



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday, October 12, 2017 at 5:30 p.m. Caribou City Council Chambers

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

- I. Call to Order
- II. Approval of minutes from the September 14, 2017 Planning Board meeting.
- 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.
 - 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.
 - 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.
- IV. New Business
- V. Other Business
 - a) Review of Zoning Map
- VI. New Communications
- VII. Staff Report
- VIII. Planning Board Training
- IX. Adjournment



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Caribou Planning Board Meeting Minutes Thursday, September 14, 2017 @ 5:30 pm City Council Chambers

Members Present: Robert White, Philip McDonough III, Matthew Hunter, Todd Pelletier and Evan Graves

Members Absent: Phil Cyr

Others Present: Steve Wentworth –Planning Board Advisor, Philip McDonough II –Planning Board Liaison, Penny Thompson –Tax Assessor/Code Enforcement Officer, Denise Lausier –Executive Assistant to City Manager, Sam Collins, Richard Lamb, Elizabeth Lamb, Elvin Thomas, Karen Henderson, Tammy Belanger and Gregg Collins

- I. Call to Order** – Robert White chaired the meeting. The meeting was called to order at 5:30 pm.
- II. Election of Vice-Chairman** – Todd Pelletier moved to elect Robert White as Vice-Chairman; seconded by Matthew Hunter. 4-Yes, 1-Abstention (Robert White). Motion carried.

Robert White was Secretary, so the Board voted in a new Secretary. Matthew Hunter moved to appoint Philip McDonough III as Secretary; seconded by Evan Graves. Motion carried with all in favor.
- III. Approval of minutes from the August 10, 2017 Planning Board meeting** – Todd Pelletier moved to approve; seconded by Philip McDonough III. Motion carried with all in favor.
- IV. Public Hearings**
 - 1) Final review of a Site Design Application from Pioneer Realty to regrade land to accommodate storage of building material at 22 Washburn Street, Tax Map 31, Lot 105.** – Robert White stated this has been reviewed. The Board reviewed the checklist on the application. With no public comment, Matthew Hunter moved to approve the application; seconded by Evan Graves. Motion carried with all in favor. Sam Collins stated gravel and paving is to come and asked if he needed to come back before the Board. Robert White said he does not because it is in the original application.

Chairman Robert White decided to move on to #4 on the agenda.

- 4) Request from Bill Belanger to re-zone a portion of property – Tax Map 8, Lot 29 from Residential 1 zone to Residential 3 zone.** – Robert White gave an overview that there are horses on the property. The adjacent land to the south is an R-3. There has been no interest in developing the R-1 into residences. This is the third time before the Board. Robert White opened the floor for public comment. Karen Henderson questioned if this is a spot zone. Robert White stated it is not because it

is contiguous with the abutting R-3 zone. The Board was given a letter from Mr. Belanger. Matt Hunter moved the letter becomes part of the record; seconded by Philip McDonough III. Robert White stated this is contiguous with the R-3 zone, neighbors are for it, no development only housing horses, let's fix and move forward. Evan Graves and Philip McDonough III were concerned with proper procedures needing to be followed. Matthew Hunter commented that the Planning Board are not enforcers, their job is to approve or not approve. Todd Pelletier made a motion to recommend Tax Map 8, Lot 29 be changed from R-1 zone to R-3 zone and move to City Council for approval; seconded by Matthew Hunter. Philip McDonough III stated that he has issues with the use of this property, is it personal or commercial use and if Mr. Belanger is receiving compensation. If it's livestock for personal use, he needs CEO approval. Philip McDonough III questioned which takes precedent definitions or land use table. Matt Hunter stated that he is only renting the land. Robert White commented that Mr. Belanger is not buying and selling. Matthew Hunter commented that they need to do their due diligence, circumstance to circumstance. Board voted on the motion. 4-Yes, 1-No (Philip McDonough III). Motion carried.

- 5) **Request from Tammy Belanger to re-zone property at 32 Roberts Street Tax Map 31, Lot 215 – from Residential 1 zone to Residential 2 zone.** – Robert White gave an overview – Tammy Belanger is requesting this parcel of land to be rezoned from R-1 to R-2 to establish a dog grooming business. She doesn't plan to live there just have the business. The Board has seen this and discussed it two to three times. In workshops, the Board has discussed rezoning the whole area from R-1 to R-2. Steve Wentworth told the Board abutters notices went out to the whole area to include all properties north of Sincock Street to Lyons Picnic Ground to Grove Street, triangular shape to South Main Street. Direct notifications went out to neighborhood. The whole area is family housing, rental units and duplexes, should be R-2. Robert White stated to modify this to include the entire neighborhood to R-2, since all have been notified. Matthew Hunter moved to rezone the entire area to R-2; seconded by Evan Graves. 4-Yes, 1-No (Philip McDonough III).
- 2) **Request from Troy Haney to re-zone a parcel of land at 47 York Street, Tax Map 28, Lot 122 – from Industrial 2 zone to Residential 1 zone.** – Robert White stated that looking at the zoning map, this lot got hooked into the I-2 zone and should have been R-1 to begin with. Troy Haney wants to tear down the residence. It is contiguous with R-1 area. Matthew Hunter moved Map 28, Lot 122 be changed from I-2 to R-1 and requesting Council to rezone; seconded by Philip McDonough III. Motion carried with all in favor.
- 3) **Request from Troy Haney to amend the accepted site plan at 82 Glenn Street Tax Map 35, Lot 49-A – from 8 residential units to 12 residential units.** – Troy Haney's plan was approved for eight residential units spread over four residential buildings. Mr. Haney is asking for the last two duplexes to be larger two story buildings. Robert White stated no change in site boundaries, no change in entrance or egress, adequate parking. Steve Wentworth told the Board that abutters were notified across Sperry Drive to the next street over and then a couple 300 feet all around the property. Steve commented this requires subdivision site design review, same criterion, same elements for the Board to address with findings of fact. Robert White stated for the record that Public Works and the Fire Chief both wrote memos on this with no concerns. Troy Haney was not in attendance. Robert White stated they will need the original site design application to review, a new application from Mr. Haney and for him to attend the next meeting. Matthew Hunter moved to table this item until the next meeting; seconded by Evan Graves. Motion carried with all in favor.

V. **New Business** - None.

- VI. Other Business** – None.
- VII. New Communications** – None.
- VIII. Public Input** – Elvin Thomas questioned the property that he wanted rezoned, and clarified that a formal request was needed. Robert White commented that section has been addressed in a workshop. Bob entertained a motion to hold a public hearing at the next meeting to rezone the whole area. Steve Wentworth stated it is R-3 from west to south Main Street. Bob requested Steve notify abutters for the October 12th meeting. Matthew Hunter so moved; seconded by Philip McDonough III. Motion carried with all in favor.

Philip McDonough III thanked Penny Thompson for providing information for the packets. It is appreciated.

IX. Adjournment

Todd Pelletier moved to adjourn the meeting at 6:08 pm; seconded by Evan Graves. Motion carried with all in favor.

Respectfully Submitted,

Philip McDonough III
Planning Board Secretary

PM/dl



CODE ENFORCEMENT OFFICE

CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board
From: Penny Thompson, Caribou Code Enforcement Officer
Date: October 6, 2017
Re: Public Hearing Item - Map 35 Lot 49-A subdivision
amendment request (8 residential units to 12 residential
units) - tabled from last meeting

For this public hearing item, I am enclosing the following:

Page 1: This memo
Page 2: City Council minutes 10-15-2013 meeting
Page 3: Quitclaim Deed for property, Book 5247 Page 137
Page 4 - 5: Planning Board minutes 04-02-2014 meeting
Page 6 - 7: Planning Board minutes 05-07-2014 meeting
Page 8 - 9: City Council minutes 06-09-2014 meeting
Page 10 - 11: Maine Geoparcels map showing parcel and area (2 views)
Page 12: Part of Caribou Zoning Map
Page 13 - 14: City Council agenda item 10-28-2013 (re-zone to R-1)
Page 15: City Council minutes 10-28-2013 meeting
Page 16: Land Use Table, allowable zones (condominiums)
Page 17: Definition of condominium in local ordinance
Page 18: Revised site project site plan dated 8/28/2017
Page 19 - 20: E-mails from City Staff regarding project
Page 21 - 28: Approved original application
Page 29 - 35: Submitted plans for the 8-unit structure

I do not have a copy of the "development agreement" that was entered into on 10-15-2013 except as evidenced by the Quitclaim Deed recorded in Book 5247 Page 137.

October 15, 2013

13-22 Pg. 5

Council Agenda Item #15: Executive session pursuant to MRSA Title 1 Chapter 13, Section 405 (6)(C) to discuss Economic Development.

Time in 8:10 p.m. Motion made by K. Murchison, seconded by P. McDonough, to move to executive session pursuant to MRSA Title 1 Chapter 13, Section 405(6)(C) to discuss Economic Development. (5 yes) So voted.

Time out 8:37 p.m.

Motion made by D. Martin, seconded by P. McDonough, to approve development agreement with Troy Haney DBA Haney Building Specialties as discussed in executive session. (5 yes) So voted.

Motion made K. Murchison, seconded by P. McDonough, to execute a lease at 60 Access Highway with County Bag LLC and allow them to complete the building modifications. (5 yes) So voted.

Meeting adjourned at 8:39 p.m.

Upcoming Meeting Dates:

Budget Workshop Meeting October 16, 2013 at 6:00 p.m.

Budget Workshop Meeting October 21, 2013 at 6:00 p.m.

Budget Workshop Meeting October 23, 2013 at 6:00 p.m.

Regular City Council Meeting October 28, 2013 at 7:00 p.m.

Jayne R. Farrin, Secretary

MUNICIPAL QUITCLAIM DEED WITHOUT COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS THAT the Inhabitants of the Municipality of Caribou, a body corporate and politic located in Aroostook County, State of Maine, for consideration paid, release to Troy W. Haney D/B/A Haney's Building Specialties a certain parcel of land with buildings thereon, if any, located in the Municipality of Caribou, Aroostook County, State of Maine, identified as follows

Map 35, Lot 49A on the Tax Maps of the Municipality of Caribou, prepared by Blackstone Land Surveying and dated April 1, 2004, on file in the Office of the Assessors at Caribou, Maine. The Municipality of Caribou has acquired its interest in said parcel of land recorded in Book 5087, Page 1 of the Southern Aroostook County Registry of Deeds.

The Inhabitants of the Municipality of Caribou have caused this instrument to be signed in its corporate name by Kenneth G. Murchison, David Martin, Philip McDonough, Joan Theriault, Gary Aiken, Aaron Kouhoup, and David Genthner Sr. It's Municipal Officers duly authorized.

Witness our hand and seals this 15th day of October 2013.

David Martin
David Martin

Joan Theriault
Joan Theriault

Kenneth G. Murchison
Kenneth G. Murchison

Philip McDonough
Philip McDonough

Aaron Kouhoup
David Genthner Sr.
David Genthner Sr.

Gary Aiken
Gary Aiken

MAINE TRANSFER
TAX PAID

ACKNOWLEDGEMENT

State of Maine

Date: 10/15/2013

Aroostook County, ss.

Then personally appeared before me the above-named Municipal Officers of the Municipality of Caribou, and acknowledged the forgoing to be their free act and deed in their said capacity and the free act and deed of the Inhabitants of the said Municipality.

Before me,
Jayne R. Farrin
Notary Public

Jayne R. Farrin
(Print Name)

My commission expires:
04/11/2014





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Caribou Planning Board Meeting Minutes Wednesday, April 2, 2014 @ 5:30 pm City Council Chambers

In Attendance: Phil Cyr, Bob White, Matthew Hunter, Graham Freme and Todd Pelletier

Members Absent: Jim Cerrato

Others in Attendance: Tony Mazzucco Assistant City Manager, Police Chief Michael Gahagan, Jan Murchison, Lamarr Clannon NEMO Director, Al Hodsdon, Jay Kamm, Troy Haney, Philip McDonough II, Mayor Gary Aiken and Denise Lausier

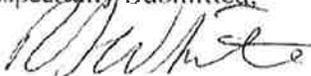
- I. **Call Meeting to Order** - The meeting was called to order at 5:30 pm.
- II. **Minutes of March 5, 2014 meeting** - Todd Pelletier moved to accept the minutes as presented; seconded by Matthew Hunter; Vote was unanimous.
- III. **Public Input** - There was no public input.
- IV. **New Business**
 - a. **Presentation on Low Impact Development** - Lamarr Clannon, NEMO Director presented a power point presentation on Low Impact Development. Al Hodsdon spoke on the importance of protecting public water supplies and keeping certain businesses away from them.
 - b. **Public Hearing on Subdivision Request** – Phil Cyr opened the Public Hearing at 6:40 pm. Troy Haney was in attendance to speak on the building of these condominiums which began last October. There will be a U-shaped driveway with a total of eight dwellings with 1,200 square feet of living space. The Board reviewed the application and with no public comment, the Public Hearing was closed at 6:43 pm. Tony Mazzucco commented that the Board needs more appropriate tools going forward for this type of development. Matthew Hunter moved to approve the Subdivision application; seconded by Todd Pelletier; Vote was unanimous.
 - c. **Steve Trombley Request** – Steve Trombley explained that he bought property at 208 Limestone Street that has a gravel pad, water, septic and two car garage expecting to be able to put a mobile home on that property, but is unable to because it is zoned industrial. Tony Mazzucco explained that it was 2010 or 2011 since there was a mobile home there and that the property has been zoned Industrial for a few years, so to consider placing a mobile home there to live in would be a non-conforming use. Matthew Hunter questioned if it was the use or the structure that is considered non-conforming and Tony clarified that it is the use. Todd Pelletier questioned if One Steel would still offer to buy the property as they did before. Steve Trombley stated that he wants to live there and he is not concerned with being next to a scrap metal yard because he works the same hours that they are in operation. The Board discussed spot zoning and the impacts it would have on

this particular situation and other spot zone requests that may come up in the future. Phil Cyr stated that the issue is having a residential use in an Industrial Zone and he questioned the water quality as well. The Board discussed the driveway of the property, water quality and the buffer of trees between the property and One Steel. Bob White questioned a variance and Tony Mazzucco said he has checked into a variance and it doesn't meet any of the conditions. Todd Pelletier moved to take no action on this request; there was no second to the motion, motion failed. Upon more discussion, Bob White moved to put this request on hold and seek a legal written opinion; seconded by Matthew Hunter; Vote - four yes, one no, motion carried. Tony Mazzucco stated that he hoped to get a legal opinion to the Board by the next meeting in May.

