed to R-2.

# Caribou Land Use Table

# Zoning District

Principal Land Use Activity	R-1	R-2	RC-2	R-3	C-1	C-2	I-1	I-2	H-1
Golf Course	NO	NO	PB	PB	NO	NO	NO	NO	NO
Government Facility	NO	PB							
Helipad or Helipoint	NO	NO	PB	PB	NO	NO	PB	PB	PB
Home Occupations	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Hospital or Clinic	NO	NO	PB	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES
Hotel, Motel or Inn	NO	NO	CEO/YES	PB	PB	CEO/YES	NO	NO	PB
Junkyard	NO	NO	NO	PB	NO	NO	PB	PB	NO
Animal Shelter	NO	NO	PB	PB	NO	PB	PB	PB	NO
Boarding Kennel	NO	NO	PB	PB	NO	PB	PB	PB	NO
Breeding Kennel	NO	NO	PB	PB	NO	NO	PB	PB	NO
Rescue Group	NO	NO	PB	PB	NO	PB	PB	PB	NO
Laundry or Dry Cleaning	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Library	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Livestock and Poultry (Personal Use)	NO	NO	PB	CEO/YES	NO	NO	NO	NO	NO
Livestock and Poultry (Commercial)	NO	NO	NO	PB	NO	NO	NO	NO	NO
Manufacturing, Heavy	NO	NO	NO	NO	PB	PB	PB	PB	NO
Manufacturing, Light	NO	NO	PB	NO	PB	PB	PB	PB	NO
Medical Marijuana Dispensaries	NO	NO	PB	NO	PB	PB	PB	PB	PB
Mineral Exploration & Extraction	NO	NO	NO	PB	NO	NO	PB	PB	NO
Mineral Storage	NO	NO	NO	PB	NO	NO	PB	PB	NO
Mobile Homes	NO	NO	NO	CEO/YES	NO	NO	NO	NO	NO
Mobile Home Park	NO	NO	PB	PB	NO	NO	NO	NO	NO
Mobile Home, Temporary Housing, Seasonal Agriculture	NO	NO	NO	PB	NO	NO	NO	NO	NO
Museum	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	PB	PB	NO
Newspaper or Printing Plant	NO	NO	PB	PB	PB	PB	CEO/YES	CEO/YES	NO
Nursing Home, Group Home, Hospice or Assisted Living Ctr	NO	PB	PB	PB	NO	NO	NO	NO	PB
Owner Operated General Store or Grocery Store	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	NO	NO	NO
Personal Service Business	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Pet Grooming	NO	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Pharmacy or Retail Medical Supply Store	NO	NO	CEO/YES	NO	CEO/YES	CEO/YES	PB	PB	CEO/YES
Private Club	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Public or Private School	PB	NO							
Public Utility	NO	PB	PB	PB	PB	PB	CEO/YES	CEO/YES	NO
Recycling Collection Point	NO	NO	PB	PB	PB	PB	CEO/YES	CEO/YES	NO
Recycling Facility	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	PB	PB	NO
Research, Testing and Development Laboratory	NO	NO	PB						
Restaurant	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES
Retail Use	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES
Retail Use with Outdoor Sales or Service	NO	NO	PB	PB	PB	CEO/YES	CEO/YES	CEO/YES	NO

D. Required Parking Spaces.

1. Parking spaces shall be provided to conform with the number required in the following schedule:

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

Notes

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

Great pond classified GPA - any great pond classified GPA, pursuant to 38 M.R.S.A. Article 4-A Section 465-A. This classification includes some, but not all impoundments of rivers that are defined as great ponds.

Ground cover – small plants, fallen leaves, needles and twigs, and the partially decayed organic matter of the forest floor.

Height of a structure - the vertical distance between the mean original (prior to construction) grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area.

**Home occupation** - an occupation or profession which is customarily conducted on or in a residential structure or property and which is 1) clearly incidental to and compatible with the residential use of the property and surrounding residential uses; and 2) which employs no more than two (2) persons other than family members residing in the home.

Increase in nonconformity of a structure - any change in a structure or property which causes further deviation from the dimensional standard(s) creating the nonconformity such as, but not limited to, reduction in water body, tributary stream or wetland setback distance, increase in lot coverage, or increase in height of a structure. Property changes or structure expansions which either meet the dimensional standard or which cause no further increase in the linear extent of nonconformance of the existing structure shall not be considered to increase nonconformity. For example, there is no increase in nonconformity with the setback requirement for water bodies, wetlands, or tributary streams if the expansion extends no further into the required setback area than does any portion of the existing nonconforming structure. Hence, a structure may be expanded laterally provided that the expansion extends no closer to the water body, tributary stream, or wetland than the closest portion of the existing structure from that water body, tributary stream, or wetland. Included in this allowance are expansions which in-fill irregularly shaped structures.

Individual private campsite - an area of land which is not associated with a campground, but which is developed for repeated camping by only one group not to exceed ten (10) individuals and which involves site improvements which may include but not be limited to a gravel pad, parking area, fire place, or tent platform.

Industrial - The assembling, fabrication, finishing, manufacturing, packaging or processing of goods, or the extraction of minerals.

Institutional – a non-profit or quasi-public use, or institution such as a church, library, public or private school, hospital, or municipally owned or operated building, structure or land used for public purposes.

Lot area - The area of land enclosed within the boundary lines of a lot, minus land below the normal high-water line of a water body or upland edge of a wetland and areas beneath roads serving more than two lots.

Marina - a business establishment having frontage on navigable water and, as its principal use, providing for hire offshore moorings or docking facilities for boats, and which may also provide accessory services such as boat and related sales, boat repair and construction, indoor and outdoor storage of boats and marine equipment, bait and tackle shops and marine fuel service facilities.

Market value - the estimated price a property will bring in the open market and under prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels.

Mineral exploration - hand sampling, test boring, or other methods of determining the nature or extent of mineral resources which create minimal disturbance to the land and which include reasonable measures to restore the land to its original condition.

- A. Fire hydrants connected to the public water supply system shall be located no further than 500 feet from any building.
- B. Hydrants or other provisions for drafting water shall be provided to the specifications of the Fire Department. Minimum pipe size connecting dry hydrants to ponds or storage vaults shall be six (6) inches.
- C. Where a dry hydrant or other water source is not within the right-of-way of a proposed or existing street, an easement to the City shall be provided to allow access. A suitable accessway to the hydrant or other water source shall be constructed.
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Home occupations shall be allowed in any zone, and

All Home Occupations activity shall be restricted to within the interior of the primary or an accessory structure, and

There shall be no change in the outside appearance of the buildings or premise that shall cause the premise to differ from its residential character by use of colors, materials, construction, lighting, sounds, or noises. The Home Occupation shall be identified by no more than one free standing single or double sided yard sign or one sign on the building, no sign face to exceed two square feet in area, and

There shall be no exterior storage of materials, such as, but not limited to, trash and or any other materials used in the Home Occupation, and

The following requirements shall be satisfactorily demonstrated to the Planning Board before a permit is issued:

1. The home occupation shall employ only residents of the dwelling unit.
2. The home occupation shall be carried on wholly within the principal or accessory structure.
3. The home occupation shall not occupy more than 50% of the total floor area of the principal dwelling structure. Accessory structures used for the Home Occupation may use up to 100% of the floor area.
4. No client or customer shall be allowed on any floor level other than the first floor ground floor level unless the structure is protected throughout with a State Fire Marshal approved sprinkler system.
5. Objectionable noise, vibrations, smoke, dust, electrical disturbance, odors, heat, glare, or other nuisance shall not be permitted.
6. No on street parking is allowed for clients or customers.
7. All means of ingress and egress to and from all areas accessible to clients and customers shall be in full compliance with the requirements of the 2009 Edition of NFPA 101, Life Safety Code and the Americans with Disabilities Act.

Should all of the above conditions not be maintained on a continual basis once the permit has been issued, the Code Enforcement Officer shall rescind the permit and issue a cease and desist order to stop the non-conforming Home Occupation. Any Home Occupation operating without a current permit shall be prosecuted in District Court according to Title 30-A, MRSA §4452.

All other requirements of the Caribou Code of Ordinances apply to all Home Occupations.

important events in local, state or national history identified in the municipality's comprehensive plan, which have been listed or are eligible to be listed on the National Register of Historic Places.

**Historic Site/Structure:** Means any land, site, or structure that is: (1.) Listed individually in the National Register of Historic Places or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (2.) Certified or preliminary determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminary determined by the Secretary of the Interior to qualify as a registered historic district; (3.) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (4.) Individually listed on a local inventory of historic places.

**Home Occupation:** An occupation or profession which is customarily conducted on or in a dwelling unit by a member of the family permanently residing in the unit, for financial gain and which is clearly incidental to and compatible with the residential use of the property and surrounding residential uses.

**Homeowners Association:** A community association which is organized in a residential development in which individual owners share common interests in open space and/or facilities.

**Horticulture:** The cultivation of fruits, vegetables, flowers, and plants, including orchards, commercial greenhouses and nurseries, and landscaping services.

**Hospital:** An institution providing, but not limited to, overnight health services, primarily for in-patients, and medical or surgical care for the sick or injured, including as an integral part of the institution such related facilities as laboratories, out-patient departments, training facilities, central services facilities, and staff offices.

**Hotel:** A building in which lodging or meals and lodging are offered to the general public for compensation and in which ingress and egress to and from the rooms are made primarily through an inside lobby or office.

**House for Public Worship:** "House for Public Worship" shall mean any building or place of assembly as so defined under Title 13 MRSA Chapter 93.

**Household Pet:** Animals that are customarily kept for personal use or enjoyment within the home. Household pets shall include, but not be limited to, domestic dogs, domestic cats, domestic tropical birds, domestic rabbits, domestic tropical fish, and rodents.

**Impervious Surface Ratio:** A measure of the intensity of the land use that is determined by dividing the total area of all impervious surfaces on the site by the area of the lot. For the purpose of these Ordinances, impervious surfaces include buildings, structures, paved, and gravel surfaces.

**Individual Private Campsite:** An area of land which is not associated with a campground, but which is developed for repeated camping by only one group, not to exceed ten (10) individuals, and which involves site improvements which may include, but not be limited to, gravel pads, parking areas, fire places, or tent platforms.

**Industrial Park or Development:** A subdivision developed exclusively for industrial uses, or a subdivision planned for industrial uses and developed and managed as a unit, usually with provision for common services for the users.

**Industrial Use Dependent Upon an Airport:** Industrial uses that involve aircraft, aircraft parts, or aircraft services; or utilize air transportation to obtain goods or services, transport finished products or packaging, or provide services; and which requires access to a runway.

**Industrial Use, Heavy:** The use of real estate, building, or structure, or any portion thereof, for assembling, fabricating, manufacturing, remanufacturing, packaging, distribution, or processing operations.

**Industrial Use, Light:** A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabricating, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, and excluding industrial processes which utilize extracted or raw materials, flammable or explosive materials, or which will not create a nuisance by noise, smoke, vibration, odor, or appearance.



## City of Caribou, Maine

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

January 11, 2017

David P. & Patty E. Corriveau  
26 Garden Circle  
P. O. Box 555  
Caribou Maine 04736

RE: 26 Garden Circle – Notice of Approval for Home Occupation

Dear Mr. & Mrs. Corriveau:

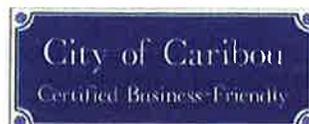
I am please to approve your Home Occupation for 26 Garden Circle d/b/a "Thistle Shop & Design" located on Map 39 Lot 151.