- d. **Daniel Haines Home Occupation Application** – Daniel Haines explained that his business is applying window tints on vehicles, which he is currently doing and he is licensed for his home. He has a sign on the garage, nothing by the road and the property is located in the R-3 Zone. The Board reviewed the application. Phil Cyr stated that the Board does not have a proper application for this process and that what they currently have is a bit over the top and that they should look at making a simpler application. Bob White moved to approve Daniel Haines Home Occupation application, seconded by Matthew Hunter; Vote was unanimous.
- e. **Adding Condos to the Land Use Table** – Tony Mazzucco explained that adding condos to the Land Use Table prepares us for the future. It will not be more cumbersome than what the State requires. Tony Mazzucco stated that this will be an effort to reign in infrastructure and will be better use of land. Matthew Hunter moved to hold a Public Hearing to discuss adding condos to the Land Use Table; seconded by Todd Pelletier; Vote was unanimous.
- f. **Nuisance Property Ordinance** – Chief Gahagan stated that there is nothing in City Ordinance or State Statute to help with nuisance complaints. Tony Mazzucco explained that there are absentee landlords outside of the City that are not responding to issues and there are no tools to get them to the table to deal with these issues. Chief Gahagan spoke on bath salts being a big issue. There are pods of three or four properties in one area of bath salt users and sometimes police are called 30-50 times to one residence. A mechanism is needed for landlords that don't respond and are ignoring the issues. He said 90% of landlords are good landlords. There was much discussion on the wording of the proposed ordinance, the fine structure, domestic violence and having a work session to reword the ordinance. There was also discussion on the possibility of having landlords go through Planning Board review as any other business would. Consensus was to have Tony Mazzucco put legal changes recommended into the document and to continue working on the Ordinance.
- g. **Applicant to Fill Open Planning Board Seat** – The Board had one application to review from Philip McDonough III. Todd Pelletier stated that he would abstain from the vote because he works with him at SW Collins. Bob White moved to accept the application and forward it to the City Council for approval; seconded by Matthew Hunter; Vote - four yes, one abstention (Todd Pelletier).

- V. **Adjournment** – Todd Pelletier moved to adjourn the meeting at 7:35 pm; seconded by Matthew Hunter; Vote was unanimous.

Respectfully Submitted,



Robert White
Planning Board Secretary



City of Caribou, Maine

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Caribou Planning Board Meeting Minutes Wednesday, May 7, 2014 @ 5:30 pm City Council Chambers

In Attendance: Phil Cyr, Bob White, Graham Freme, Todd Pelletier and Philip McDonough III

Members Absent: Jim Cerrato and Matthew Hunter

Others in Attendance: Tony Mazzucco Assistant City Manager, Philip McDonough II and Denise Lausier

- I. **Call Meeting to Order** - The meeting was called to order at 5:30 pm.
- II. **Minutes of April 2, 2014 Meeting** - Todd Pelletier moved to accept the minutes as presented; seconded by Graham Freme; Vote was unanimous.
- III. **New Business** –
 - A) **Public Hearing on Additions to the Land Use Table** – The Public Hearing was opened at 5:35 pm. Tony Mazzucco explained that this is about adding condominiums to the Land Use Table, as defined by State Statute. Seeing the need for this came about through Troy Haney’s development. With no public comment, the Public Hearing closed at 5:40 pm. Bob White moved to send this item to the City Council for a Public Hearing; seconded by Todd Pelletier; Vote was unanimous.
 - B) **Review Nuisance Property Ordinance Progress** – The Board discussed changes they would like to see to the Ordinance. Phil Cyr would like to see a balance between concerns from landlords and concerns from the Police and suggested having a workshop with landlords, Police Chief and the Planning Board. The Board discussed reorganizing the Ordinance to put it in better order, so it is better understood. Tony Mazzucco will check with other communities and how their ordinance is written. Tony Mazzucco reiterated to the Board that a lot of time has been spent on developing this ordinance and the more time the Board spends to build a good policy the better. Even if they end up throwing it out, they have done the public a service by taking a look at it and working on it.
 - C) **Comprehensive Plan Update** – Tony Mazzucco explained it has been a slow process, but progress is being made. He is waiting on four sections that are primarily being completed by City departments and community volunteers. It is about 80% complete with remaining sections. Tony is hoping to have a nearly completed draft plan to the Board within the next month and then they can begin addressing the strategies and goals.

Tony Mazzucco also gave the Board an update on the City's Code Enforcement. Tony Mazzucco is now the City's Code Enforcement Officer, Dave Ouellette is the City's Building & Electrical Inspector, permits are issued through the Tax Assessing Office and Steve Wentworth is the Licensed Plumbing Inspector as well as back up for building & electrical inspections. Tony Mazzucco stated that the City is looking to lower the regulatory environment overall because the stricter the City gets, the harder it is to attract growth to Caribou. Todd Pelletier commented that Caribou needs to go by State MUBEC standards. Tony Mazzucco said that Caribou does have to go by MUBEC standards because we are a City of over 4,000 people.

IV. Adjournment – Bob White moved to adjourn the meeting at 6:30 pm; seconded by Todd Pelletier; Vote was unanimous.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'R White', written in a cursive style.

Robert White
Planning Board Secretary

June 9, 2014

14-13

A regular meeting of the Caribou City Council was held 7:00 p.m. on Monday, June 9, 2014 in Council Chambers with the following members present: Mayor Gary Aiken, Deputy Mayor David Martin, Philip McDonough II, Joan L. Theriault, Shane McDougall, and David R. Genthner. Kenneth G. Murchison, Jr. was absent and excused.

Austin Bleess, City Manager and Tony Mazzucco, Assistant City Manager were present.

Department Managers: Penny G. Thompson, Tax Assessor; Scott Susi, Fire Chief; and Wanda Raymond, Finance Director.

Natalie De La Garza, representing the Aroostook Republican; and Time Warner covered the meeting.

Council Agenda Item #1: Public Input

Howard Getchell, II, York Street, spoke about the poor condition of York Street and that it needs to be rebuilt.

Council Agenda Item #2: Declaration of Conflicts of Interest from the City Council regarding any agenda item.

Councilor Genthner will be abstaining on agenda item #3 as he did not attend the meetings.

Council Agenda Item #3: Consider authorizing the minutes of the following meetings:

- a) May 12, 2014 Council Meeting
- b) June 3, 2014 Council Workshop

Motion made by D. Martin, seconded by P. McDonough, to accept the minutes of May 12, 2014 Council meeting and June 3, 2014 Council Workshop as presented. (4 yes, 1 abstention, D. Genthner) So voted.

Council Agenda Item #4: Consent Agenda

- a) Approval of May 2014 Financials
- b) Approval of May 2014 Police Department Report
- c) Approval of May 2014 Fire Department Report
- d) Approval of Lunch Wagon Application
 1. James Smith d/b/a The Happy Belly
- e) Approval of Licenses
 1. Par and Grill renewal Liquor and Special Amusement
- f) Approval of Quit Claim Deeds
 1. Shelley Massey – Map 27, Lot 48
 2. Moiyee Corporation – Map 15, Lot 33#11
- g) Appointment of Deputy Local Health Officer
 1. Tony Mazzucco

Motion made by P. McDonough, seconded by D. Genthner, to approve the Consent Agenda with Business Items A, B, C, D, E, F, & G as presented. (5 yes) So voted.

Council Agenda Item #5: Public Hearing on Declaration of Dangerous Building

At the May 12th meeting, the Council voted to schedule a Public Hearing for the June 9th Council meeting to gather public comments on the property commonly referred to as the Birdseye site. The owner Steve Nasiff was unable to attend this evening and he requested that the Council postpone the hearing to June 23rd. Manager Bleess recommended that the Council open the hearing and then vote to continue the hearing to the 23rd.

June 9, 2014

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Location: Map 28 Lot 57,
Map 27, Lots 74, 74A, 74B, 74C, 74E
Map 25 Lots 2B 146.

7:07 p.m. Public Hearing Opened.

Tony Mazzucco, Assistant City Manager, reviewed his code enforcement findings, which include health and safety issues for both the general public and the City's first responders.

James Smith, adjacent property owner, spoke in favor of the City taking steps to improve the Birdseye site.

Fire Chief Susi stated that he is more concerned about buildings collapsing rather than a fire occurring.

Howard Getchell, II, York Street, stated that the property is an eyesore.

7:13 p.m. Public Hearing Closed.

Motion made by P. McDonough, seconded by J. Theriault, to continue the Public Hearing on the Declaration of Dangerous Building for the former Birdseye facilities to June 23, 2014 so the property owner can attend. (5 yes) So voted.

Council Agenda Item #6: Electrical Code Ordinance

7:17 p.m. Public Hearing Opened.

No public input.

7:18 p.m. Public Hearing Closed.

Motion made by P. McDonough, seconded by D. Martin, to approve Ordinance No. 5, 2014 Series, an ordinance amending Chapter 4 Building and Housing, Short Title: An Ordinance Removing the Electrical Code. (5 yes) So voted.

Council Agenda Item #7: Ordinance Amending Land Use Codes

7:19 p.m. Public Hearing Opened.

No public input.

7:20 p.m. Public Hearing Closed.

Motion made by P. McDonough, seconded by D. Genthner, to approve Ordinance No. 4, 2014 Series, An ordinance amending Section 13-204 of Chapter 13 Land Use Ordinance, Short Title: Adding Condominiums to the Land Use Table of the City of Caribou. (5 yes) So voted.

Council Agenda Item #8: Event Closing of Thompson Road

Spud Speedway owner Troy Haney requested closing of the Thompson Road in front of Spud Speedway from July 9th to 13th to facilitate parking and space for an event being held there.

Motion made by D. Martin, seconded by P. McDonough, to approve closing a section of the Thompson Road from July 9th to 13th. (5 yes) So Voted.

Council Agenda Item #9: Council Survey on Election Day

Motion made by D. Martin, seconded by P. McDonough, to approve the Council survey questions and to conduct the survey at the Wellness Center on election day. (5 yes) So voted.

Maine Geoparcels Map



September 1, 2017

- Parcel IDs
- Parcels

Before started project



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

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

Maine Geoparcels Map

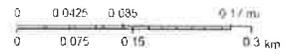


September 1, 2017

- Parcel IDs
- Parcels

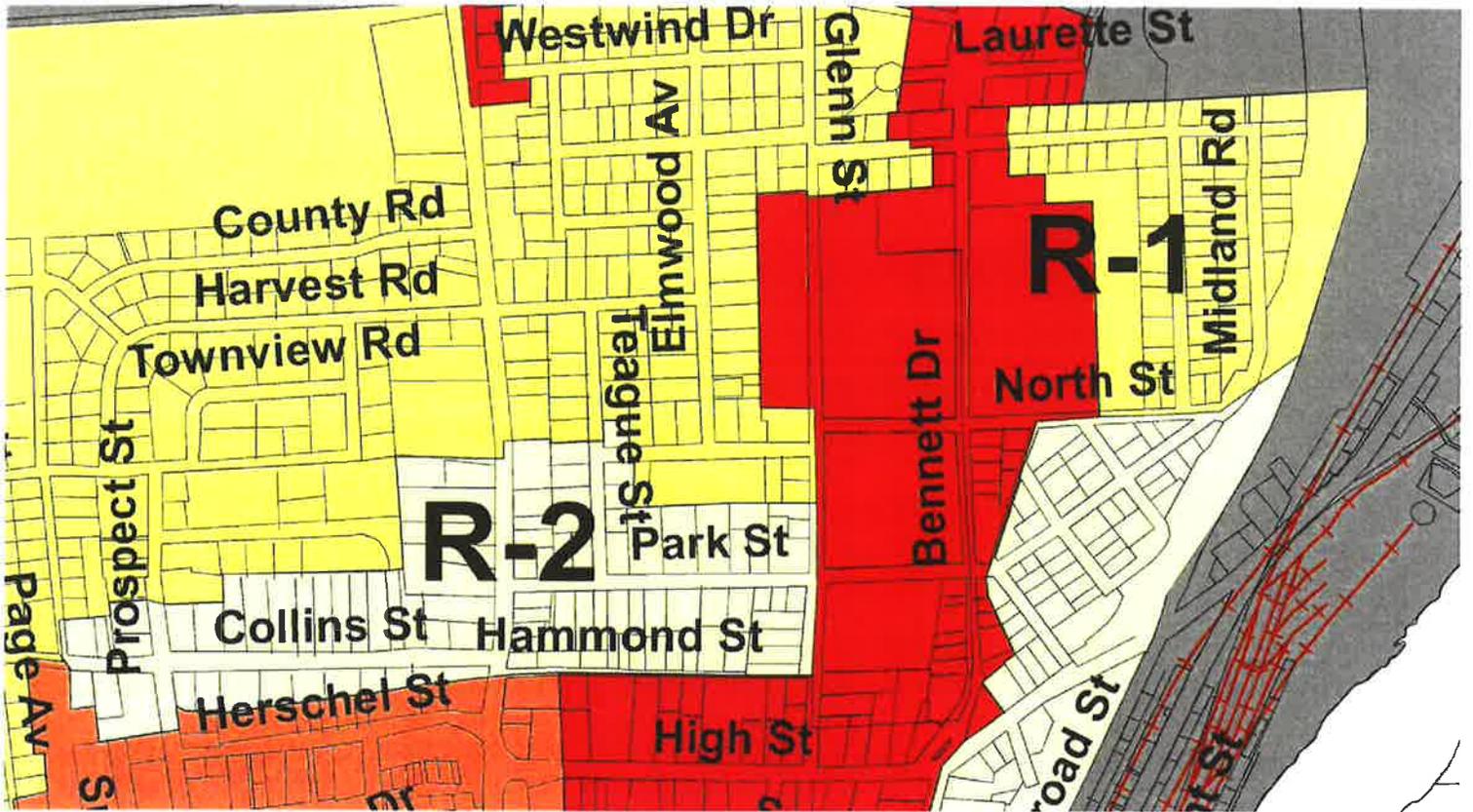
One duplex in place

1:4,514



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

Maine Geoparcels
This is the legal description of property. Use assumes any risk associated with this map and data. © 2017 Esri



Caribou Zoning Map

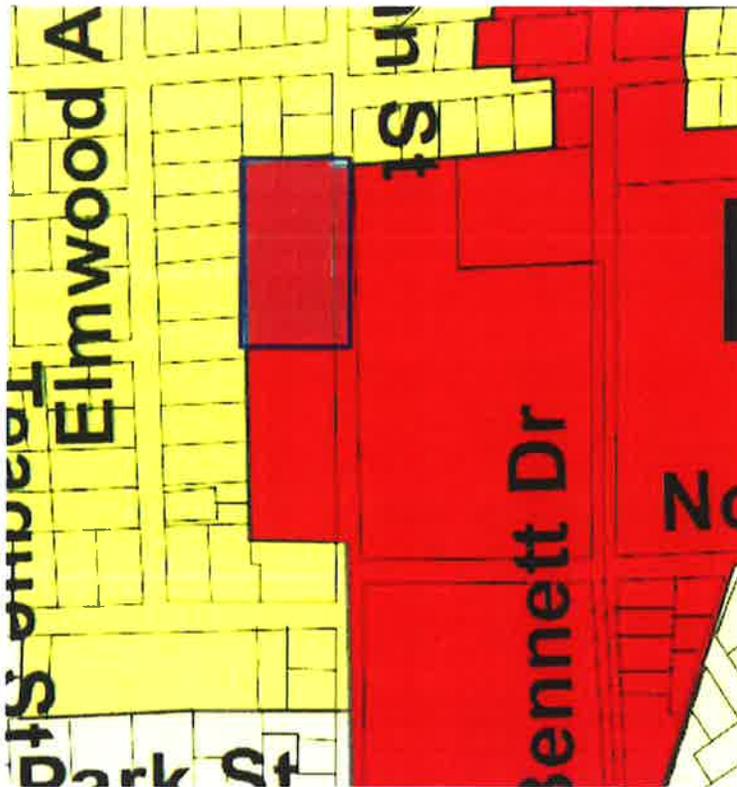


OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and Council Members
From: Austin Bless, City Manager
Date: October 28, 2013
Re: Zoning modifications

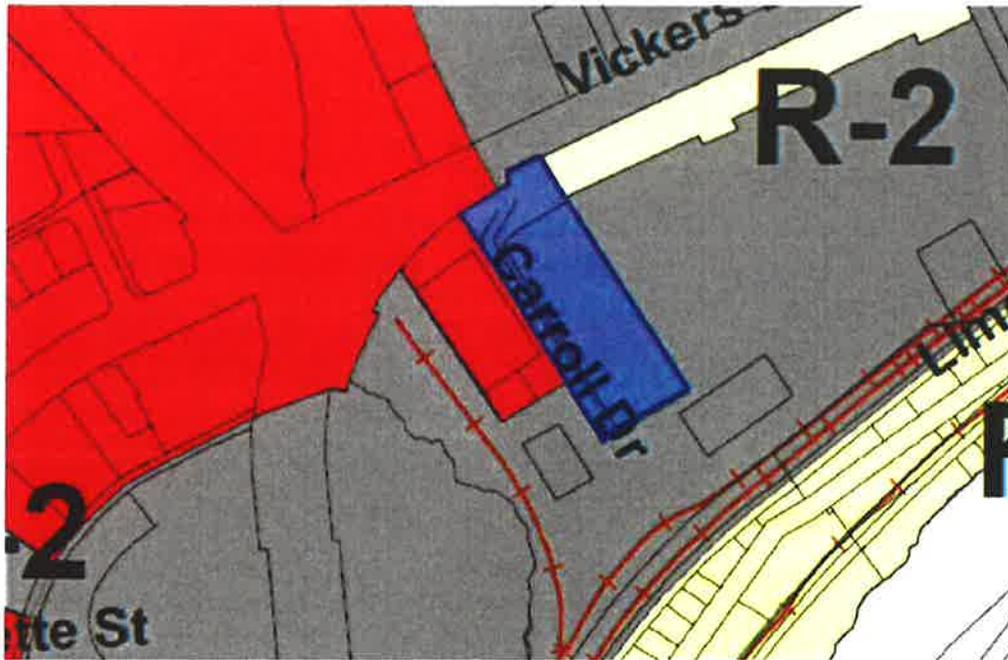
The Planning Board is proposing two modifications to the Zoning Map for the City of Caribou.

The first proposed change is for 82 Glen Street which is Lot 49A on Map 35. This lot, just north of the Bus Garage, is currently zoned C-2. It is bordered on two sides by the R-1 Residential District. On the map below the yellow shaded area is R-1 and the red shaded area is C-2. The area highlighted in blue is the area to be rezoned from C-2 to R-1.



The second area to be rezoned is 14 Carroll Street which is Map 11, Lot 5E.

Currently it is in the industrial zone, and is bordered on by a C-2 Commercial District. On the map below the grey area is Industrial, Red is C-2 and light yellow is R-2. The area in blue is the proposed change to the zoning from Industrial to C-2. This would allow conversion of a building from office space to agricultural storage.



The Planning Board has approved both changes and is recommending Council approval. This will allow the developers of these lands to make better use of the available lands and buildings with in Caribou.

As both of these properties already touch the zone they are being designated to this is not considered a spot zoning.

October 28, 2013

13-26 Pg. 2

7:07 p.m. Public Hearing opened.

No public input

The Council discussed among themselves a variety of safety issues including snow load, fire hazards and energy efficiency.

7:22 p.m. Public Hearing closed

Motion made by P. McDonough, seconded by D. Genthner to table the seasonal mobile home occupancy until further questions are answered. (Did not pass) So voted.

Council Agenda Item #6: Livestock Ordinance

7:24 p.m. Public hearing opened.

No Public input

The Council wants to make sure that this will not affect the agricultural area and to preserve the farm land heritage.

7:27 p.m. Public hearing closed.

Motion made by D. Martin, seconded by J. Theriault to accept the livestock ordinance. (5 yes) So voted.

Council Agenda Item #7: Introduction of Chamber of Commerce Ordinance.

Councilor McDonough introduced an ordinance amending section 10-103 Chamber of Commerce.

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

Section 1: Sec. 10-103 of Chapter 10 Planning is repealed effective December 31, 2013.

The public hearing for the ordinance will be held November 25, 2013 and after the public hearing the Council can take action on it.

Council Agenda Item #8: Zoning modifications

The Planning Board is proposing two modifications to the Zoning Map for the City of Caribou.

- 1) 82 Glenn Street, Map 35 Lot 49A: to rezone from C-2 to R-1
- 2) 14 Carroll Street, Map 11 Lot 5-E: to rezone from R-2 to C-2.

Motion made by D. Martin, seconded by P. McDonough to approve zone changes recommended by the Planning Board. (5 yes) So voted.

Council Agenda Item #9: Other Business

Councilors to decide on abatement of taxes on two trailers purchased by Mr. Nadeau to remove and dispose of that are at Washburn Trailer Park.

Motion by J. Theriault, seconded by P. McDonough to abate the taxes 100% instead of 70% on two trailers. (5 yes) So voted.

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
Abattoir	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

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

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

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

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

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

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

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

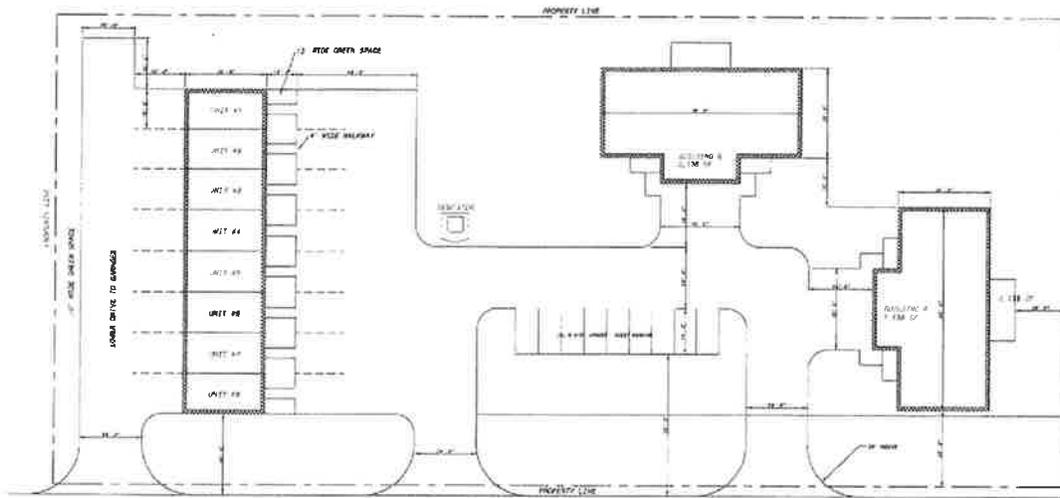
Congregate Housing, Elderly: A type of dwelling which is occupied by elderly persons and that provides shared community space and shared dining facilities and normally also provides its residents with housekeeping services, personal care and assistance, transportation assistance, recreational activities,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

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

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

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

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



SITE LAYOUT PLAN
1/2" = 1'-0"

LDSI
 LORRY-BENTON-SCHAEFER, INC.
 2501 14th St. S.E.
 Atlanta, GA 30316
 Phone: 404-525-1111
 Fax: 404-525-1112
 E-Mail: lds@lbd.com

DATE:	08/11/2010
Drawn By:	JEFF LINDSEY
Scale:	AS SHOWN
Project:	110
Sheet:	AS SHOWN
Scale:	AS SHOWN

SITE PLAN

NOTE: THIS DRAWING IS PREPARED FOR THE USE OF LORRY-BENTON-SCHAEFER, INC. AND IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF LORRY-BENTON-SCHAEFER, INC.

C1

Penny Thompson

From: Dave Ouellette
Sent: Thursday, August 31, 2017 11:00 AM
To: Dennis Marker; Penny Thompson; thaney@maine.rr.com
Subject: Glenn Street apartments

Good morning Dennis and Penny,

I spoke with Troy Haney this morning about the complex he would like to build on one Street. We reviewed the plans including the driveway entrance. Public works has no concerns.

Dave Ouellette
Caribou Public Works
(207) 493-4211

Penny Thompson

From: Scott Susi
Sent: Thursday, August 31, 2017 10:32 AM
To: Dennis Marker; Penny Thompson
Cc: thaney@maine.rr.com
Subject: Lindley Estates

Dennis, I have reviewed the plans for the project Troy Haney is proposing for 82 Glenn St. in Caribou and have no problems with the Lindley Estates plans. Because of the size Mr. Haney had the sprinkler plans and adequate space for fire equipment and emergency responders.

Scott Susi

Fire Chief- MECFOII
City of Caribou
121 High St.
Caribou, Me. 04736
207-493-4205

Rec'd 2-28-14 SKW
Approved 4-2-14 CW



Subdivision Review Application

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

(207) 493-4234 X 214
housing-ceo@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 (Ninety Dollars)

Please print or type all information

Name of Property Owner / Developer: TROY Hawey
Development Name: Lindley Estates
Location of Property (Street Locations): 82 Glenow Street
City of Caribou Tax Map: 35 Lot: 49A Zone: RP D

Subdivision Review Application - City of Caribou, Maine

Subdivision approval will not be considered complete until the Planning Board has determined it has all of the necessary information to review the proposed subdivision and find that the subdivision is in compliance with all City of Caribou Ordinance requirements and State of Maine Statutes pertaining to the creation of a new subdivision or the resubdivision of an existing subdivision. You are advised to meet with the Code Enforcement Officer prior to completing the application as it may not be necessary to comply with all of the items shown on the form. The review of your application shall consist of at least (3) three meetings with the Planning Board; Pre-Application Meeting, Preliminary Review and Final Plan Review presentations. Additional presentations may be required until all required information has been provided. A "Performance Bond" may be required prior to approval of this project.

Applicant Information

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

TROY HANSEY
236 Van Buren Rd.
CARIBOU, ME 04736

Phone: 207 227-0897

E-mail: thanscy@maine.rr.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?)

Ownership of Land Development
(Attach supportive legal documentation)

General Information

Aroostook County Registry Deeds: Book # 5247 Page # 137 (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 (X) No

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

Total area or acreage of parcel: 1.71 Total area or acreage to be developed: 1.7

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

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

Unused Land - Residential Zoned.