All business conducted will be in keeping with Caribou City Ordinance §13-700 (13) as a Home Occupation within the R-1 zone.

Please let me know if you have any questions regarding this or any other matter.

Sincerely,

Penny Thompson  
Code Enforcement Officer





---

CODE ENFORCEMENT OFFICE  
CARIBOU, MAINE

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To: Chairman Cyr & Members of the Planning Board  
From: Penny Thompson, Caribou Code Enforcement Officer  
Date: November 2, 2017  
Re: Staff report on Site Design Application from Paul Morgan for Access 89  
Bar & Grill located at 539 Access Highway

For this staff report, I am enclosing the following:

Page 1: This memo  
Page 2-8: Site Design Application  
Page 9: Property Record Card  
Page 10-12: Deed to property  
Page 13: Part of Map 15  
Page 14: Part of Zoning Map  
Page 15: Part of Caribou Land Use Table  
Page 16: Required Parking Spaces from Chapter 13  
Page 17: Section of Chapter 13 on Restaurants  
Page 18-19: Maine LLC Certificate of Formation  
Page 20-25: Satisfactory Water Test  
Page 26: DHHS Well Setback Release from neighbor (needed for septic system)

Staff report information:

Dave Ouellette, Public Works Director, has no issue with the proposed use.

Scott Susi, Caribou Fire Chief, has been in contact with the Office of the State Fire Marshal. That office is still waiting for additional information from Mr. Morgan before they can issue a Barrier-Free permit and a construction permit.

Steve Wentworth, LPI: Septic plan for a new subsurface system has been created. Need 2 setback release forms. One has been received (in packet) and the owner is waiting for DOT for other release. Owner has been made aware that these releases need to be recorded at the registry.



## Site Design Application

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

(207) 493 – 3324 option 3  
[pthompson@cariboumaine.org](mailto: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: PAUL MORGAN

Development Name: ACCESS 89 BAR & GRILL

Location of Property (Street Locations): 539 ACCESS HWY

City of Caribou Tax Map: 15 Lot: 41 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.

Remodel portion of existing building to have "Access 89 Bar & Grill" table service, bar area, pool table

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

Paul J. Morgan  
539 Access Highway  
Caribou ME 04736

Phone: 492-2024 office  
551-8687 cell

E-mail: BPCLEANERS@hotmail.com

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

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

None Phone: \_\_\_\_\_  
Phone: \_\_\_\_\_

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

owner of property  
(Attach supportive legal documentation)

**General Information**

Aroostook County Registry Deeds: Book # 5574 Page # 256 (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: .68 Total area or acreage to be developed: remodeling section of building

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) currently a grocery store with deli, gas pump & redemption center,

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: No

Common land(s) Estimated Area & Description: No

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

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: \$ 35,000.00

Water Supply: Private Well:  Public Water Supply:

Sewerage Disposal: Private SSWD:  Public Sewer:

Estimated sewerage disposal gallons per day: (850 / 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

*working on now*

### 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. \_\_\_\_\_ I 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.

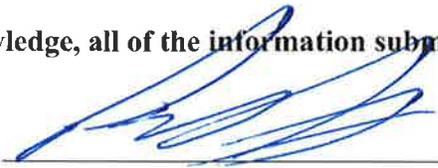
If the Final Plan is approved by the Planning Board, no work may commence for a period of 30 days following the date of approval.

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: \_\_\_\_\_

12-1-17

**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:**

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



*WARRANTY DEED*  
Maine Statutory Short Form

I, **Russell P. Levesque**, of Caribou, County of Aroostook and State of Maine, for consideration paid, grant to **Paul J. Morgan** whose mailing address is 21 Fisher Street, Fort Fairfield, ME 04742, with **Warranty Covenants**, the land in Caribou, County of Aroostook and State of Maine, being more particularly described as follows:

A certain lot or parcel of land, together with all improvements thereon, situated on the easterly side of Route 89, or Access Highway, so-called, at the intersection of Route 89 and Route 223, or Old Limestone Road, so-called, and being a part of Lot 93, "I" Township, Range 2, now Caribou, Aroostook County, Maine, and being further bounded and described as follows, to wit:

Commencing at (A), a railroad spike buried in the centerline of existing pavement of Route 89 at Station 184+50, as shown on a Maine Department of Transportation Right of Way Map, S.H.C. File No. 2-87, sheet 8 of 22; Thence on a Maine State Grid North bearing of North 53° 47' East, 201.1 feet to (1) an iron pipe set and being the true point of beginning; Thence northeasterly along a curve to the left having a radius of 2525.53 feet and a central angle of 10° 13' 29", 450.7 feet to (2) an iron pipe set, the bearing and distance between (1) and (2) being North 26° 08' East, 450.1 feet; Thence South 7° 05' East, 236.2 feet to (3) an iron pipe set; Thence South 20° 51' W, 55.1 feet to (4) an iron pipe set on the northerly line of Route 223; Thence South 64° 53' West along the northerly line of Route 223, 60.9 feet to (5) ; Thence South 60° 30' West along the northerly line of Route 223, 84.8 feet to (6); Thence South 57° 18' West along the northerly line of Route 223, 93.7 feet to (1) the point and place of beginning. Containing 0.68 Acres.

All iron pipes set are 1 inch by 36 inch black iron pipe set approximately 2 ½ feet in the ground with a yellow identification cap #1219 affixed to the top.

The above description was taken from a survey, report and plan entitled "Standard Boundary Survey, Property to be conveyed by Robert T. Corey and Property to be retained by Robert T. Corey, being a part of Lot 93, "I" Township, Range 2 in Caribou, Aroostook County, Maine May 2-16, 1996", the above described parcel being shown as Parcel A on the plan of survey attached to the Warranty Deed of Robert T. Corey to Willard Levesque and Aline Levesque of record at said Registry of Deeds in Book 2926, Page 167, reference thereto being made and had.

**EXCEPTING AND RESERVING** unto the said Robert T. Corey, a certain lot or parcel of land, together with all improvements thereon, situated on the northerly side of Route 223, or Old Limestone Road, so-called, and being a part of Lot 93, "I" Township, Range 2 now Caribou, Aroostook County, Maine, and being further bounded and described as follows, to wit:

Commencing at (A), a railroad spike buried in the centerline of existing pavement of Route 89, or Access Highway, so-called at station 184+50 as shown on a Maine Department of Transportation Right of Way Map, S.H.C. File No. 2-87, sheet 8 of

22; Thence on a Maine State Grid North bearing of North 34° 35' East, 635.1 feet to (2) an iron pipe set flush to the ground, on or near the southwesterly corner of land, now or formerly of Robby Nadeau, as recorded in the Southern District of the Aroostook County Registry of Deeds in Book 2713, Page 218, on the easterly line of Route 89; Thence South 85° 16' East along the land of Nadeau 309.6 feet to (7) a 1 inch iron pipe found with an identification cap #1274 affixed to the top; Thence South 86° 28' East along the land of Nadeau 59.1 feet to (8) an iron pipe set flush to the ground; Thence South 10° 21' W along the land of Stephen E. Patton, III, as recorded in Book 1866, Page 196, 194.0 feet to (9) an iron pipe set; Thence northwesterly along the northerly line of Route 223 and following a curve to the left, as shown on a Maine Department of Transportation Right of Way Map, D.O.T. File No. 2-383, sheet 1 of 2, and having a radius of 325.0 feet and a central angle of 25° 22' 48", 144.0 feet to (10), the bearing and distance between (9) and (10) being North 83° 17' West, 142.8 feet; Thence South 5° 58' East along the northerly line of Route 223, 25.0 feet to (11); Thence South 78° 20' West along the northerly line of Route 223, 62.8 feet to (12); Thence South 70° 42' West along the northerly line of Route 223, 111.6 feet to (13); Thence South 64° 53' West along the northerly line of Route 223, 18.9 feet to (4) an iron pipe set; Thence North 20° 51' East, 55.1 feet to (3) an iron pipe set; Thence North 7° 05' West, 236.2 feet to (2) the point of beginning. Containing 1.66 acres.

All iron pipes set are 1 inch by 36 inch black iron pipe set approximately 2 ½ feet in the ground, unless otherwise noted, with a yellow identification cap #1219 affixed to the top.

The above description was taken from a survey, report and plan entitled, "Standard Boundary Survey, Property to be conveyed by Robert T. Corey and Property to be retained by Robert T. Corey being a part of Lot 93, "I" Township, Range 2, in Caribou, Aroostook County, Maine, May 2-16, 1996", the above described parcel being shown as Parcel B on the plan of survey attached to the Warranty Deed of Robert T. Corey to Willard Levesque and Aline Levesque, of record at said Registry of Deeds in Book 2962, Page 167, reference thereto being made and had.

Meaning and intending to convey the same premises as conveyed by Warranty Deed of Willard Levesque and Aline Levesque to Russell P. Levesque, dated January 30, 2006, of record at the Southern Aroostook Registry of Deeds in Book 4239, Page 48.

*WITNESS* my hands and seal this 10<sup>th</sup> day of August, 2016.

Kisa M. Bennett  
Witness

Russell P. Levesque  
RUSSELL P. LEVESQUE

STATE OF MAINE

August 10, 2016

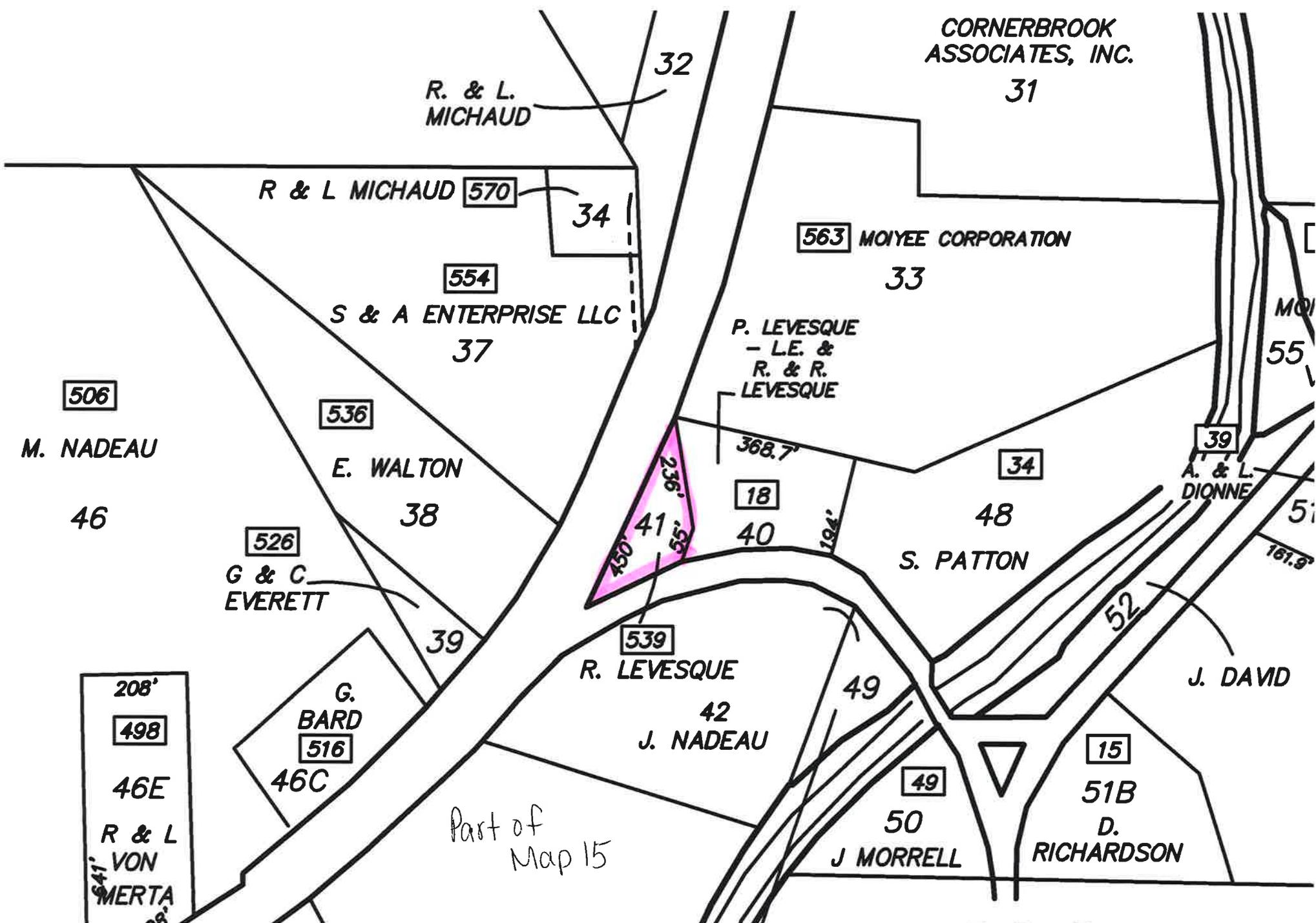
Aroostook, ss.