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

(Attach list if needed)

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

Recreation area(s) Estimated Area & Description: _____

Common land(s) Estimated Area & Description: _____

Anticipated start date for construction: month / year 5 / 14 Completion: 12 / 15

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

Does this development require extension of public services? *Abuts Bus Company Property Line* Yes No

Roads: _____ Storm Drainage: _____ Sidewalks: _____ Sewer Lines: _____ Other: _____

Estimated cost for infrastructure improvements: \$ _____

Water Supply: Private Well: Public Water Supply:

Sewerage Disposal: Private SSWD: Public Sewer:

Estimated sewerage disposal gallons per day: 1440 / day

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

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

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

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

Pre-Application Meeting

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

- a. Application & Sketch Plan
- b. Site Inspection
- d. Pre-Application Presentation @ Planning Board Meeting
- c. Discussion of Contour Lines

Preliminary Plan Review Criterion

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

1. _____ Application
2. _____ Location Map
3. _____ Ten (10) full size 24" X 36" copies of Plans
4. Section 13-404, 2 D, 1 through 28
 1. _____ Name of the Subdivision
 2. _____ Right , Title or Interest
 3. _____ Standard Boundary Survey
 4. _____ Current Deed
 5. _____ Future Covenants, Easements or Deed Restrictions
 6. _____ Sewage Disposal and location of test pits
 7. _____ Water Supply
 8. _____ Date, North Arrow & Graphic Scale
 9. _____ Owner of Record, Applicant, adjoining property owners & plan preparer.
 10. _____ Soil Survey
 11. _____ Wetland Identification
 12. _____ Number of Acres, location of property lines, existing buildings, vegetation, physical features, trees larger than 24" in diameter and location of clearings.
 13. _____ Rivers, streams, brooks, lakes and ponds within or adjacent to the subdivision.
 14. _____ Contour Lines

15. ____ Shoreland Zoning if Applicable
16. ____ Existing and Proposed Culverts
17. ____ Existing Roads, Highways, Easements, Parks or open space within the subdivision.
18. ____ Proposed Roads, public improvements, open space within the subdivision.
19. ____ Lot lines, dimensions and area of lots.
20. ____ Public Use Lots
21. ____ Dedicated Open Space for Public Use
22. ____ Flood Management
23. ____ Hydrogeologic Survey
24. ____ Estimate of Traffic
25. ____ Wildlife Habitat
26. ____ Great Pond Watershed
27. ____ Estimate of Additional Expenses to be incurred by Caribou to support & maintain the development of the subdivision such as Schools, Police, Water, Recreation, Wastewater, Roads, Storm Water, Solid Waste Disposal
28. ____ Estimate of Taxable Valuation @ completion of the subdivision

Final Plan Review Criterion

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

	<u>Yes</u>	<u>No</u>
Caribou Code, Section 13-406, pg. 807		
A. Pollution	<u>✓</u>	<u> </u>

	<u>Yes</u>	<u>No</u>
B. Sufficient Water	✓	_____
C. Municipal Water Supply	✓	_____
D. Erosion	✓	_____
E. Traffic	✓	_____
F. Sewage Disposal	✓	_____
G. Solid Waste Disposal	✓	_____
H. Aesthetic, Cultural and Natural Values	✓	_____
I. Conformity with Local Ordinance and Plans	✓	_____
J. Financial and Technical Capacity	✓	_____
K. Surface Water and Outstanding River Segments	✓	_____
L. Groundwater	✓	_____
M. Flood Areas	✓	_____
N. Freshwater Wetlands	✓	_____
O. River Stream or Brook	✓	_____
P. Stormwater	✓	_____
Q. Spaghetti Lots Prohibited	✓	_____
R. Lake Phosphorus Concentration (State)	✓	_____
S. Impact on Adjoining Municipalities (State)	✓	_____

Section 13-407, pg. 809

1. Blocks	✓	_____
2. Relation of Subdivision to Community Facilities	✓	_____
3. Performance Guarantees	✓	_____
4. Parking, Driveways, Roads and Sidewalks	✓	_____

Section 13-700, pg.859

- | | | | |
|-----|--|---|-------|
| 2. | Archaeological Sites | ✓ | _____ |
| 8. | Easement for Natural Drainage | ✓ | _____ |
| 10. | Erosion & Sedimentation Control | ✓ | _____ |
| 12. | Fire Protection | ✓ | _____ |
| 15. | Impact on Natural Beauty, Aesthetics, Historic Sites
Wildlife Habitat, Rare Natural Areas &
Public Access to the Shoreline | ✓ | _____ |
| 16. | Impact on Water Quality in Shoreline | ✓ | _____ |
| 18. | Lots and Density | ✓ | _____ |
| 19. | Monumentation | ✓ | _____ |
| 21. | Preservation of Natural Features | ✓ | _____ |
| 23. | Rear Lots | ✓ | _____ |
| 24. | Reservation or Dedication and Maintenance
of Useable Open Space and Common Land,
Facilities and Services | ✓ | _____ |
| 27. | Sewage Disposal | ✓ | _____ |
| 28. | Sidewalks | ✓ | _____ |
| 30. | Stormwater Management | ✓ | _____ |
| 31. | Street Trees, Esplanades and Open Green Space | ✓ | _____ |
| 35. | Utilities | ✓ | _____ |
| 37. | Water Supply | ✓ | _____ |

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

The Final Plans shall have space for the following:

City of Caribou, Maine

Approved by the Caribou Planning Board

Signed:

[Handwritten signatures on lined paper]

Chairman of the Planning Board

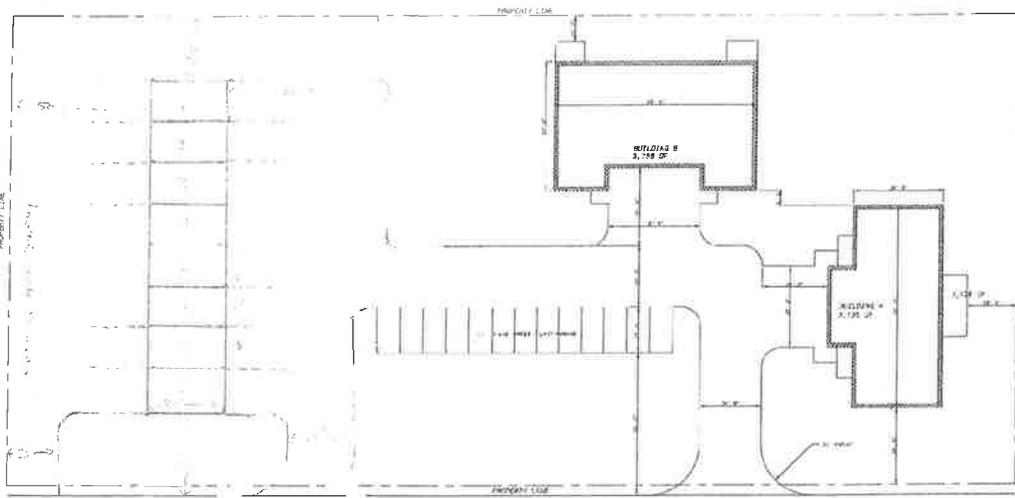
Date: 4, 2, 14

Conditions of Approval:

APPROVED AS SUBMITTED.

ESD 4-2-14





SITE LAYOUT PLAN
1/8" = 1'-0"

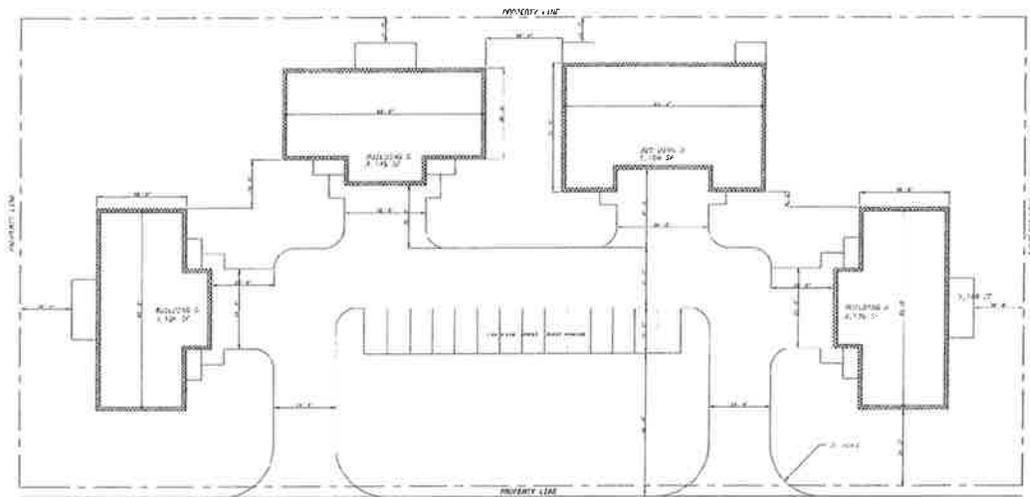
Site Plan for 10000 S. 10th St. - 10000 S. 10th St. - 10000 S. 10th St.
 Plot: 10000 S. 10th St. - 10000 S. 10th St. - 10000 S. 10th St.

THIS DRAWING IS THE PROPERTY OF LDSI
 AND IS NOT TO BE REPRODUCED OR
 COPIED IN ANY MANNER WITHOUT
 THE WRITTEN PERMISSION OF LDSI

LDSI
 Landscape Design Services, Inc.
 10000 S. 10th St.
 Suite 100
 Phoenix, AZ 85042
 Phone: (602) 998-1111
 Fax: (602) 998-1112
 Website: www.ldsi.com

PROJECT	10000 S. 10th St.
DATE	01/15/11
SCALE	AS SHOWN
DRAWN BY	LD
CHECKED BY	LD
DATE	01/15/11
PROJECT NO.	10000 S. 10th St.
DATE	01/15/11
SCALE	AS SHOWN
DRAWN BY	LD
CHECKED BY	LD
DATE	01/15/11

C1



SITE LAYOUT PLAN
1/16" = 1'-0"

LDSI

Landscape Design & Site Construction, Inc.

10000 10th Street, Suite 100
Denver, CO 80202
Tel: 303.441.1000
Fax: 303.441.1001

Project: [REDACTED]
 Designer: [REDACTED]
 Date: 08/03/03
 Sheet: 01 of 01

C1

NOT TO BE USED FOR CONSTRUCTION
 FOR THE USE OF ANY OTHER SYSTEMS
 AND/OR FOR ANY OTHER PURPOSES
 WITHOUT THE WRITTEN CONSENT OF LDSI



CONSTRUCTION

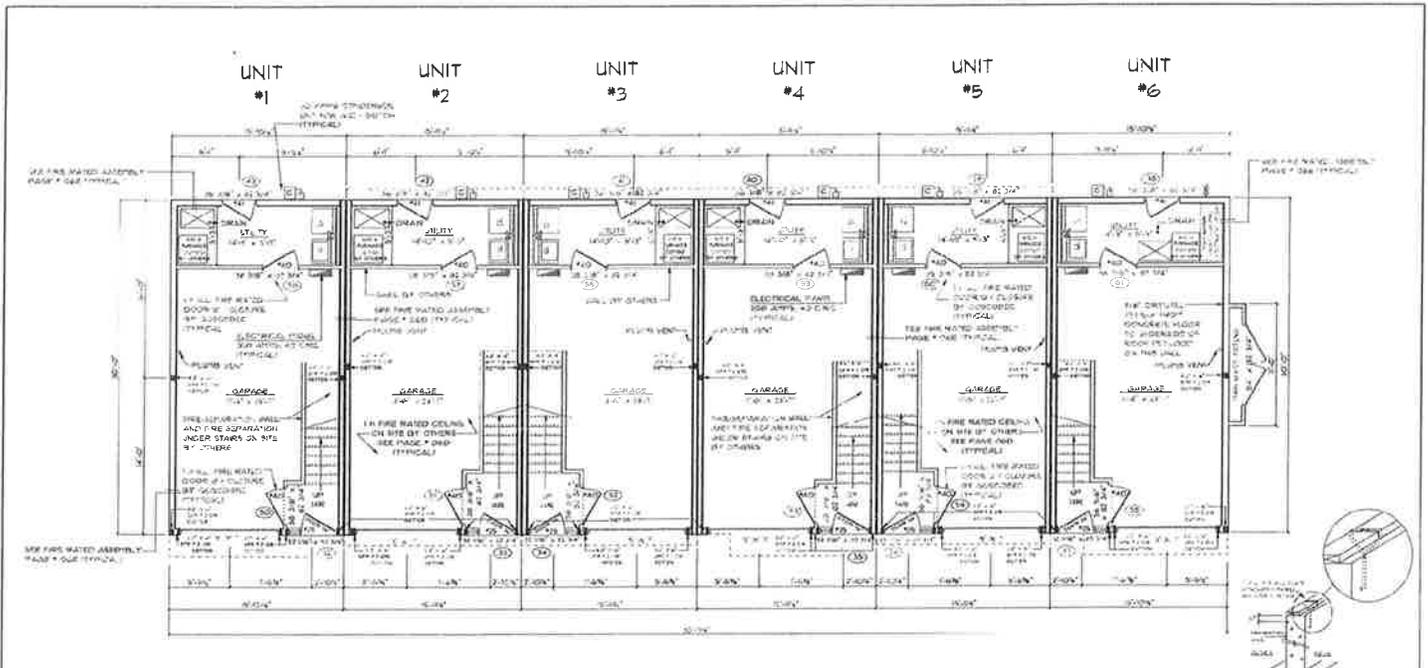
NOTES	LEGEND	DESCRIPTION	DESCRIPTION	DATE	STAGE	BY	CHK
ALL WORK SHOWN IS SUBJECT TO THE PERMITS AND LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS.	1. FINISH 2. PAINT 3. ROOFING 4. MECHANICAL 5. ELECTRICAL 6. PLUMBING 7. STRUCTURE 8. EXTERIOR 9. INTERIOR 10. OTHER	1. FINISH		10-05	EVALUATION #1	EM	
		2. PAINT		11-05	MODIFICATIONS	EM	
		3. ROOFING		12-05	EVALUATION #2	EM	
		4. MECHANICAL		02-06	PRE-CONSTRUCTION #1	EM	
		5. ELECTRICAL		03-06	PRE-CONSTRUCTION #2	EM	
				06-06	CONSTRUCTION	EM	

MARINO JOHNSON
CONCRETE
CONCRETE

CUSTOMER: **M. Dave GIOVAGNOLI**
 SCALE: 1/8" = 1'-0"
 DEALER / REPRESENTATIVE: **BERT RIOLU**
 TITLE OF DRAWING: **FRONT ELEVATION**

CONTRACT NUMBER: 601

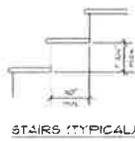
9-T : 1



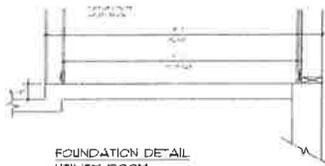
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

NOTES

EVERYWHERE CERAMIC OR VINYL FLOOR
COVERING SEE ANNOTATION. 4" x 8" IF
FLOOR OR 6" x 6" IF NOT BE COVERED WITH A
1/4" SCHEDULE 40 STUD + SCREWS
SEE GENERALITY
3/8" x 1/8" BRASS
- DATA PLANS FOR 2 AND 3 SHOW STATE
LABELS ARE 1/4" HIGH (1/4" OF 1/8" MIN. SIZE)



STAIRS (TYPICAL)



FOUNDATION DETAIL
UTILITY ROOM

CONSTRUCTION

APP. D. Y.	STAGE	BY	CHK
01-01-05	EVALUATION # 1	RM	
02-02-05	MODIFICATIONS	RM	
02-12-05	EVALUATION # 2	RM	
02-13-06	PRE-CONSTRUCTION # 1	RM	
05-25-06	PRE-CONSTRUCTION # 2	RM	
06-14-06	CONSTRUCTION	RM	



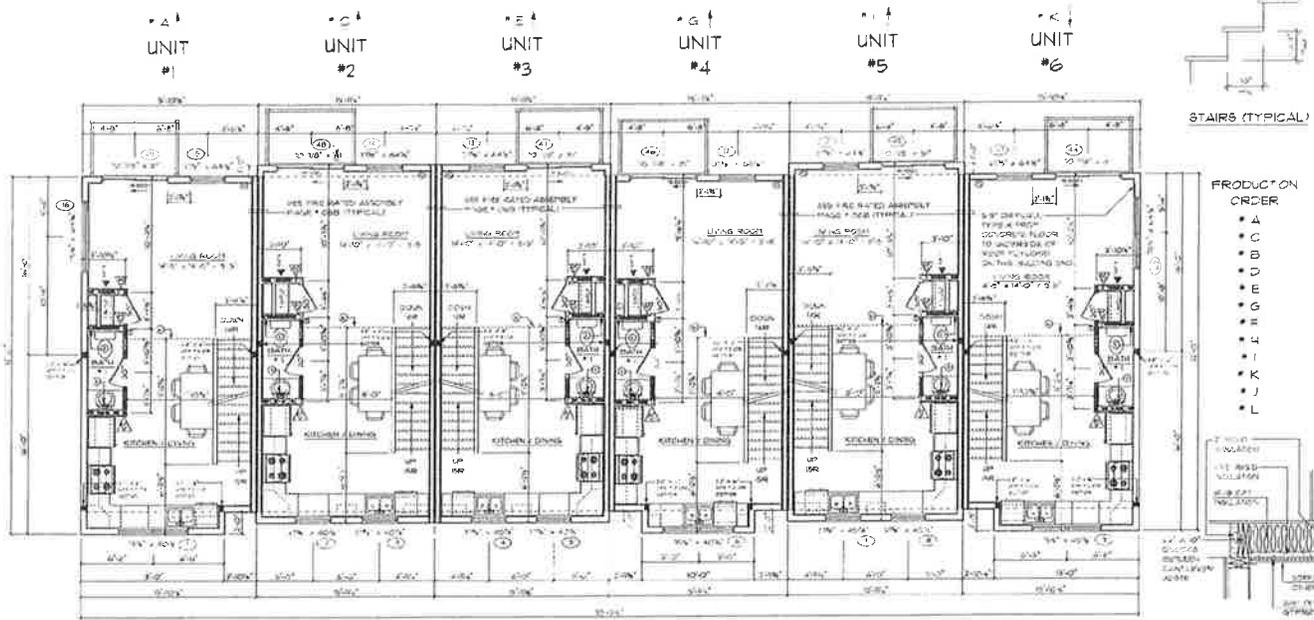
CUSTOMER:
M. Davis Gioiagnoli

SCALE: 1/8" = 1'-0"

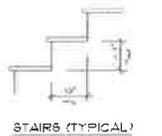
DEALER / REPRESENTATIVE:
BERT ROUW

TITLE OF DRAWING:
GROUND FLOOR PLAN

CONTRACT NUMBER: 602
SHEET: 8-1

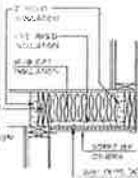


SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



PRODUCTION ORDER

- A
- B
- C
- D
- E
- G
- H
- I
- K
- L



OVERHANG FLOOR INSULATION DETAIL

CONSTRUCTION

NOTES

1. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.
2. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.
3. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.
4. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.
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9. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.
10. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.

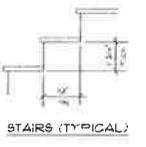
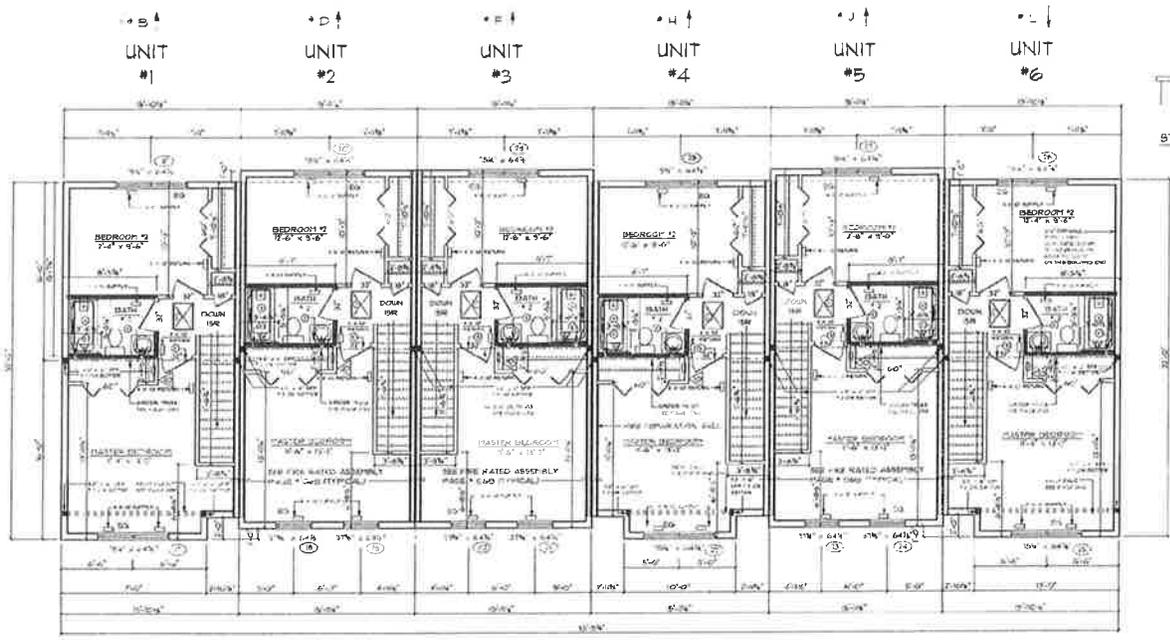
LEGEND	
DESCRIPTION	SYMBOL
1. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.	(Symbol)
2. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.	(Symbol)
3. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.	(Symbol)
4. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.	(Symbol)
5. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.	(Symbol)
6. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.	(Symbol)
7. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.	(Symbol)
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9. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.	(Symbol)
10. REFER TO ARCHITECT'S SPECIFICATIONS FOR ALL WORK.	(Symbol)

DESCRIPTION	DESCRIPTION

MM/DD-YY	STAGE	BY	CHK.
12-01-05	EVALUATION	RM	
12-02-05	MODIFICATION # 1	RM	
02-01-05	EVALUATION # 2	RM	
02-18-05	PRE-CONSTRUCTION # 1	RM	
05-23-05	PRE-CONSTRUCTION # 2	RM	
06-14-05	CONSTRUCTION	RM	

	
CUSTOMER: M. Dave GIOVAGNOLI	
SCALE: 1/8" = 1'-0"	
DEALER / REPRESENTATIVE: BERT RICH	
TITLE OF DRAWING: SECOND FLOOR PLAN	
SHEET: 8HT	

CONTRACT NUMBER: 6012



- PRODUCTION ORDER
- A
 - B
 - C
 - D
 - E
 - F
 - G
 - H
 - I
 - J
 - K
 - L

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES

1. CHECK NAME CHANGE ON THIS FLOOR CONVENTION AND ANTICIPATED "RE-USE" PLACEMENT OR "RE-USE" MUST BE COVERED WITH A RED LINE, TO BE QUOTED & CORRECTED PER CONTRACT.

2. TO: CONCRETE

3. TO: STRUCTURE

4. DATA PLATE FOR 3 AND OTHERS IS SITE LABELS ARE LOCATED UNDER KNOWN DIMS.

CONSTRUCTION

DATE	STAGE	BY	CHK
11-01-05	EVALUATION # 1	EM	
12-02-05	MODIFICATION	EM	
12-03-05	EVALUATION # 2	EM	
02-15-06	PRECONSTRUCTION # 1	EM	
05-25-06	PRECONSTRUCTION # 2	EM	
06-14-06	CONSTRUCTION	EM	



CUSTOMER: M. Dave GIOVAGNOLI

SCALE: 1/8" = 1'-0"

DEALER / REPRESENTATIVE: BERT ROLUX

TITLE OF DRAWING: THIRD FLOOR PLAN

CONTRACT NUMBER: 6002

SHT: 7



CODE ENFORCEMENT OFFICE

CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board
From: Penny Thompson, Caribou Code Enforcement Officer
Date: October 6, 2017
Re: Public Hearing Item - 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

History: A taxpayer would like to locate a "Pet Grooming" business at 32 Roberts Street. The current zone is R-1. A "Pet Grooming" business is not allowed in an R-1 zone. However, it is allowed with Planning Board approval in an R-2 zone. The last that I heard on this was that this was still on track to happen.

At an earlier meeting, the Planning Board decided to look at the entire area and concluded that R-2 zoning was appropriate for the entire area. This area does abut a R-2 zone and is in keeping with the characteristics of the R-2 zoning district.

According to the Caribou Zoning Ordinance Chapter 13 §850, an amendment to the zoning boundaries requires a public hearing.

For this public hearing item, I am enclosing the following:

Page 1: This memo
Page 2 -4: Notice of hearing
mailed to those in the district and abutters
which includes maps of the area



City of Caribou, Maine

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

Notice of Public Hearing

October 12, 2017

5:30pm City Council Chambers ~ 25 High Street

To: Owner of Record
From: Caribou Planning Board
Date: September 28, 2017

Re: Proposed zone change on 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. This only applies to parcels which are currently zoned R-1. **Proposal to change zone R-1 to zone R-2. PLEASE SEE ATTACHED MAP FOR DETAILS OF THE AFFECTED AREA!**

Message:

The Caribou Planning Board will hold a Public Hearing on Thursday October 12, 2017 beginning at 5:30 pm in the City Council Chambers at the Caribou City Office located at 25 High Street. The side door (nearest the bank) will be open to the public to attend the meeting.

Additional information about the public hearings may be posted at the City's website seven days prior to the meeting:

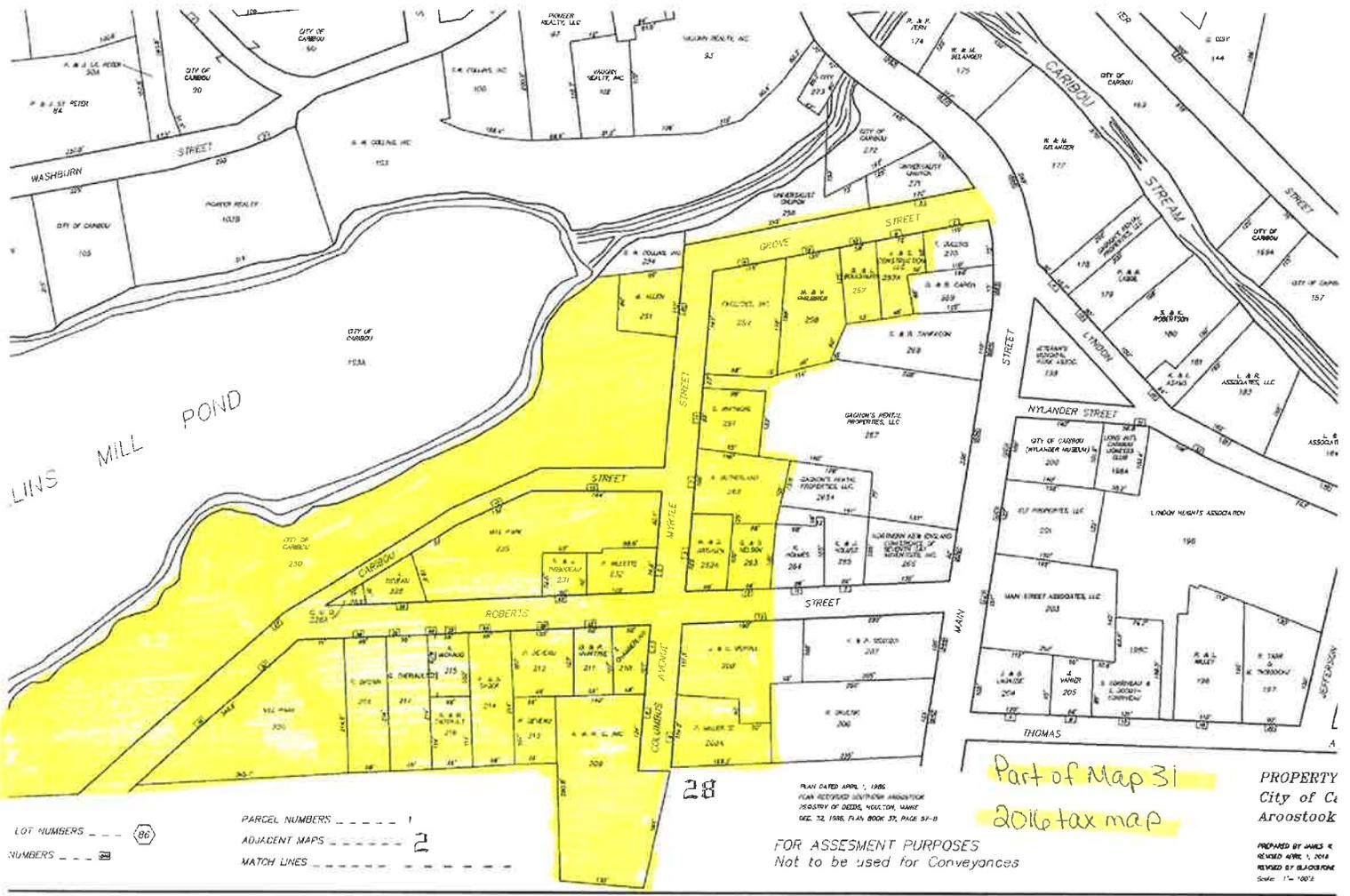
<http://www.cariboumaine.org/index.php/government/planning-board/planning-board-minutes-and-agendas/>