Then personally appeared the above named Russell P. Levesque and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Ginger L. Voisine  
Notary Public / ~~Attorney at Law~~  
My Commission Expires:

GINGER L. VOISINE  
Notary Public, Maine  
My Commission Expires August 7, 2016



CORNERBROOK ASSOCIATES, INC.  
31

R. & L. MICHAUD  
32

R & L MICHAUD [570] 34

[563] MOIYEE CORPORATION  
33

[554] S & A ENTERPRISE LLC  
37

P. LEVESQUE  
- L.E. &  
R. & R.  
LEVESQUE

[506] M. NADEAU  
46

[536] E. WALTON  
38

368.7'  
[18] 40

[34] 48

[39] A. & L. DIONNE  
51

[526] G & C EVERETT  
39

S. PATTON

[539] R. LEVESQUE  
42  
J. NADEAU

J. DAVID

208'  
[498] 46E  
R & L VON MERTA

G. BARD  
[516] 46C

Part of Map 15

49

[49] 50  
J MORRELL

[15] 51B

D. RICHARDSON

161.9'

MOI 55

52

41

236'

450'

55'

194'

Part of Map 15

Shown on map as RC-2 which was  
changed to R-3 after a Public Hearing  
held July 10, 2017 (effective 30 days after)



**Caribou Land Use Table**

**Zoning District**

Principal Land Use Activity	R-1	R-2	RC-2	R-3	C-1	C-2	I-1	I-2	H-1
Golf Course	NO	NO	PB	PB	NO	NO	NO	NO	NO
Government Facility	NO	PB							
Helipad or Heliport	NO	NO	PB	PB	NO	NO	PB	PB	PB
Home Occupations	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Hospital or Clinic	NO	NO	PB	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES
Hotel, Motel or Inn	NO	NO	CEO/YES	PB	PB	CEO/YES	NO	NO	PB
Junkyard	NO	NO	NO	PB	NO	NO	PB	PB	NO
Animal Shelter	NO	NO	PB	PB	NO	PB	PB	PB	NO
Boarding Kennel	NO	NO	PB	PB	NO	PB	PB	PB	NO
Breeding Kennel	NO	NO	PB	PB	NO	NO	PB	PB	NO
Rescue Group	NO	NO	PB	PB	NO	PB	PB	PB	NO
Laundry or Dry Cleaning	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Library	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Livestock and Poultry (Personal Use)	NO	NO	PB	CEO/YES	NO	NO	NO	NO	NO
Livestock and Poultry (Commercial)	NO	NO	NO	PB	NO	NO	NO	NO	NO
Manufacturing, Heavy	NO	NO	NO	NO	PB	PB	PB	PB	NO
Manufacturing, Light	NO	NO	PB	NO	PB	PB	PB	PB	NO
Medical Marijuana Dispensaries	NO	NO	PB	NO	PB	PB	PB	PB	PB
Mineral Exploration & Extraction	NO	NO	NO	PB	NO	NO	PB	PB	NO
Mineral Storage	NO	NO	NO	PB	NO	NO	PB	PB	NO
Mobile Homes	NO	NO	NO	CEO/YES	NO	NO	NO	NO	NO
Mobile Home Park	NO	NO	PB	PB	NO	NO	NO	NO	NO
Mobile Home, Temporary Housing, Seasonal Agriculture	NO	NO	NO	PB	NO	NO	NO	NO	NO
Museum	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	PB	PB	NO
Newspaper or Printing Plant	NO	NO	PB	PB	PB	PB	CEO/YES	CEO/YES	NO
Nursing Home, Group Home, Hospice or Assisted Living Ctr	NO	PB	PB	PB	NO	NO	NO	NO	PB
Owner Operated General Store or Grocery Store	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	NO	NO	NO
Personal Service Business	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Pet Grooming	NO	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Pharmacy or Retail Medical Supply Store	NO	NO	CEO/YES	NO	CEO/YES	CEO/YES	PB	PB	CEO/YES
Private Club	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Public or Private School	PB	NO							
Public Utility	NO	PB	PB	PB	PB	PB	CEO/YES	CEO/YES	NO
Recycling Collection Point	NO	NO	PB	PB	PB	PB	CEO/YES	CEO/YES	NO
Recycling Facility	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	PB	PB	NO
Research, Testing and Development Laboratory	NO	NO	PB						
Restaurant	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES
Retail Use	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES
Retail Use with Outdoor Sales or Service	NO	NO	PB	PB	PB	CEO/YES	CEO/YES	CEO/YES	NO

**D. Required Parking Spaces.**

1. Parking spaces shall be provided to conform with the number required in the following schedule:

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

Notes

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

**Recycling Center:** A building that is not a junkyard in which used materials, such as, but not limited to, newspaper, cardboard, magazines, glass, and metal cans, are separated and processed prior to shipment to others who will use these materials to manufacture new products.

**Recycling Collection Point:** An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items would be allowed at the collection point.

**Registered Cultivation Facility:** "Registered Cultivation Facility" shall mean any site used for the cultivation of Marijuana whether at the location and a part of a Registered Nonprofit Dispensary or an associated offsite location meeting all State requirements pursuant to the licensing of the Dispensary.

**Registered Nonprofit Dispensary:** "Registered Nonprofit Dispensary" means a nonprofit dispensary that is registered by the department pursuant to Title 22 MRSA §2428, subsection 2, paragraph A.

**Repair:** To take necessary action to fix normal damage or storm damage.

**Replacement System:** A system intended to replace: (1.) an existing system which is either malfunctioning or being upgraded with no significant change of design flow or use of the structure, or (2.) any existing overboard wastewater discharge.

**Research and Development Facility:** A laboratory or other facility for carrying on investigation on the natural, physical, or social sciences, or engineering and development of end products as an extension of such investigation. Such a facility does not engage in the manufacture or sale of products, except as incidental to the main purpose of research and investigation.

**Residential Health Care Facility:** Residence usually occupied by the frail elderly that provide rooms, meals, personal care, and health monitoring services under the supervision of a professional nurse and that may provide other services, such recreational, social, and cultural activities, financial services, and transportation.

**Residential Use:** Any land use which includes a dwelling unit used as a principal use.

**Restaurant:** An establishment where meals are prepared and served to the public for consumption for compensation.

**Standard Restaurant:** A business involving the preparation and serving of meals for consumption on the premises, requiring moderate amounts of time between the period of ordering and serving of the meal.

**Fast Food Restaurant:** A business involving the preparation and serving of meals for consumption on the premises or off the premises, normally requiring short amounts of time between the period of ordering and serving of the meal which is served in edible or disposable containers.

**Drive-In Restaurant:** A business involving the preparation and serving of meals for consumption on the premises in a motor vehicle or off the premises, normally requiring short amounts of time between the period of ordering and serving of the meal which is served in edible or disposable containers.

**Rest Home:** (See: Convalescent Home, Rest Home, or Nursing Home)

**Resubdivision:** The division of an existing subdivision or any change in the Plan for an approved subdivision which effects the lot lines, including land transactions by the subdivider not indicated on the approved Plan.

**Retail Business:** A business establishment engaged in the sale, rental, or lease of goods, commodities, or services to the ultimate consumer for direct use or consumption and not for resale.

**Right-of-Way:** A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electrical transmission line, oil or gas pipeline, water main, sanitary sewer main, stormwater main, shade trees, or other auxiliary uses, either public or private, on which an irrevocable right-of-passage has been recorded for the use.

**Riprap:** Rocks, irregularly shaped, and at least six (6) inches in diameter, used for erosion control and soil stabilization, typically used on ground slopes of two (2) units horizontal to one (1) unit vertical or less.

MAINE  
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

Filing Fee \$175.00

File No. 20181336DC Pages 2  
Fee Paid \$ 175  
DCN 2172612290051 DLLC  
-----FILED-----  
09/11/2017

  
Deputy Secretary of State

A True Copy When Attested By Signature

  
Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

**FIRST:** The name of the limited liability company is:  
**ACCESS 89 BAR & GRILL, LLC**

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "L.L.C.," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c" - see 31 MRSA 1508.)

**SECOND:** Filing Date: (select one)

- Date of this filing; or  
 Later effective date (specified here): \_\_\_\_\_

**THIRD:** Designation as a low profit LLC (Check only if applicable):

- This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
- A. The company intends to qualify as a low-profit limited liability company;
  - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
  - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
  - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

**FOURTH:** Designation as a professional LLC (Check only if applicable):

- This is a professional limited liability company\* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

**Bar & Grill**

(Type of professional services)

**FIFTH:** The Registered Agent is a: (select **either** a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent CRA Public Number: \_\_\_\_\_

\_\_\_\_\_  
(Name of commercial registered agent)

Noncommercial Registered Agent

**Paul J. Morgan**

\_\_\_\_\_  
(Name of noncommercial registered agent)

**539 Access Highway, Caribou, ME 04736**

\_\_\_\_\_  
(physical location, not P.O. Box – street, city, state and zip code)

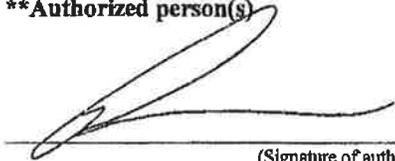
\_\_\_\_\_  
(mailing address if different from above)

**SIXTH:** Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

**SEVENTH:** Other matters the members determine to include are set forth in the attached Exhibit \_\_\_\_\_, and made a part hereof.

**\*\*Authorized person(s)**

Dated **September 6, 2017**



\_\_\_\_\_  
(Signature of authorized person)

**Paul J. Morgan**

\_\_\_\_\_  
(Type or print name of authorized person)

\_\_\_\_\_  
(Signature of authorized person)

\_\_\_\_\_  
(Type or print name of authorized person)

**\*Examples** of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

**\*\*Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.**

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

**Secretary of State**

**Division of Corporations, UCC and Commissions**

**101 State House Station**

**Augusta, ME 04333-0101**

Telephone Inquiries: **(207) 624-7752**

Email Inquiries: **CEC.Corporations@Maine.gov**

PAUL J MORGAN  
539 ACCESS HWY  
CARIBOU ME 04736

Logged: 11/1/2017 8:14:55AM

Folder #: 1716658

Office Use Only:  
Do Not Bill  
CASH

Released: 11/3/2017

No. of Samples in Folder:(1)

1716658-01 TE1

### CERTIFICATION

The HETL hereby certifies that all test results for this sample were analyzed by the method listed, including preservation, preparation, and holding times, unless otherwise indicated.