To view tax maps, zoning maps, the local zoning ordinance or other information, please visit the Code Enforcement page at the City's website:

<http://www.cariboumaine.org/index.php/departments/code-enforcement/>

Interested individuals are encouraged to attend the meeting





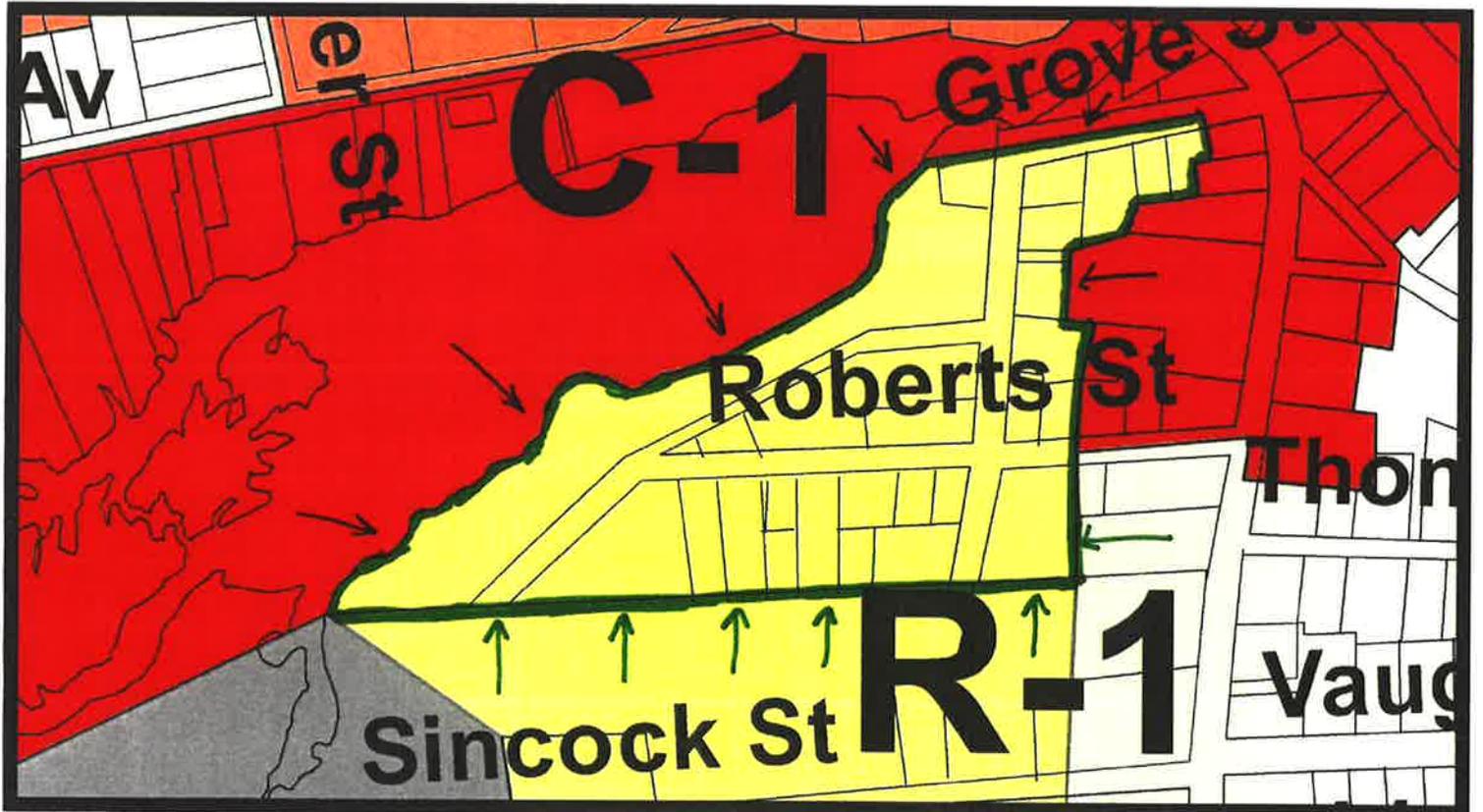
Part of Map 31
2016 tax map

PROPERTY
City of Caribou
Aroostook

PLAN DATED APRIL 1, 1986
PLAN RECEIVED SOUTHERN AROOSTOOK
REGISTRY OF DEEDS, WASHINGTON, MAINE
SEC. 32, 1986, PLAN BOOK 37, PAGE 57-B
FOR ASSESSMENT PURPOSES
Not to be used for Conveyances

PREPARED BY JAMES R.
REVISED APRIL 1, 2016
REVISED BY BLACKSTONE
Scale 1" = 100'

28



Portion of current zoning map
Currently: R-1 zone
Proposed: R-2 zone



CODE ENFORCEMENT OFFICE

CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board
From: Penny Thompson, Caribou Code Enforcement Officer
Date: October 6, 2017
Re: Public Hearing Item - 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 17-A (City's snow dump) on both sides of Main Street

History: A taxpayer would like to locate a mobile home on a lot adjacent to her lot on Map 8 Lot 14-B. Mobile homes are allowed only in an R-3 zone. The status of that project is that the owner is working on gathering requested information on the septic design.

Additionally, the owner of Map 8 Lot 9 would like to remodel the commercial building into a 2-family structure. Planning Board approval would be required in the C-2 zone, the CEO can approve it in a R-3 zone. The taxpayer has contracted with a design professional to work up plans.

The area does abut the R-3 zone. According to the Caribou Zoning Ordinance Chapter 13 §850, an amendment to the zoning boundaries requires a public hearing.

For this public hearing item, I am enclosing the following:

Page 1: This memo
Page 2 - 4: Notice of hearing
mailed to those in the district and abutters
which includes maps of the area



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Notice of Public Hearing

October 12, 2017

5:30pm City Council Chambers ~ 25 High Street

To: Owner of Record

From: Caribou Planning Board

Date: September 28, 2017

Re: Proposed zone change on 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. This applies only to parcels which are currently zoned C-2. **Proposal to change zone C-2 to zone R-3. PLEASE SEE ATTACHED MAP FOR DETAILS OF THE AFFECTED AREA!**

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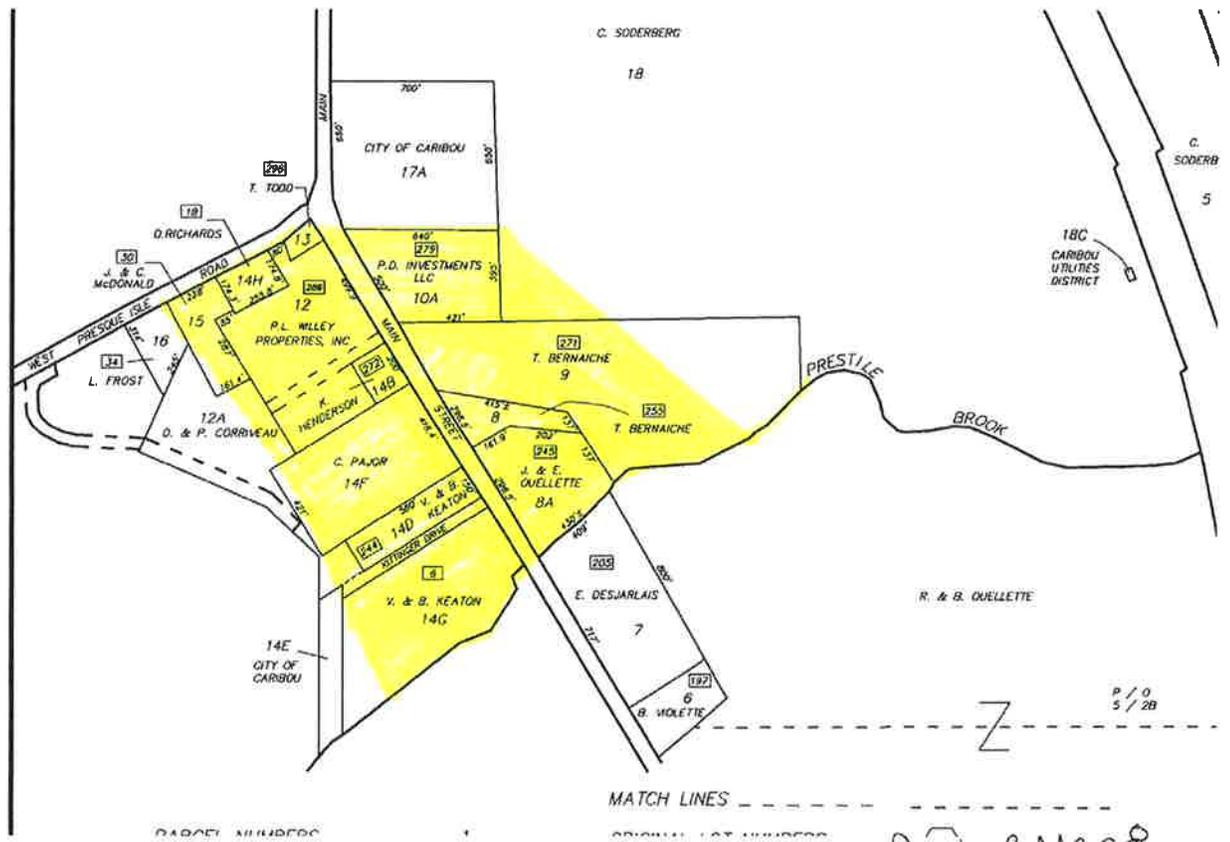
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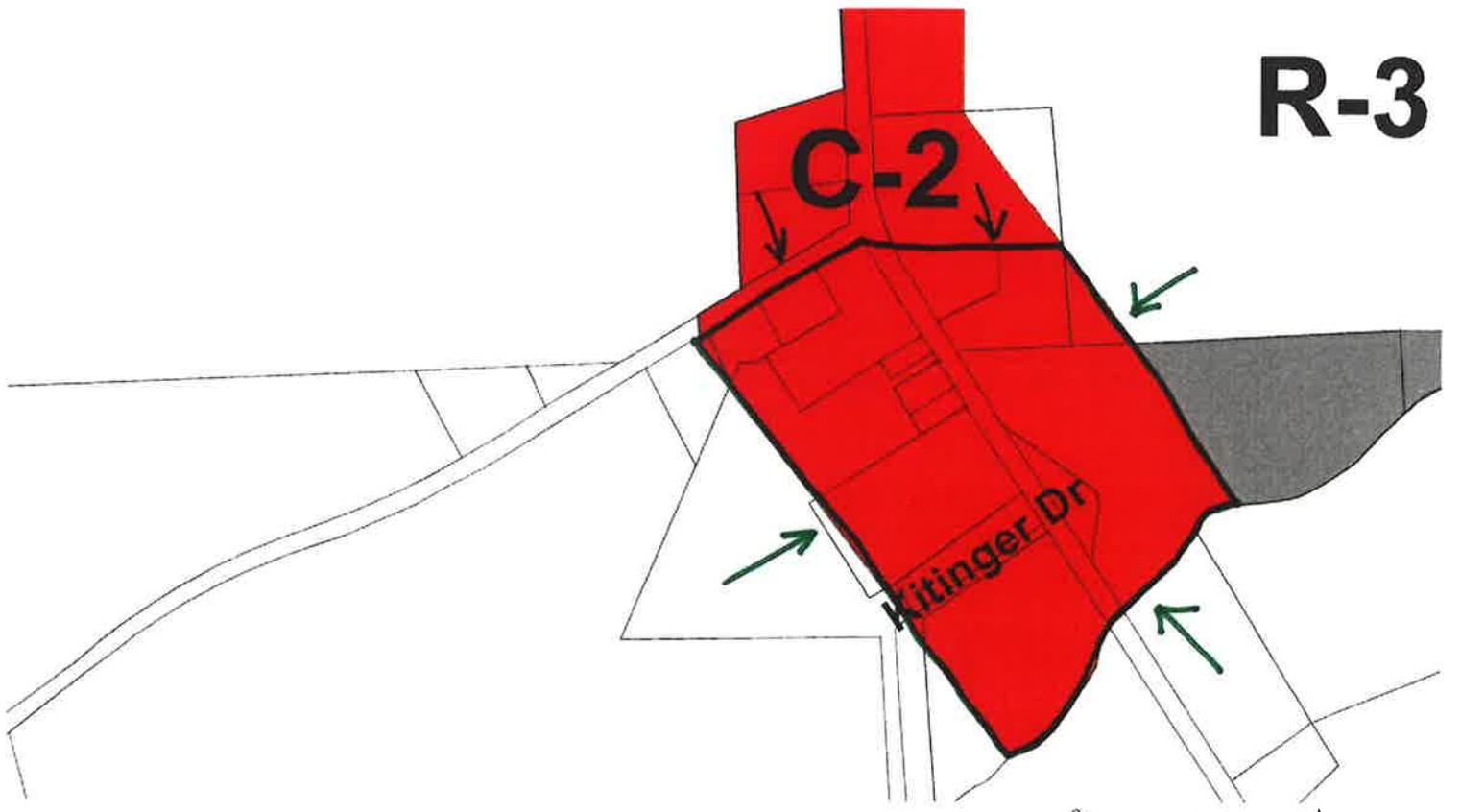




PARCEL NUMBERS

MATCH LINES
ORIGINAL LOT NUMBERS

Part of Map 8
2016 tax map



Portion of current zoning map
Currently: C-2 zone
Proposed: R-3 zone



CODE ENFORCEMENT OFFICE

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 & 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

My commission expires

Steph A. Boudo
Jan 24, 2014

Dealer 4

Rev. 07/05



Site Design Application

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

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

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

Please print or type all information

Name of Property Owner / Developer: 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: 1520737 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.

Looking to move A+B Acre 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 Main Street

Fitch Field ME 04350 E-mail: BeatonRussellPou@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 BEAUTIFUL SITE 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. _____ 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: Russell P. Lewis 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 HARDSCRABBLE RD 207-227-0835
LITCHFIELD, ME 04360

2539

52-7278/2112
01

9/28/07 Date

Pay to the
Order of CITY OF CARIDON

\$ 90.⁰⁰

ninety and 00/100

Dollars



Mechanics

Savings Bank
Auburn, Lewiston, Windham, Brunswick, Maine

For _____

Russell P. Levesque

⑆ 2 1 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

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; 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

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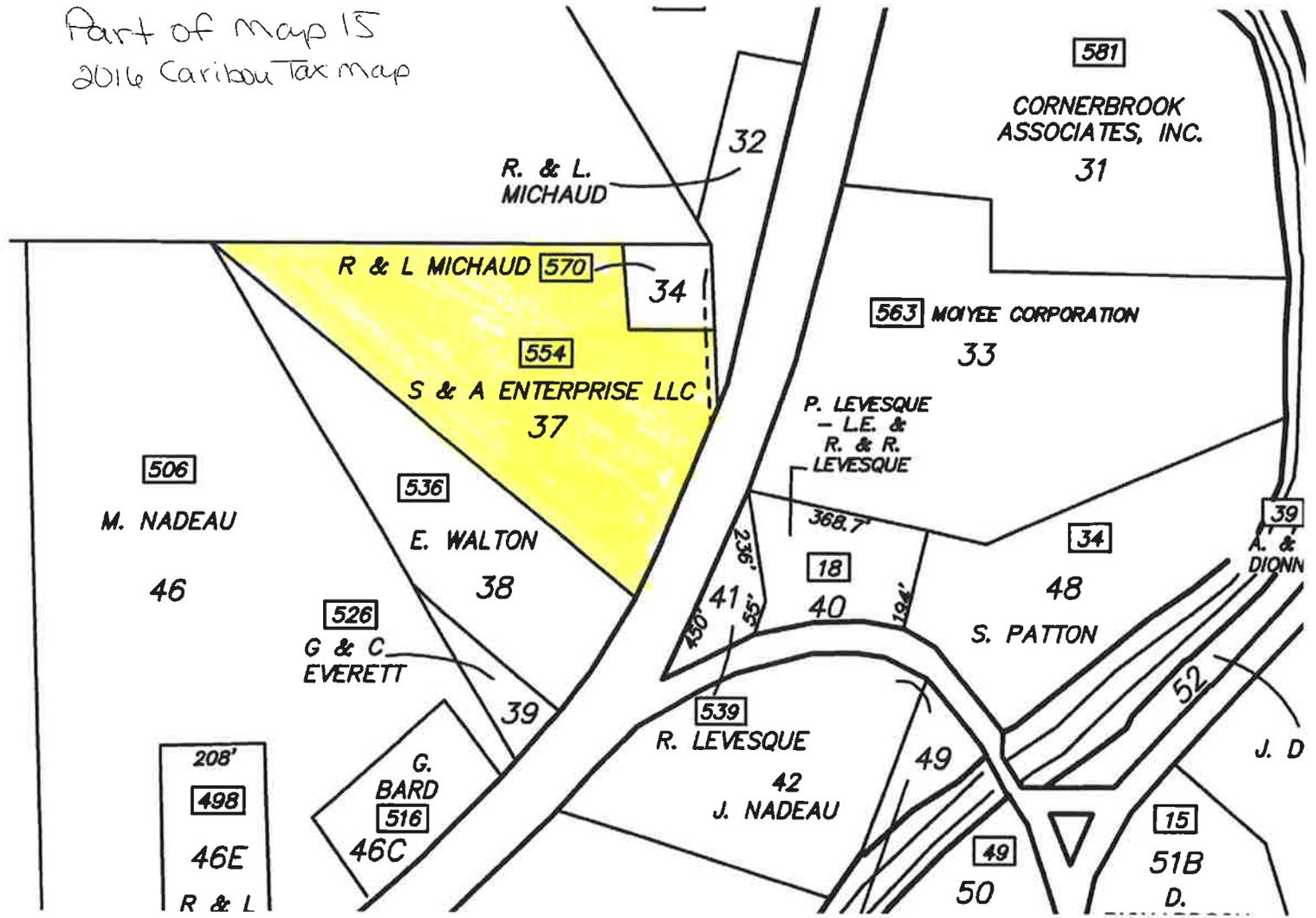
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Could you send me your thoughts about this business at that location so that I can give your feedback to the Planning Board please?

Thanks!

Part of map 15
2016 Caribou Tax map



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept Health & Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION		>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<	
City, Town, or Planation	CARIBOU	CARIBOU Date Permit Issued: <u>11/5/09</u> Local Plumbing Inspector Signature: <u>S.K. Nutsuarta</u> PERMIT # <u>1737</u> TOWN COPY \$ <u>135</u> Double Fee Charged L.P.I. # <u>785</u>	
Street or Road	554 ACCESS HIGHWAY		
Subdivision, Lot #			

OWNER/APPLICANT INFORMATION	
Name (last, first, MI)	<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant
ST. PETER, ADAM	
Mailing Address of Owner/Applicant	41 LYNN DRIVE CARIBOU, ME 04736
Daytime Tel. #	207-227-2941
Municipal Tax Map # <u>15</u> Lot # <u>37</u>	

OWNER OR APPLICANT STATEMENT	CAUTION: INSPECTION REQUIRED
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.	I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.
<u>[Signature]</u> Signature of Owner or Applicant	<u>[Signature]</u> Local Plumbing Inspector Signature
Date	(1st) date approved
	(2nd) date approved

PERMIT INFORMATION		
TYPE OF APPLICATION <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input checked="" type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. Minor Expansion <input type="checkbox"/> b. Major Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input type="checkbox"/> 1. No Local Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
SIZE OF PROPERTY <u>2 1/2</u> <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input checked="" type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: <u>4</u> <input checked="" type="checkbox"/> 3. Other: <u>beauty salon</u> (specify) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input checked="" type="checkbox"/> 3. Other: <u>1000 existing</u> CAPACITY: <u>1,000</u> GAL. <u>to be added</u>	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input checked="" type="checkbox"/> 4. Other: <u>existing</u> SIZE: <u>1280±1700</u> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW <u>630</u> gallons per day BASED ON: <input type="checkbox"/> 1. Table 501.1 (dwelling unit(s)) <input type="checkbox"/> 2. Table 501.2 (other facilities) SHOW CALCULATIONS for other facilities 3 1 bedroom @ 120 each = 360 1 - 3 bedrrom @ 270 = 270 1 chair beauty salon = 100 <input type="checkbox"/> 3. Section 503.0 (meter readings) ATTACH WATER METER DATA
SOIL DATA & DESIGN CLASS PROFILE <u>12/ D / 3</u> CONDITION <u>D</u> DESIGN <u>1/3</u> at Observation Hole # <u>TBB</u> Depth <u>7'</u> groundwater of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Small—2.0 sq. ft. / gpd <input type="checkbox"/> 2. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 3. Medium—Large 3.3 sq. ft. / gpd <input checked="" type="checkbox"/> 4. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 5. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input checked="" type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. <u>46</u> d <u>53</u> m <u>12.6</u> s Lon. <u>68</u> d <u>51</u> m <u>2.2</u> s if g.p.s, state margin of error: <u>10'</u>

SITE EVALUATOR STATEMENT		
I certify that on <u>10/20/09</u> (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).		
<u>[Signature]</u> Site Evaluator Signature	<u>60</u> SE.#	<u>10/23/09</u> Date
WILLIAM K. HERSEY Site Evaluator Name Printed	207-498-2108 Telephone Number	soi.lodger@juno.com E-mail Address
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.		

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation
Caribou

554

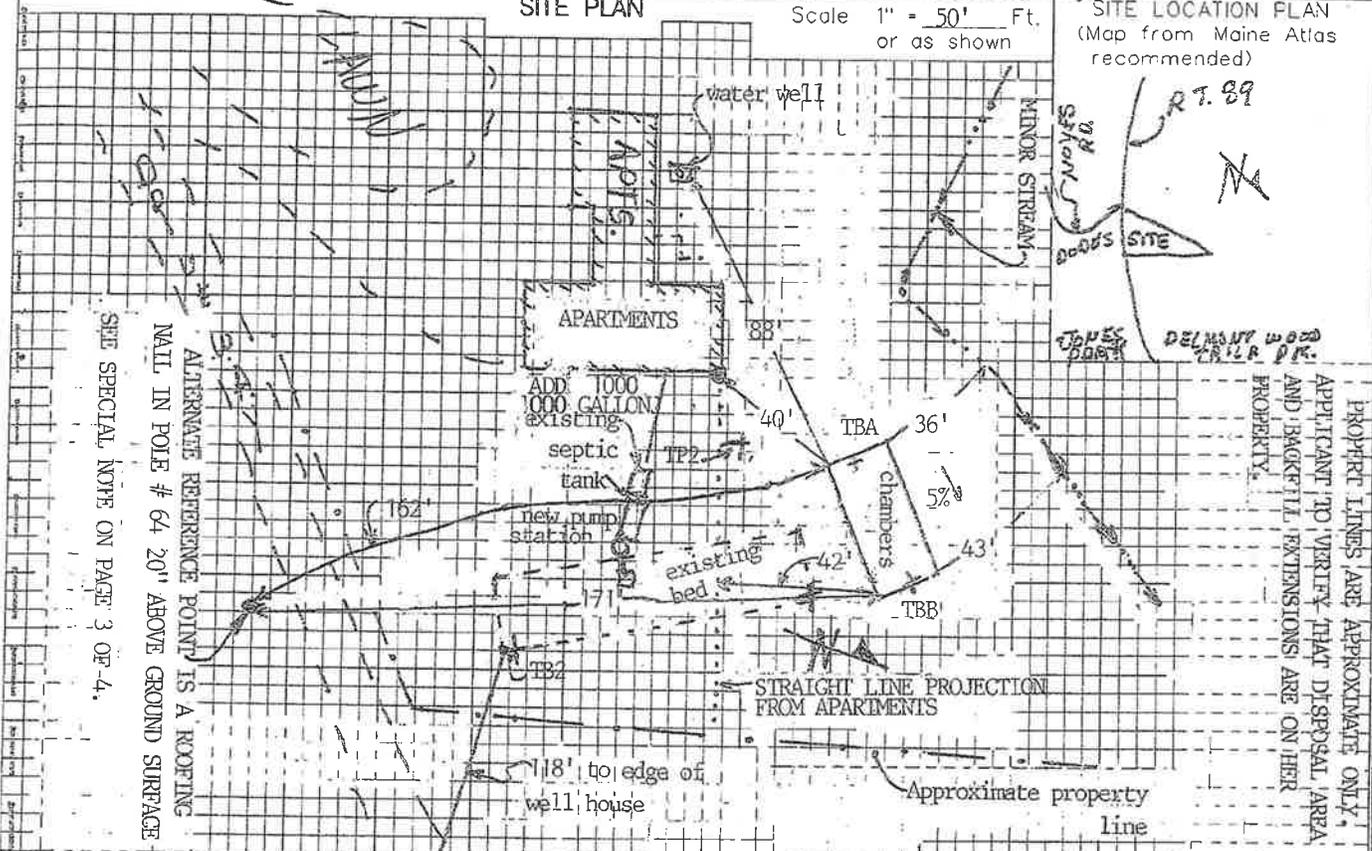
Street, Road Subdivision
RT. 89 - Access Hiway

Owner's Name
ST. PETER, ADAM

SITE PLAN

Scale 1" = 50' Ft.
or as shown

SITE LOCATION PLAN
(Map from Maine Atlas recommended)



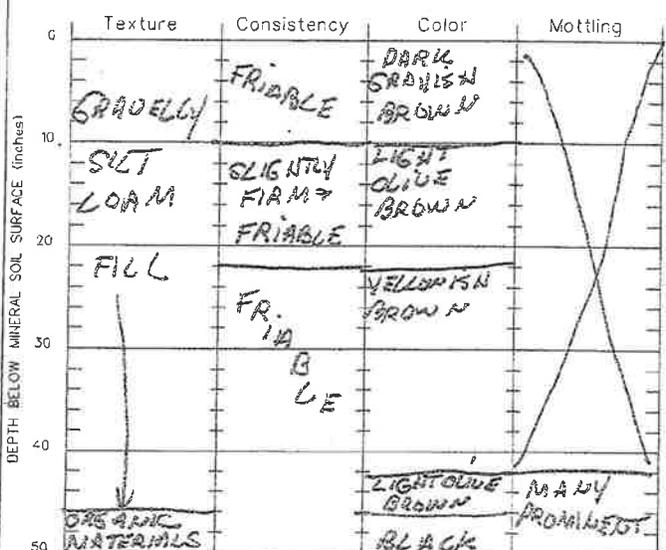
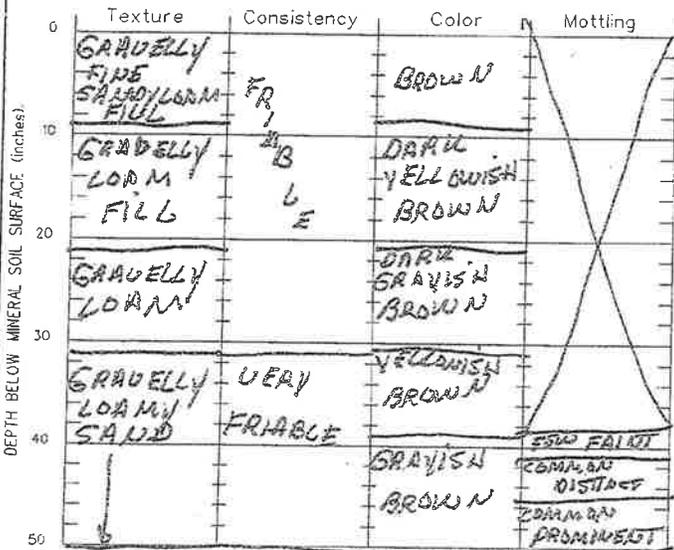
SEE SPECIAL NOTE ON PAGE 3 OF 4.
ALTERNATE REFERENCE POINT IS A ROOFING NAIL IN POLE # 64 20" ABOVE GROUND SURFACE