Kenneth G. Pote, PhD., Director

Richard French, Quality Assurance Officer

If we can be of further assistance to you, Please Call us at 287-1716

Approved by:



Christopher Montagna  
Inorganics Supervisor/Chemist III

MAINE HEALTH AND ENVIRONMENTAL TESTING LABORATORY - Visit our Web Site at: <http://www.state.me.us/dhs/ed>  
 221 State Street, Station #12 Department of Human Services Augusta, Maine 04333 Tel. No. 207-287-1716 Fax. No. 207-287-6832

Continued from Previous Page

Lab Sample#: 1716658-01		Sample Address:		Sample Point:		Surface:		Sample Date: 10/31/2017		Sample Time: 14:20:00	
Sample Matrix: DW-H2O		Description: OUTSIDE SPIGOT		Sample Date: 10/31/2017		Sample Time: 14:20:00					
Test (Method)/Analyte	Result	Unit	Qualifiers	MCL	RL	High Limit	Low Limit	Analysis Date	Analyst		
Color (L-10-308-00-1-A)	<5	PCU		15	5			11/01/2017 14:02:41	T.N.		
<b>DW_Anions_IC (300.0)</b>											
Chloride	39	mg/L		250	1			11/01/2017 07:51:00	T.N.		
Fluoride	<0.1	mg/L		4	0.1			11/01/2017 07:51:00	T.N.		
Nitrite Nitrogen	<0.05	mg/L		1	0.05			11/01/2017 07:51:00	T.N.		
Nitrate Nitrogen	0.44	mg/L		10	0.05			11/01/2017 07:51:00	T.N.		
E. coli (9223 B)	Negative							11/01/2017 08:37:00	J.C.		
<b>METALS_200.8 (200.8)</b>											
Total Hardness	210	mg/L			0			11/02/2017 10:05:00	C.S.		
Arsenic	<1	ug/L		10	1			11/02/2017 10:05:00	C.S.		
Barium	0.028	mg/L		2	0.0005			11/02/2017 10:05:00	C.S.		
Cadmium	<0.5	ug/L		5	0.5			11/02/2017 10:05:00	C.S.		
Calcium	64	mg/L			0.05			11/02/2017 10:05:00	C.S.		
Chromium	0.0024	mg/L		.1	0.0005			11/02/2017 10:05:00	C.S.		
Copper	0.00085	mg/L		1.3	0.0005			11/02/2017 10:05:00	C.S.		
Iron	0.25	mg/L		.3	0.05			11/02/2017 10:05:00	C.S.		
Lead	<0.5	ug/L		15	0.5			11/02/2017 10:05:00	C.S.		
Magnesium	12	mg/L			0.05			11/02/2017 10:05:00	C.S.		
Manganese	<0.0005	mg/L		.05	0.0005			11/02/2017 10:05:00	C.S.		
Mercury	<0.1	ug/L		2	0.1			11/02/2017 10:05:00	C.S.		
Selenium	<0.001	mg/L		0.05	0.001			11/02/2017 10:05:00	C.S.		
Silver	<0.0005	mg/L		.1	0.0005			11/02/2017 10:05:00	C.S.		
Sodium	19	mg/L			0.05			11/02/2017 10:05:00	C.S.		
Zinc	<0.001	mg/L		5	0.001			11/02/2017 10:05:00	C.S.		
pH (4500-H+B)	7.4	S.U.		8.5		8.5	6.5	11/02/2017 08:17:00	D.M.		
Coliform, Total (9223 B)	Negative							11/01/2017 08:37:00	J.C.		
Turbidity (180.1)	<0.6	NTU			0.6			11/01/2017 15:03:00	D.M.		



**Your water is considered satisfactory for all tests analyzed and listed above.**

(Does not apply to unanalyzed or rejected samples - See results column and any comments)

The term 'Satisfactory' is based on the Maine Drinking Water Regulations, State Toxicologist's Guidelines and/or the Federal Safe Drinking Water Act

Continued from Previous Page

## EXPLANATION OF FLUORIDE RESULTS

This fact sheet is to help you understand what your fluoride test result means for you and your family. Fluoride is a mineral that helps protect teeth against tooth decay when it is present in water in the correct amount. Children benefit the most, but this benefit will continue through life for everyone who drinks fluoridated water. You should compare your test result ("Result") to the explanations on this page to see what your test result means for you and your family, and discuss fluoride levels with your family health care provider to determine whether the levels are appropriate for you and your family.

If your lab result ("Result") is:

<.2 - .29 ppm\*

Your fluoride test result shows a very small amount of fluoride in your water. This is not enough fluoride to help protect children's teeth against decay. If there are children in your family, you should talk with your family dentist or doctor to get a prescription for fluoride drops or tablets for your child(ren).

.3 - .6 ppm

Your fluoride test result shows that there is some fluoride in your water, but it may not be enough to protect your children's teeth against decay. You should talk with your family dentist or doctor to see if you need a prescription for fluoride drops or tablets for your child(ren).

>.6 ppm or higher\*

Your fluoride test result shows that there is enough fluoride in your water to help protect your children's teeth against decay. You should talk with your family dentist or doctor about this result.

\* This symbol (" $<$ ") means "less than." This symbol (" $>$ ") means "greater than."

\* "ppm" means "parts per million." "Parts per million" is also written "mg/L" which means "milligrams per liter."

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### Dietary Fluoride Supplementation Dosage Schedule in mg F/day. \*+

---

Age of child (years)	Water fluoride concentration (ppm or mg/L**)		
	Less than 0.30 ppm	0.3 - 0.6 ppm	Greater than 0.60 ppm
6 months - 3 years	0.25	0	0
3 - 6 years	0.50	0.25	0
6 - at least 16 years	1.00	0.50	0

\* 2.2 mg. sodium fluoride provides 1 mg. fluoride

+ Recommended by the American Dental Association (1994)

\*\* ppm - parts per million is equivalent to mg./L

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For more information contact the Maine Department of Human Services, Bureau of Health Oral Health Program

Tel #: (207) 287-2361; Fax #: (207) 287-4631; TTY#: (207) 287-8015

The EPA primary drinking water standard for Barium is 2 mg/L. Small doses are not harmful. Large amounts can cause increased blood pressure, nerve damage or cardiovascular disease. Contamination may come from natural deposits or through industrial waste discharges from metal refineries.

Cadmium is a metal found in natural deposits as ores containing other elements. The greatest use of Cadmium is primarily for metal plating and coating operations. It is also used in nickel-cadmium and solar batteries and in pigments.

Cadmium in amounts over the EPA primary drinking water standard of 5 micrograms per liter (UG/L) may cause nausea, vomiting, diarrhea, muscle cramps, salivation, sensory disturbances, liver injury, convulsions, shock and renal failure with short term exposure and kidney, liver, bone and blood damage for long term exposure.

Coagulation /filtration, Reverse Osmosis, Ion exchange, and Lime Softening are approved EPA treatment methods.

The EPA primary drinking water standard for Chromium is 0.1 mg/L. Large amounts over a long period of time can cause allergic dermatitis, respiratory damage or acute poisoning. Contamination may come from erosion of natural deposits or through industrial waste discharges from steel and pulp mills.

Continued from Previous Page

The EPA primary drinking water standard for Mercury is 2 ug/L. Mercury can cause acute poisoning in a large dose. Since Mercury accumulates in body tissues, it can cause chronic effects of the nervous system, kidney or intestines at low doses over a long period of time.

Mercury contamination of water results from discharge from refineries and factories, runoff from landfills and cropland. The EPA primary drinking water standard for Selenium is 0.050 mg/L.

Potential health effects from long term exposure are hair or fingernail loss; numbness in fingers or toes; circulatory problems.

Sources of contamination in drinking water from petroleum refineries discharge; erosion of natural deposits; discharge from mines.

The secondary maximum contaminant level for silver is 0.1 mg/L.

Skin discoloration is a cosmetic effect related to silver ingestion. This effect, called argyria, does not impair body function. The skin takes on a purplish grey color. It has never been found to be caused by drinking water in the United States. A standard has been set because silver is used as an antibacterial agent in many home water treatment devices.

The secondary maximum contaminant level for Zinc is 5 mg/L.

Water with a zinc concentration of more than 5 mg/L may start to become chalky in appearance with a detectable deterioration in taste.

The most efficient methods to remove zinc from water are distillation and reverse osmosis.

## Units & Measurement

"mg/L" = Milligrams per liter;

"ug/L" = Micrograms per Liter;

"mg/Kg" = Milligrams per Kilogram;

"ug/Kg" = Micrograms per Kilogram;

"NTU" = Nephelometric Turbidity Units;

"pCi/L" = Picocuries per Liter;

The MCL, Maximum Contaminant Level is listed for comparing your results with recommended levels.

In the "Qualifier" column, an " \*\* " is placed to indicate any results that exceed this MCL.

**If there are no " \* " in the "Qualifier" column, your water is considered satisfactory for those tests.**

All solid results are reported on a "Dry Weight" basis.

RL-Reporting Limit is the lowest concentration which can be reliably reported on a routine basis.

"<" = Less than      ">" = Greater than

MCL - Maximum Contaminant Level is the highest level allowed by EPA for public water supplies. Also used here as the maximum advisory limit set by the Maine Centers for Disease Control and Prevention.

**Note: Results below the advisory limit, including < and J are considered satisfactory for that parameter.**

## Disclaimer

Your report consists of the number of pages listed on the cover page. Any attachments after the last numbered page are for informational purposes only and not part of the formal report.

The results in this report are for the submitted sample(s) only.

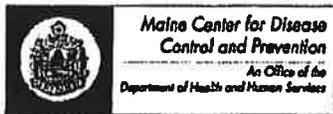
This report shall not be reproduced, except in full, without written permission from the Maine Health and

Continued from Previous Page

**Qualifiers Legend:**

**User selectable**

<b>Code</b>	<b>Description</b>
*	> Secondary Limit
**	> MCL
~	Approximately
Ach	Above Calibration Curve
B	Blank Contamination
HI	
J	<RL>MDL
Lo	
Nan	Not Analyzed
Nc	Not Confirmed
Nt	NonTarget Compound
R	Rejected
Rec	Recovery
T	Temperature does not meet criteria
U	Undetected



DEPARTMENT OF HEALTH & HUMAN SERVICES  
HEALTH & ENVIRONMENTAL TESTING LABORATORY

PAID

TEL: (207) 287-1716 FAX: (207) 287-1884

NOV 1 2017 AM 7:18 CS

DATE REC'D @ LAB

PAUL J MORGAN  
539 ACCESS HWY

Kit contains evidence of Thermal Preservation:  Y  N  
TEMP UPON ARRIVAL @ LAB 14.9

CARIBOU, ME 04736

4-13

- NAME AND ADDRESS (IF NOT ON LABEL)
- CHANGE OF NAME OR ADDRESS
- SEND ADDITIONAL COPY

TE1 1716658  
CASH

NAME: Paul Morgan

This kit expires on: 9/29/2018

STREET: 539 Access Hwy

TOWN: Caribou, ME

ZIP CODE: 04736

PHONE (EVE): 207-492-2024

E-MAIL: bp cleaners@hotmail.com

DO NOT REMOVE THIS LABEL

PHONE (DAY): 207-551-8687

PLEASE CHECK HERE IF YOU WOULD LIKE A SIMPLIFIED FINAL REPORT

Date Collected: 10/31/17

Collector's Name: Paul Morgan

Time Collected: 2:20 A.M. or  P.M. (circle one)

Test Address: 539 Access Hwy City: Caribou Zip: 04736

Chlorine Treatment:  None  Bleach  Chlorinator  Other

Location: (Kitchen faucet, Outside Spigot, Pressure Tank, etc...) Outside Spigot

Sample Source: (Circle one)  Drilled Well,  Dug Well,  Spring,  Lake,  Other

Comments: \_\_\_\_\_

COLLECTION PROCEDURE

- Whenever possible, collect the sample from a faucet. It is difficult to obtain a satisfactory sample directly from the well or spring or from a hand pump. If the faucet is equipped with a strainer or aerator, remove before collecting sample.
- Disinfect the faucet by dipping the end in a capful of bleach before turning on water. {This is optional, but a good idea.}
- Allow water to run 5 minutes to clear pipes.
- All bottles must be filled to the shoulder and filled from the same sample point. Do not rinse out bottles.
- Fill in all requested information above especially the date and time collected.
- Without the sample date and time we will have to reject your sample(s) and mail you a replacement kit.
- We must receive your sample within 30 hours of collection.
- DO NOT COLLECT AND MAIL YOUR SAMPLE ON A FRIDAY OR SATURDAY OR THE DAY BEFORE OR ON A HOLIDAY. Lists of State holidays are on the back of this form.