PROPERTY LINES ARE APPROXIMATE ONLY. APPLICANT TO VERIFY THAT DISPOSAL AREA AND BACKFILL 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 Condition BARRELL 110

Soil Classification 1 C Slope 6% Limiting Factor 42"
Profile Condition AS A DEC 4 19

William K. Hays
Site Evaluator Signature

60 SE

10/28/01 Date

R. F. RUSSELL 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 ACCESSS HIGHWAY - RT. 89

Owner's Name
ST. PETER, ADAM

SITE MAP

Scale 1" = ft.
or as shown

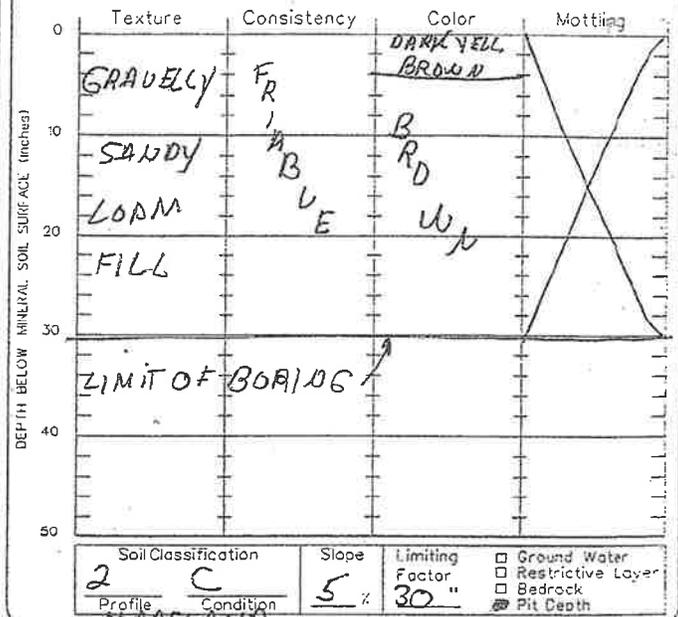
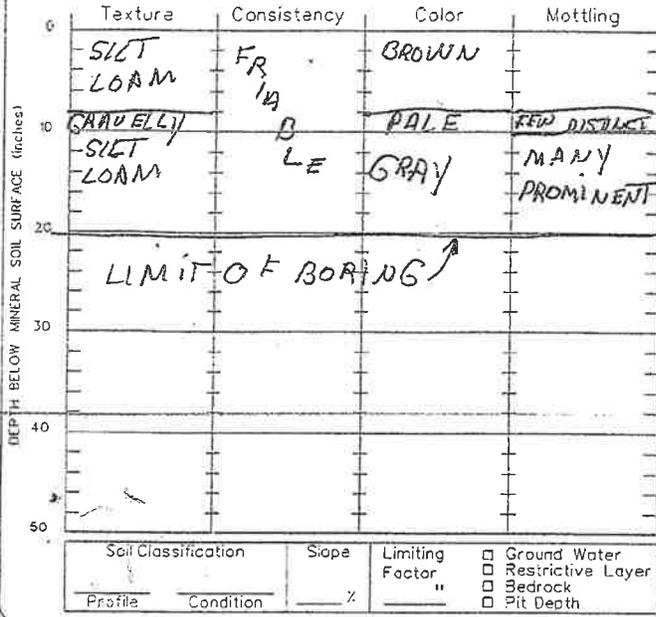
SITE LOCATION PLAN (Map from Maine Atlas)

SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

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

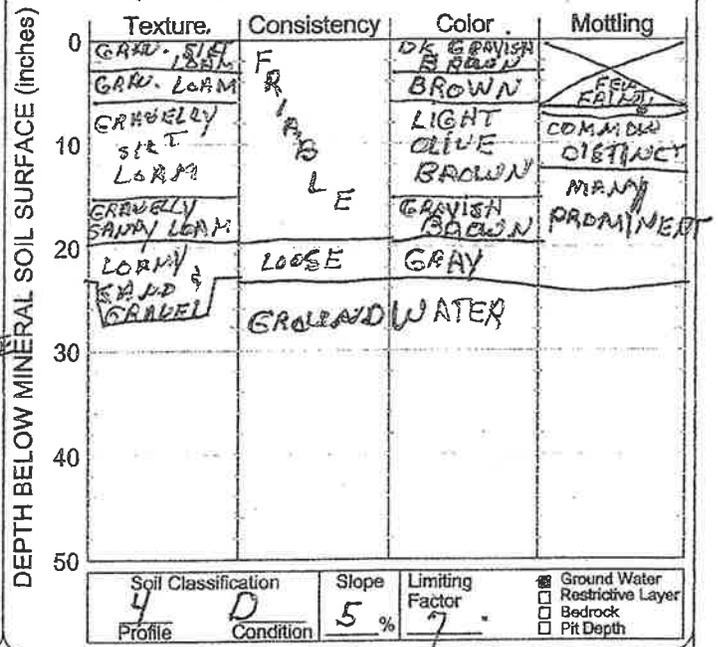
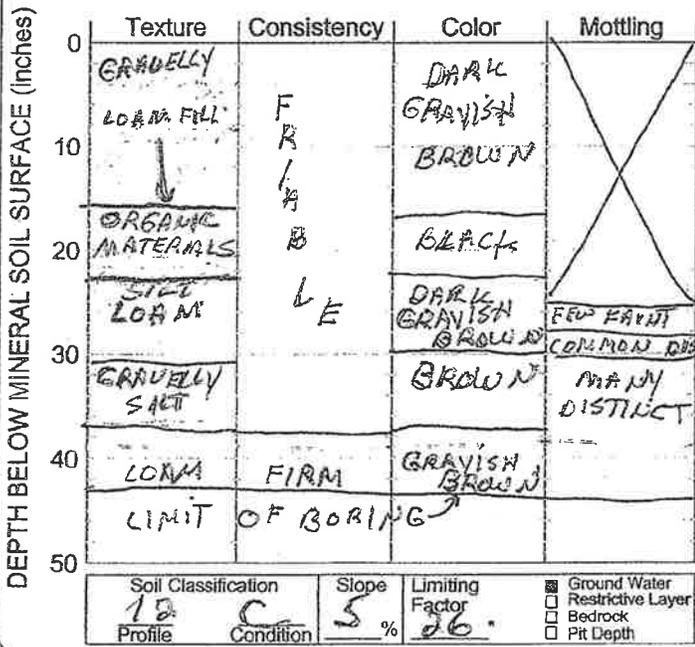
Observation Hole 2 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil



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

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

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



William K. Nease
Site Evaluator Signature

60 SE # 10/23/09 Date

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

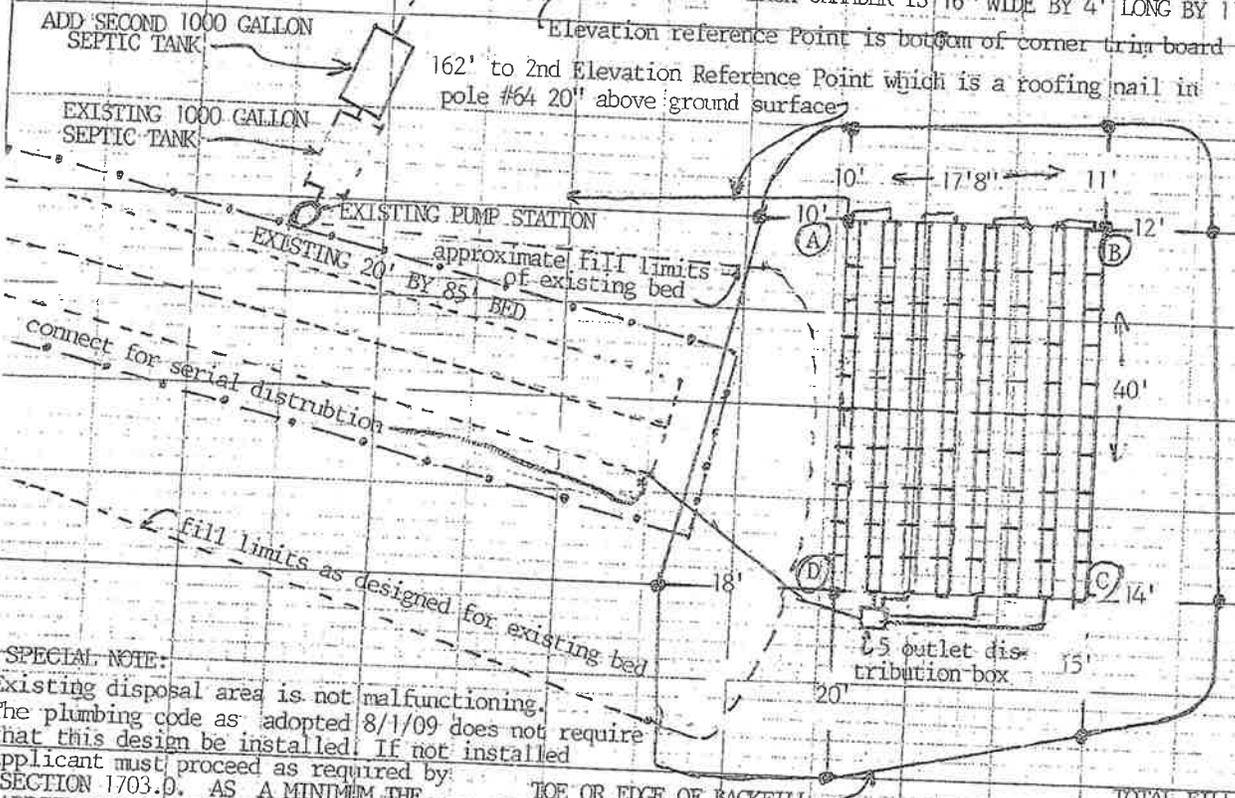
SUBSURFACE WASTEWATER DISPOSAL PLAN

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



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.

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. Harney
Site Evaluator Signature

60
SE #

10/23/09
Date

Town, City, Plantation

CARIBOU

Street, Road, Subdivision

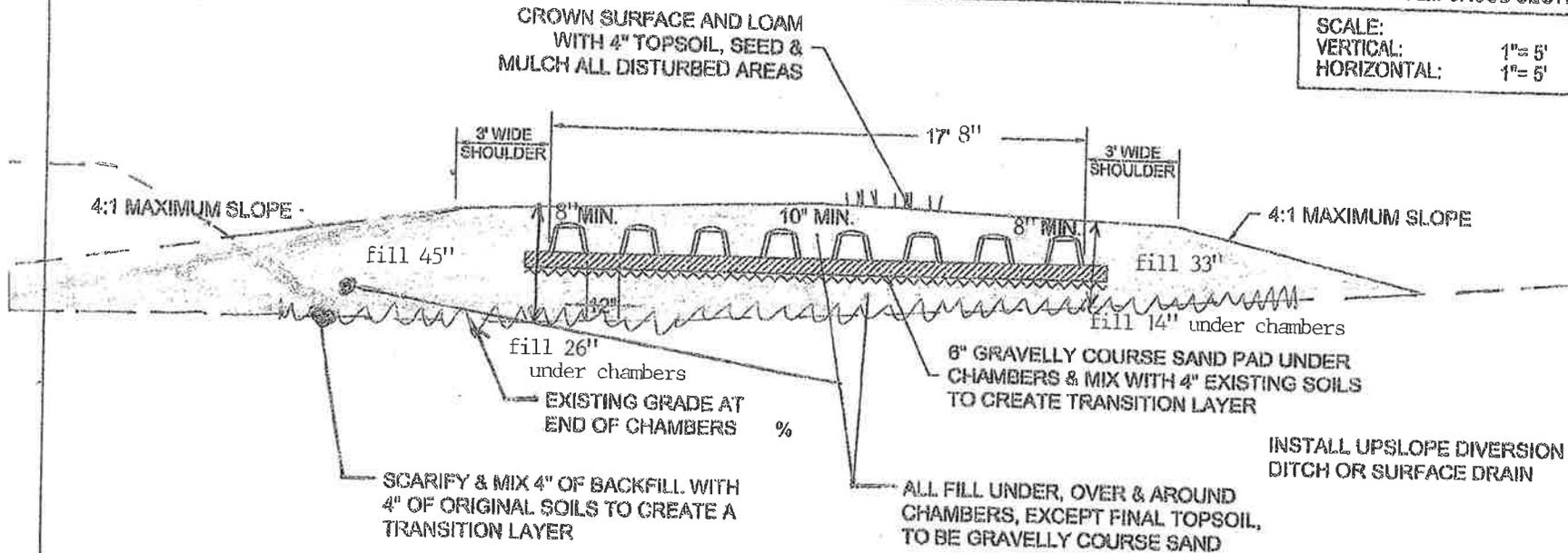
554 ACCESS HIGHWAY - RT. 89

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. Hasey
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.

GENERAL INFORMATION		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>		

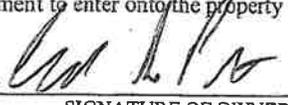
SPECIFIC INSTRUCTIONS TO THE:
LOCAL PLUMBING INSPECTOR (LPI):
 If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the 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

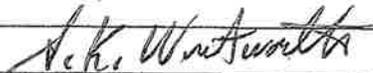
LOCAL PLUMBING INSPECTOR

I, S.K. WATSON, 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. (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

HHE-204 Rev 08/05

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.

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GENERAL INFORMATION		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>	

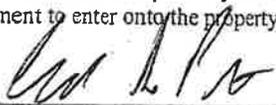
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 SIGNATURE OF OWNER

11/05/09

 DATE

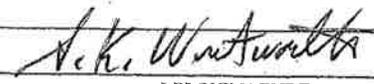
LOCAL PLUMBING INSPECTOR

I, S.K. Wentworth, 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. (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

HHE-204 Rev 08/05