SEE BACK FOR ADDITIONAL INSTRUCTIONS AND WHEN TO EXPECT LABORATORY RESULTS

DEPARTMENT OF HEALTH & HUMAN SERVICES  
MAINE CENTER FOR DISEASE CONTROL AND PREVENTION  
DIVISION OF ENVIRONMENTAL HEALTH

WELL SETBACK RELEASE FORM

We, the undersigned, are the owner(s) of the well and/or property herein described. We have read and understand the following information concerning the proposed separation distance between our well and the subsurface waste water disposal system for which a variance is being requested. We are prepared to accept any risk that the subsurface waste water disposal system may pose to our well.

All wells should be located a safe distance from all possible sources of contamination; in this case a subsurface waste water disposal system. (The Maine Subsurface Waste Water Disposal Rules require a minimum of 100 feet between a <1000 gpd disposal system and a well; 200 feet between a 1000-2000 gpd disposal system and a well; and 300 feet between a >2000 gpd disposal system and a well with water usage of 2000 or more gpd or public water supply well. (Please circle the appropriate category.)

Since the safety of a well primarily depends on considerations of good well construction, geology and adequate maintenance of the subsurface waste water disposal system, the best means of protecting the well water quality is to maintain the maximum distance between a well and a disposal system. The Department of Health and Human Services suggests that a maximum setback distance should be maintained.

The separation distance between our well and the subsurface wastewater disposal system for which this well release approval is requested is: component disposal system / well 91 feet.

component \_\_\_\_\_ / \_\_\_\_\_ feet

Address of Property with Disposal System: 539 Access Highway Caribou Maine  
(Include Municipal Book & Page No. or Map & Lot No.) Map 15 Lot 41

Owner(s) of Property with Disposal System: Paul J. Morgan

Address of Property with Well: 18 Noyes Road Caribou Maine  
(Include Municipal Book & Page No. or Map & Lot No.) Map 15 Lot 40

Owner(s) of Property with Well: Russell P. & Robert L. Levesque

We, the undersigned, release the site evaluator, well driller, the municipality and the State of Maine from liability should our well become contaminated. (Note: If the subject well has more than one owner, all well owner signatures must appear on this document.)

Well Owner(s) Signature Russell P. Levesque Date 11/4/17  
Bob Levesque Date 11/6/17

\*\*\*\*\*

State of Maine  
County of Arroostook, ss Date 11/6/17

Then personally appeared the above named Russell Levesque (and Bob Levesque

\_\_\_\_\_ ) and (severally) acknowledged the foregoing instrument to be his

(or their) free act and deed.

Before me, Lindsey Andrews  
Justice of the Peace or Notary Public

LINDSEY ANDREWS  
Notary Public, Maine  
My Commission Expires July 2, 2021

HHE-306 Rev 10/01/02



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CODE ENFORCEMENT OFFICE  
CARIBOU, MAINE

---

To: Chairman Cyr & Members of the Planning Board  
From: Penny Thompson, Caribou Code Enforcement Officer  
Date: November 2, 2017  
Re: Staff report on Site Design Application from Tammy Belanger for  
Clippity-Do Dog Grooming located at 32 Roberts Street

For this staff report, I am enclosing the following:

Page 1: This memo  
Page 2-8: Site Design Application  
Page 9: Property Record Card  
Page 10-11: Deed to property  
Page 12: Part of Map 31  
Page 13: Part of Zoning Map  
Page 14: Part of Caribou Land Use Table  
Page 15: Required Parking Spaces from Chapter 13

There is nothing in Chapter 13 on Pet Grooming businesses.



## Site Design Application

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

(207) 493 – 3324 option 3  
[pthompson@cariboumaine.org](mailto: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: Tammy Belanger

Development Name: Clippity-Do Dog Grooming

Location of Property (Street Locations): 32 Roberts Street

City of Caribou Tax Map: 031 Lot: 215

Zone: currently R1 - rezoning to R2 is underway.

### 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

Vacant building owned by Tammy Belanger. Taxes are paid in full. Owner  
wishes to operate an appointment only dog grooming business from this location.  
There will be no retail and no boarding on the premises.

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

Tammy Belanger  
477 E. Presque Isle Rd.  
Canby ME 04736

Phone: 207-227-4174

E-mail: tammab@icloud.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)

N/A Phone: \_\_\_\_\_  
Phone: \_\_\_\_\_

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

owner  
(Attach supportive legal documentation)

**General Information**

Aroostook County Registry Deeds: Book # 818 Page # 391 (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: \_\_\_\_\_ 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.) (vacant) 2 story apartment building -  
top floor will be used for storage, bottom floor will be used for dog grooming business

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 N/A / Completion: 1 /  
There will be no "construction", this is an existing structure.

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: unknown / average / 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: Sammy Belinger Date: 10/30/2017

**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: Tammy Belanger  
 Address: 32 Roberts St., Caribou, ME 04736

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

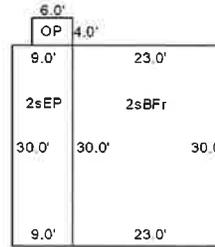
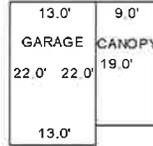
**Conditions of Approval:**

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

Account: 3257

BELANGER, TAMMY

Printed: 11/02/2017



Building Value:  
Land Value:

41,400  
11,700

Location:  
Address:

32 ROBERTS STREET  
477 EAST PRESQUE ISLE ROAD  
CARIBOU, ME 04736 2335

Book	Page	Map / Lot
5696	52	031-215

<b>Total Assessment:</b>	53,100
<b>Tax:</b>	1,269.09

Total Acres: 0.15

**Land Detail:**

Description	Units	Factor	Value
House Lot (Fractional)	Fr. Acre	0.15 100%	7,746
Lot Improvements	Acre	1.00 50%	4,000

**Total Value of Land:**

11,746

**Building Detail:**

Description	Floors	Sqft	Grade	Condition	Phys	Func	Econ	Value
Conventional	2	690 Sqft	D 100	Below Average	45%	100%	85%	33,560
2S Encl Fr Porch		270	D 100	Avg-	45%	100%	85%	4,198
Open Frame Porch		24	E 100	Avg.	55%	100%	85%	391
Frame Garage		286	D 100	Avg.	55%	100%	85%	2,673
Canopy/Carport				**** Sound Value ****				600

**Total Value of Buildings:**

41,422

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE (TESTATE)

TAMMY BELANGER, of Caribou, in the County of Aroostook and State of Maine, whose mailing address is 447 East Presque Isle Road, Caribou, Maine 04736, duly appointed and acting Personal Representative of the ESTATE OF ANTOINETTE MICHAUD, deceased, testate, as shown by the probate records of Aroostook County, Maine, under Docket Number 2016-214, by the power conferred by law, and every other power, (in distribution of the estate) grants to TAMMY BELANGER, of Caribou, in the County of Aroostook and State of Maine, whose mailing address is 447 East Presque Isle Road, Caribou, Maine 04736, the land in Caribou, Aroostook County, Maine, as follows:

A part of Lot Numbered Eight (#8) in that part of said Caribou formerly "H" Township, and being part of the Roberts Addition to Caribou Village as surveyed in 1913 by G. M. Hardison, to wit:

Lot number Three (#3) in said Roberts Addition, said lot numbered Three (#3) being located on the southerly side of Roberts Street and is sixty-six feet (66') wide on Roberts Street, and one hundred seven and three-tenths feet (107.3') deep.

Excepting and reserving unto Ben M. Michaud, his heirs and assigns, an easement to lay and maintain water pipes on said Lot numbered Three (#3) from Roberts Street to Lot Sixteen (16) lying southerly of and adjoining said Lot numbered Three (#3); and also reserving unto Ben M. Michaud, his heirs and assigns, the right and easement to travel from Roberts Street over said Lot Three (3) to said Lot Sixteen (16) until such time as a way is laid out and made available for the use of said Ben M. Michaud, his heirs and assigns, along the southerly line of said Lot Sixteen (16).

Being part of the premises as conveyed to Anna Dionne by Warranty Deed of Lena Donnelly dated April 15, 1947, and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 580, Page 368. Being also the same premises as described in Warranty Deed from Anna Dionne to Frank P. and Celina Soucy dated April 7, 1945 and recorded in said Registry of Deeds in Vol 592, Page 319. Being also the same premises as described in a Warranty Deed, Joint Tenancy, from Frank P. & Celina Soucy to Albert Guerrette and Viola Guerrette dated March 29, 1950, and recorded in said Registry of Deeds, Vol. 615, Page 500.

Also being the same premises as described in warranty deed of Viola C. Guerrette to Albert Guerrette, dated October 25, 1958, and recorded in said registry Vol. 752, Page 123.

BEING THE SAME premises conveyed to GILBERT G. MICHAUD and ANTOINETTE GUERETTE, as joint tenants, by Warranty Deed of ALBERT GUERRETTE dated April 10, 1961 and recorded at the Southern Aroostook Registry of Deeds in Volume 818, Page 391. Gilbert G. Michaud died July 24, 2001.

WITNESS my hand this 28<sup>th</sup> day of August, 2017.

*Tammy Belanger, Personal Representative  
of the Estate of Antoinette Michaud*

Tammy Belanger, Personal Representative  
of the Estate of Antoinette Michaud

STATE OF MAINE  
AROOSTOOK, SS.

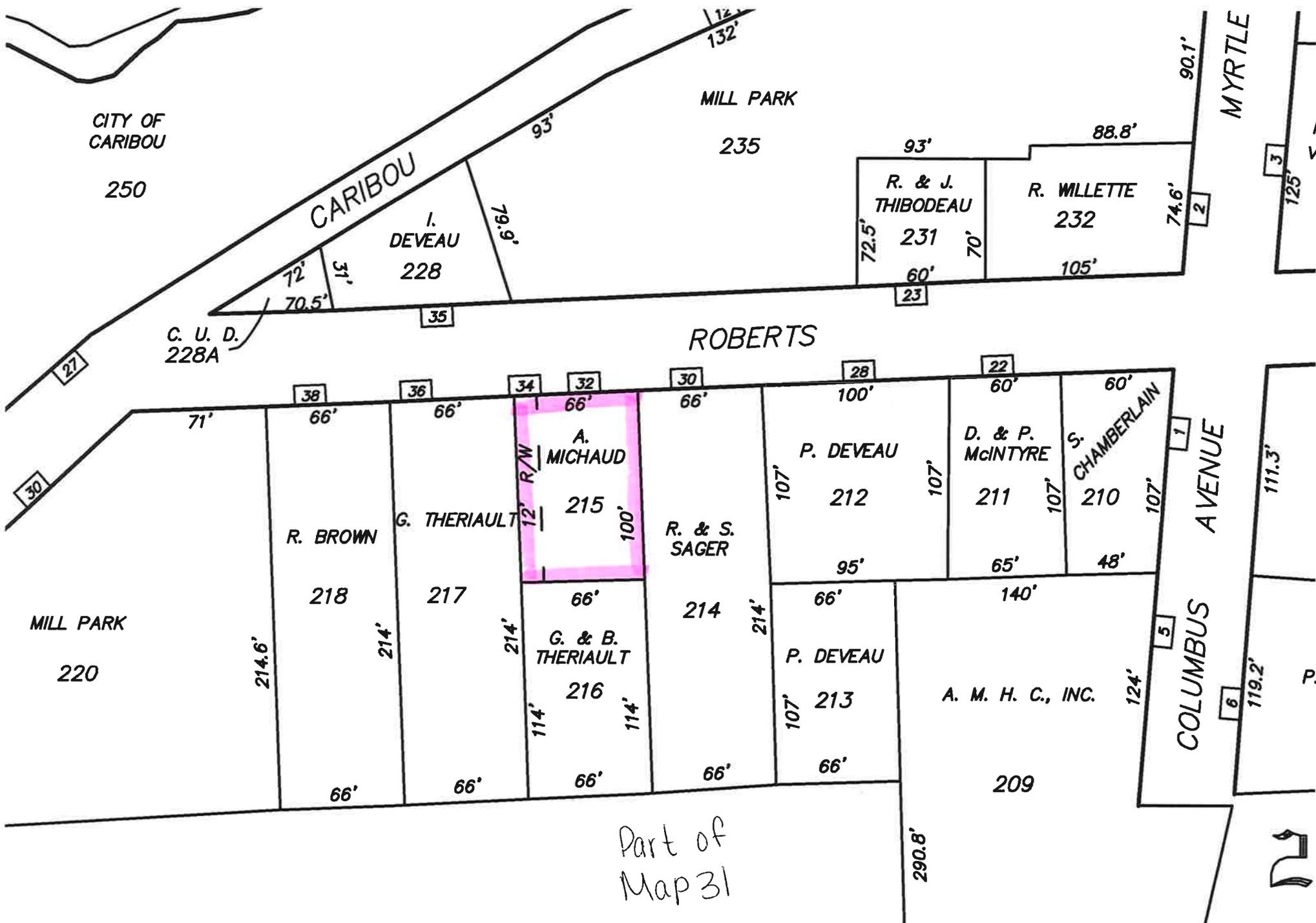
Aug 28, 2017

Personally appeared the above-named TAMMY BELANGER in her said capacity as Personal Representative of the ESTATE OF ANTOINETTE MICHAUD, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public <sup>Diana J. Ouellette</sup>  
Notary Public, State of Maine  
My Commission Expires  
April 3, 2018  
Printed Name // Comm. Exp. Date

Received  
AROOSTOOK SS  
MELISSA L. RICHARDSON, REGISTRAR



CITY OF CARIBOU

MILL PARK

CARIBOU

250

235

I. DEVEAU  
228

R. & J. THIBODEAU  
231

R. WILLETTE  
232

C. U. D.  
228A

ROBERTS

MYRTLE

R. BROWN  
218

G. THERIAULT  
217

A. MICHAUD  
215

R. & S. SAGER  
214

P. DEVEAU  
212

D. & P. McINTYRE  
211

S. CHAMBERLAIN  
210

MILL PARK

220

G. & B. THERIAULT  
216

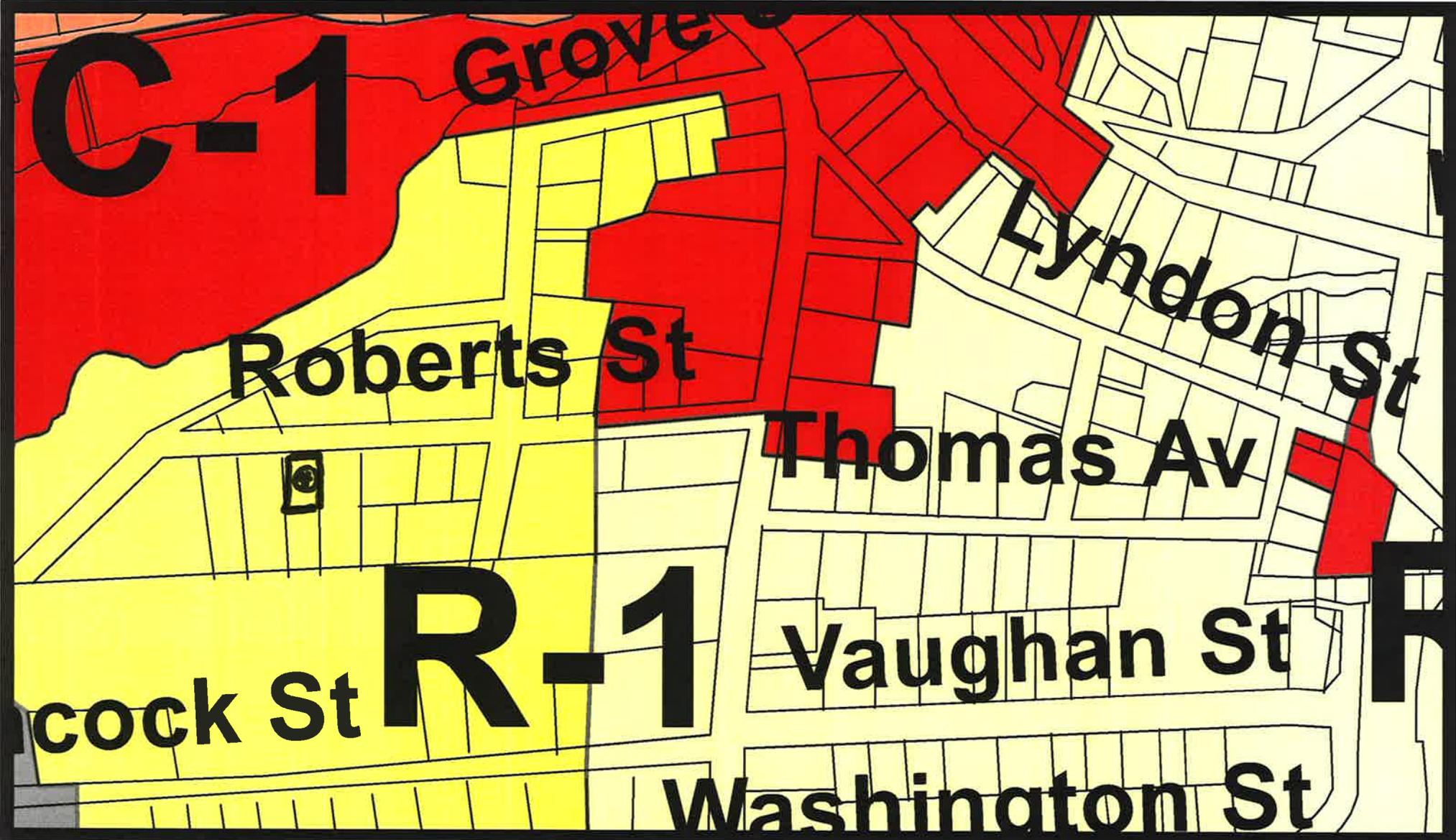
P. DEVEAU  
213

A. M. H. C., INC.  
209

COLUMBUS AVENUE

Part of  
Map 31





Part of Map 31

# Caribou Land Use Table

# Zoning District

Principal Land Use Activity	R-1	R-2	RC-2	R-3	C-1	C-2	I-1	I-2	H-1
Golf Course	NO	NO	PB	PB	NO	NO	NO	NO	NO
Government Facility	NO	PB							
Helipad or Heliport	NO	NO	PB	PB	NO	NO	PB	PB	PB
Home Occupations	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Hospital or Clinic	NO	NO	PB	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES
Hotel, Motel or Inn	NO	NO	CEO/YES	PB	PB	CEO/YES	NO	NO	PB
Junkyard	NO	NO	NO	PB	NO	NO	PB	PB	NO
Animal Shelter	NO	NO	PB	PB	NO	PB	PB	PB	NO
Boarding Kennel	NO	NO	PB	PB	NO	PB	PB	PB	NO
Breeding Kennel	NO	NO	PB	PB	NO	NO	PB	PB	NO
Rescue Group	NO	NO	PB	PB	NO	PB	PB	PB	NO
Laundry or Dry Cleaning	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Library	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Livestock and Poultry (Personal Use)	NO	NO	PB	CEO/YES	NO	NO	NO	NO	NO
Livestock and Poultry (Commercial)	NO	NO	NO	PB	NO	NO	NO	NO	NO
Manufacturing, Heavy	NO	NO	NO	NO	PB	PB	PB	PB	NO
Manufacturing, Light	NO	NO	PB	NO	PB	PB	PB	PB	NO
Medical Marijuana Dispensaries	NO	NO	PB	NO	PB	PB	PB	PB	PB
Mineral Exploration & Extraction	NO	NO	NO	PB	NO	NO	PB	PB	NO
Mineral Storage	NO	NO	NO	PB	NO	NO	PB	PB	NO
Mobile Homes	NO	NO	NO	CEO/YES	NO	NO	NO	NO	NO
Mobile Home Park	NO	NO	PB	PB	NO	NO	NO	NO	NO
Mobile Home, Temporary Housing, Seasonal Agriculture	NO	NO	NO	PB	NO	NO	NO	NO	NO
Museum	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	PB	PB	NO
Newspaper or Printing Plant	NO	NO	PB	PB	PB	PB	CEO/YES	CEO/YES	NO
Nursing Home, Group Home, Hospice or Assisted Living Ctr	NO	PB	PB	PB	NO	NO	NO	NO	PB
Owner Operated General Store or Grocery Store	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	NO	NO	NO
Personal Service Business	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Pet Grooming	NO	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Pharmacy or Retail Medical Supply Store	NO	NO	CEO/YES	NO	CEO/YES	CEO/YES	PB	PB	CEO/YES
Private Club	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Public or Private School	PB	NO							
Public Utility	NO	PB	PB	PB	PB	PB	CEO/YES	CEO/YES	NO
Recycling Collection Point	NO	NO	PB	PB	PB	PB	CEO/YES	CEO/YES	NO
Recycling Facility	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	PB	PB	NO
Research, Testing and Development Laboratory	NO	NO	PB						
Restaurant	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES
Retail Use	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES
Retail Use with Outdoor Sales or Service	NO	NO	PB	PB	PB	CEO/YES	CEO/YES	CEO/YES	NO

**D. Required Parking Spaces.**

1. Parking spaces shall be provided to conform with the number required in the following schedule:

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

Notes

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



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CODE ENFORCEMENT OFFICE

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CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board  
From: Penny Thompson, Caribou Code Enforcement Officer  
Date: November 2, 2017  
Re: Staff report on an inquiry to establish a Sober House at 5 Bennett Drive.  
Application comes from a person who has leased 5 Bennett Drive for this purpose (and not the owner of 5 Bennett Drive.)

For this staff report, I am enclosing the following:

Page 1: This memo  
Page 2 – 8: Site Design Application  
Page 9: Property Record Card  
Page 10 – 12: Deed to property  
Page 13: Part of Map 30  
Page 14: Part of Zoning Map  
Page 15: Part of Caribou Land Use Table  
Page 16: Required Parking Spaces from Chapter 13  
Page 17: Definition of Boarding House from Chapter 13, this was the closest I could come for a use that was close to a Sober House

Other notes:

Dave Ouellette, Public Works Director, had no issues with this use.

The Office of the State Fire Marshal would need to issue a permit for this use. This has been conveyed to Mr. Erik Lamoreau.



## Site Design Application

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

(207) 493 – 3324 option 3  
[pthompson@cariboumaine.org](mailto: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: Richard Harrison

Development Name: Allen's Way LLC

Location of Property (Street Locations): 5 Bennett Drive

City of Caribou Tax Map: 30 Lot: 125 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.

This will be Aroostook's first site for sober living this will be a rental home for 7 men looking for structured living to continue in supporting their recovery from substance abuse

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

Erik Lamoreau

Phone: 207 498 9958

49 Mainstreet Apt C7

Caribou, ME 04736

E-mail: Erik.Lamoreau17@gmail.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) N/A

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

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

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

Property is leased to Erik Lamoreau / Allen's Way LLC  
(Attach supportive legal documentation)

**General Information**

Aroostook County Registry Deeds: Book # 2532 Page # 238 (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: 0.24 acre Total area or acreage to be developed: 0.24 acre

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) Residential Rental

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: \_\_\_\_\_

Common land(s) Estimated Area & Description: \_\_\_\_\_

Anticipated start date for construction: month / year \_\_\_\_/\_\_\_\_ 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: \$ N/A

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?**  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.
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- \_\_\_\_\_ 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: 11/2/2017

**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

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

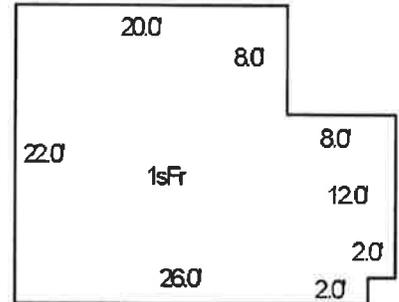
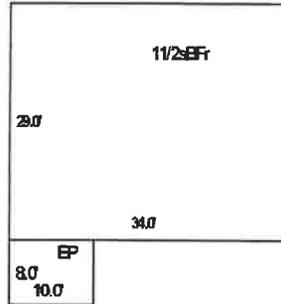
Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Conditions of Approval:**

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

Account: 3055 HARRISON, RICHARD B.

Printed: 11/02/2017



Building Value: 83,600 Location: 5 BENNETT DRIVE  
 Land Value: 13,800 Address: 33 HERSEY STREET  
 PORTLAND, ME 04103 4507

Book	Page	Map / Lot
2532	238	030-125

**Total Assessment:** 97,400  
**Tax:** 2,327.86

Total Acres: 0.24

Land Detail:				Building Detail:									
Description	Units	Factor	Value	Description	Floors	Sqft	Grade	Condition	Phys	Func	Econ	Value	
Baselot (Fractional)	Fr. Acre	0.24	100%	9,798	Conventional	1.5	986 Sqft	C 95	Above Average	60%	100%	85%	58,196
Lot Improvements	Acre	1.00	50%	4,000	Encl Frame Porch		80	C 95	Avg+	60%	100%	85%	2,253
<b>Total Value of Land:</b>				13,798	Other	1	548 Sqft	D 100	Average	63%	100%	85%	23,185
<b>Total Value of Buildings:</b>												83,634	

## WARRANTY DEED

**Know all Persons by these Presents.**

**That** I, Marilyn L. Cyr, of Caribou in the County of Aroostook and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by Richard B. Harrison, of said Caribou in said County of Aroostook and State of Maine,

whose mailing address is P. O. Box 1002, Caribou, ME 04736

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Richard B. Harrison, his

heirs and assigns forever.

The following lots or parcels of land situate in Caribou, County of Aroostook and State of Maine, to wit:

**PARCEL ONE:** A certain piece or parcel of real estate with the buildings thereon being part of the Joseph Fergus homestead property, so-called, in the town and village of Caribou, in the County of Aroostook and State of Maine, bounded and described as follows, to wit: Beginning at an iron pin at the point of intersection of the northerly boundary of Limestone Street and the westerly boundary of Riverview Avenue, thence westerly along said northerly boundary of Limestone Street seventy-seven and seven tenths (77.7) feet to an iron pin in the approximate center line of a driveway; thence northerly at right angles along the approximate center line of said driveway and beyond one hundred nineteen (119) feet to an iron pin; thence easterly by an angle of deflection to the right of seventy-four degrees fifty-three minutes (74° 53') seventy-five and eight tenths (75.8) feet to the westerly boundary of Riverview Avenue; thence southerly by an angle of deflection to the right of one hundred three degrees fifteen minutes (103° 15') and along the westerly boundary of Riverview Avenue one hundred thirty-nine (139) feet to the point of beginning.

Meaning and intending hereby to convey as PARCEL ONE the same premises conveyed to Thomas J. Cyr by Albina Fergus by Warranty Deed dated October 28, 1942, and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 521, Page 312.

**PARCEL TWO:** A certain lot or parcel of land situated in the Town of Caribou, County of Aroostook and State of Maine, and bounded and described as follows: Being parcel (28-2) as shown on a Right of Way Map, State Highway "K-28", Caribou, Access Road Project AD-1, dated July 1951, on file in the office of the State Highway Commission (SHC File No. 2-87) and recorded in the Registry of Deeds of Aroostook County. Beginning at a point twenty-one and five tenths (21.5) feet southeasterly from and as measured along a line at right angles to the Base Line at Station 5+50; thence North thirty-eight degrees sixteen minutes East (N 38° 16' E) about ninety-one (91) feet to a point in the westerly line of land now or formerly of Thomas J. Cyr, said point being twenty-one and five tenths (21.5) feet southeasterly from and as measured along a line at right angles to the Base Line at about Station 6+41; thence southerly along the westerly line of said Cyr about fifty-eight (58) feet to the northerly line of Limestone Street, so-called; thence westerly along the northerly line of Limestone Street about seventy-two (72) feet to a point twenty-one and five tenths (21.5) feet southeasterly from and as measured along a line at right angles to the Base Line at about Station 5+49; thence North thirty-eight degrees sixteen minutes East (N 38° 16' E) about one (1) foot to the point of beginning.

Meaning and intending hereby to convey as PARCEL TWO the same premises conveyed to Thomas J. Cyr by State of Maine by Quitclaim Deed dated July 15, 1953, and recorded in said Registry of Deeds in Vol. 667, Page 169.

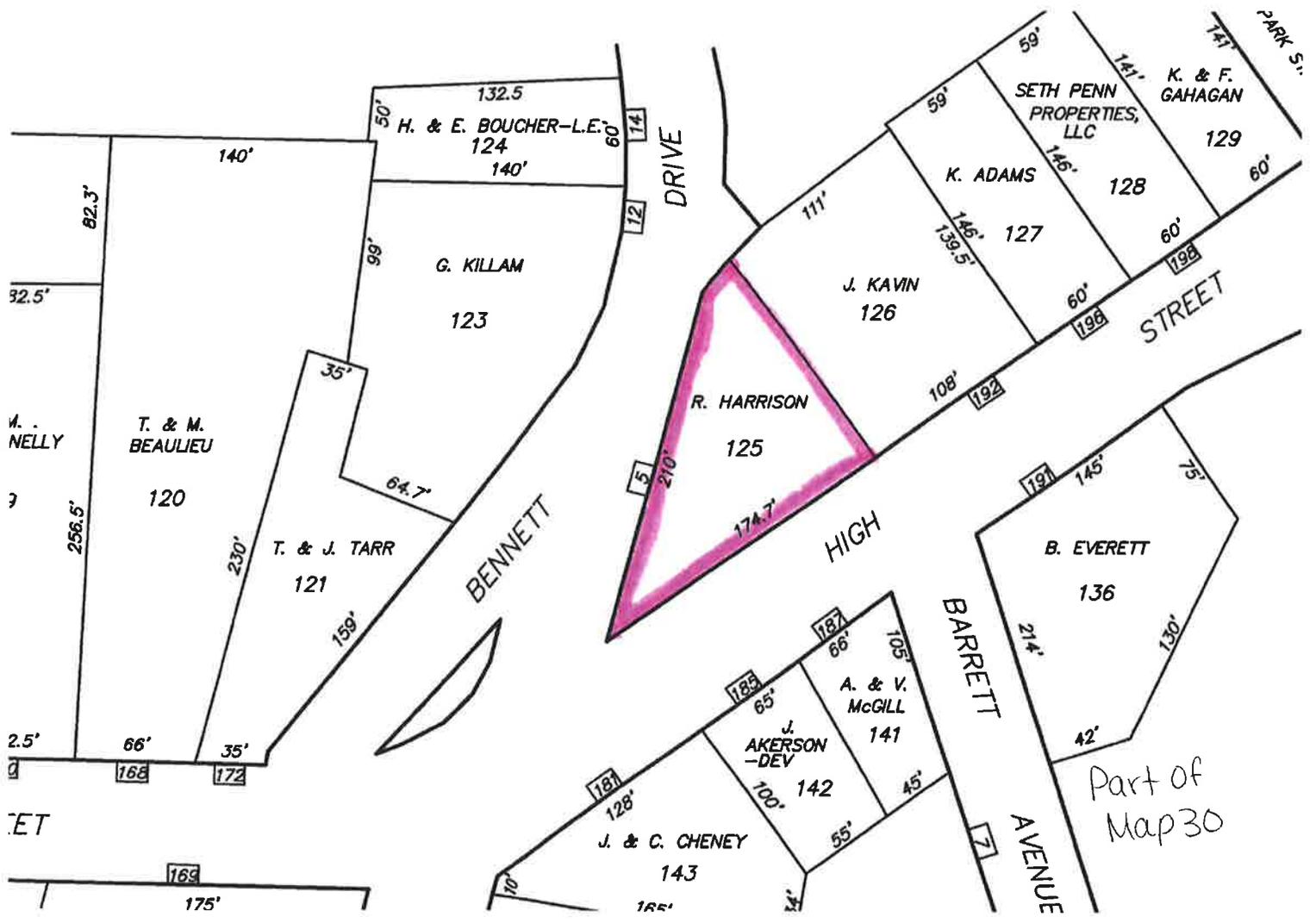
PARCEL THREE: The following described land situate in said Caribou, to wit: Beginning at a point thirty-one (31) feet, more or less, right of Station 15+32, Limestone Street; thence North fourteen degrees West (N 14° W) a distance of one hundred twenty-eight and one tenth (128.1) feet to a point; thence South sixty-four degrees forty-nine minutes West (S 64° 49' W) a distance of twenty-five and fifty-five one hundredths (25.55) feet to a point; thence South fourteen degrees East (S 14° E) a distance of one hundred twenty-three and seventeen one hundredths (123.17) feet to a point; thence North seventy-four degrees fifty-six minutes East (N 74° 56' E) a distance of twenty-five (25) feet to the point of beginning.

Reserving unto the Inhabitants of the Town of Caribou an easement ten (10) feet in width from the easterly boundary and extending from the southerly boundary to the northerly boundary.

Meaning and intending hereby to convey as PARCEL THREE the same premises conveyed to Thomas J. Cyr by Quitclaim Deed of the Inhabitants of the Town of Caribou dated December 27, 1967, and recorded in the Southern District of the Aroostook Registry of Deeds on November 23, 1977, in Volume 1328, Page 171.

PARCELS ONE, TWO, and THREE being the same premises conveyed by Thomas J. Cyr to Cora S. Cyr by Quitclaim Deed dated January 2, 1978, and recorded in said Registry in Volume 1333, Page 281; and also being all and the same premises conveyed by Warranty Deed from Cora S. Cyr to Claude Cyr dated February 3, 1979, and recorded in said Registry of Deeds in Volume 1403, Page 163; and also being all and the same premises conveyed by Deed of Distribution by Personal Representative (Testate) from Marilyn L. Cyr, Personal Representative of the Estate of Claude R. Cyr, to the within Grantor, Marilyn L. Cyr, dated of even date herewith and to be recorded in said Registry of Deeds simultaneously herewith.





Part of Map 30

ET

169  
175'

168  
172

181  
128'

183  
65'

187  
86'

105'

191  
145'

192  
108'

198  
60'

198  
60'

5  
210'

174.7'

12  
60'

14  
60'

141  
60'

141  
60'

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60'

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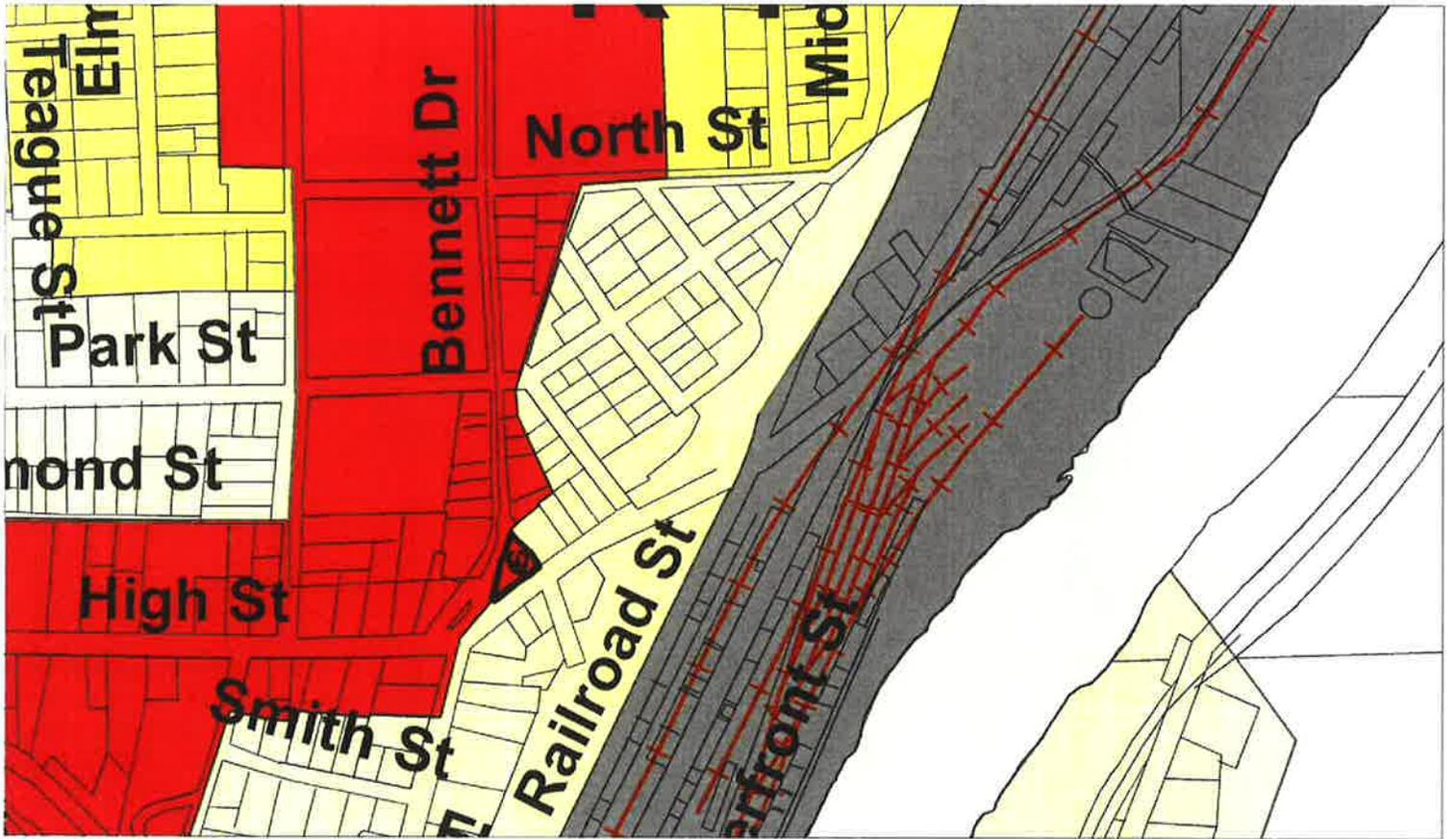
141  
60'

141  
60'

141  
60'

141  
60'

141  
60'



Part of Map 30

**Caribou Land Use Table**

**Zoning District**

Principal Land Use Activity	R-1	R-2	RC-2	R-3	C-1	C-2	I-1	I-2	H-1
Autoair	NO	NO	NO	PB	NO	NO	PB	PB	NO
Agricultural Product Storage	NO	NO	PB	CEO/YES	NO	NO	PB	PB	NO
Agricultural Product Processing	NO	NO	NO	PB	NO	NO	PB	PB	NO
Agriculture - Personal Use	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	PB	PB	PB	NO
Agriculture - Commercial	NO	NO	PB	CEO/YES	NO	NO	NO	NO	NO
Airport	NO	NO	NO	PB	NO	NO	PB	PB	NO
Antique Sales	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	YES	NO
Art Gallery or Crafts Studio	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	CEO/YES	NO
Assembly and Packaging Facility	NO	NO	NO	NO	NO	NO	YES	YES	NO
Auction Barn	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	YES	NO
Automobile (Vehicle) Body Shop	NO	NO	PB	PB	NO	PB	CEO/YES	CEO/YES	NO
Automobile (Vehicle) Car Wash	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Automobile (Vehicle) Graveyard	NO	NO	NO	PB	NO	NO	PB	PB	NO
Automobile (Vehicle) Repair	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Automobile (Vehicle) Sales	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	YES	NO
Automobile (Vehicle) Service Station	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Automobile (Vehicle) Commercial Storage - Indoors	NO	NO	PB	PB	NO	YES	CEO/YES	YES	NO
Bank or Financial Service	NO	NO	PB	NO	CEO/YES	CEO/YES	YES	YES	NO
Bed and Breakfast	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Boarding House	NO	PB	PB	CEO/YES	PB	PB	NO	NO	NO
Building Materials - Storage and Sale	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	CEO/YES	NO
Bulk Grain Storage	NO	NO	CEO/YES	CEO/YES	NO	NO	PB	PB	NO
Bulk Oil and/or Gas Terminal	NO	NO	PB	PB	NO	NO	PB	PB	NO
Business, Medical or Professional Office	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	YES	CEO/YES
Campground or RV Park	NO	NO	PB	PB	NO	NO	NO	NO	NO
Cemetery	NO	PB	PB	PB	NO	NO	NO	NO	NO
Church, Synagogue and/or Parish House	PB	NO							
Commercial Greenhouse or Garden Center	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	CEO/YES	NO
Commercial Recreation, Amusement	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	YES	NO
Commercial Recreation, Outdoor	NO	NO	PB	PB	NO	PB	PB	PB	NO
Community Center	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Condominiums	PB	PB	PB	NO	NO	NO	NO	NO	NO
Confined Animal Feeding Operation	NO	NO	NO	PB	NO	NO	NO	NO	NO
Congregate Housing	NO	PB	PB	PB	NO	NO	NO	NO	PB
Day Care/Night Care	PB	PB	CEO/YES	PB	CEO/YES	CEO/YES	NO	NO	CEO/YES
Demolition Waste Disposal	NO	NO	NO	PB	NO	NO	PB	PB	NO
Dwelling, Single-Family	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO	NO	NO
Dwelling, Two Family Housing	PB	PB	CEO/YES	CEO/YES	NO	PB	NO	NO	NO
Dwelling, Multi-Family	NO	CEO/YES	PB	YES	PB	PB	NO	NO	NO
Dwelling, Third Story Apartment	NO	PB	PB	PB	PB	PB	NO	NO	NO
Fire, Ambulance or Police Station	NO	NO	PB	NO	PB	PB	PB	PB	NO
Firewood Processing, Commercial	NO	NO	PB	PB	NO	NO	CEO/YES	CEO/YES	NO
Funeral Home	PB	PB	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO

**D. Required Parking Spaces.**

1. Parking spaces shall be provided to conform with the number required in the following schedule:

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

Notes

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

**Automobile Graveyard:** A yard, field, or other area used as a place of storage, other than temporary storage by an establishment or place of business which is engaged primarily in doing auto body repair work for the purpose for making repairs to render a motor vehicle serviceable, for three (3) or more unserviceable, discarded, worn out or junked motor vehicles, bodies, or engines gathered together including, but not limited to, automobiles, trucks, and/or tractors.

**Automobile Body Shop:** A business engaged in body, frame, or fender straightening and repair, and painting and undercoating.

**Automobile Repair Garage:** A place where, with or without the attendant sale of engine fuels, the following services may be carried out: general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles, collision service, such as body, frame, or fender straightening and repair; over-all painting and undercoating of automobiles.

**Automobile (Vehicle) Sales and Service:** The use of any building or land area for the display and sale of new or used automobiles, trucks, vans, trailers, recreation vehicles, motorcycles, or similar motorized vehicles, including repair facilities for such vehicles.

**Automobile Service Station:** A place where gasoline, or any other automobile engine fuel (stored in approved containers or tanks), kerosene, or motor oil and lubricants or grease are retailed directly to the public on the premises; including storage of unlicensed vehicles and not including body, frame, or fender straightening and repair.

**Average Daily Traffic (ADT):** The average number of vehicles per day that enter and exit the premises or travel over a specific section of road.

**Average Annual Daily Traffic (AADT):** The average annual number of vehicles per day that enter and exit the premises or travel over a specific section of road.

**Aviation-Related:** Any activity, use, facility, structure, service, property, or property right used or intended to be used for any operational purpose related to, in support of, or complementary to, the flight of aircraft to or from an airport, to include convenience concessions serving the public.

**Babysitting:** Taking care of a child or children for a short period of time while the parents are away, usually for compensation.

**Base Flood:** Means the flood having a one percent change of being equaled or exceeded in any given year, alternately referred to as the 100 year flood.

**Basement:** The enclosed area underneath a structure, typically having a masonry floor and walls, which comprise the structure's foundation. The clear height up to the joists supporting the floor directly above shall be three (3) feet or greater.

**Bathroom:** A room with a bathtub and/or shower, toilet, and washstand.

**Bed and Breakfast:** Any dwelling in which transient lodging with a breakfast (full or continental) are provided and offered to the public for compensation for less than one week. The dwelling shall also be occupied by a permanent resident. There shall be no provision for cooking in any of the individual guest rooms. If evening meals are served as well, the establishment shall be considered an eating and lodging establishment for the purposes of licensing. (Licenses are required for anyone renting one room and serving food.)

**Boarding Home for Sheltered Care:** A non-profit or for-profit boarding home for the sheltered care of persons with special needs, which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services, and transportation.

**Boarding House:** Any residential structure where lodging, with or without meals, is provided for compensation for a period of at least one week, and where a family residing in the building acts as proprietor or owner. There shall be no provision for cooking in any individual guest room.

**Boathouse:** A non-residential structure designed for the purpose of protecting or storing boats for non-commercial purposes.