



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday, September 14, 2017 at 5:30 p.m. Caribou City Council Chambers

*Municipal Building
25 High Street
Caribou, ME 0473
Telephone (207) 493-3322
Fax (207) 498-3950
www.cariboumaine.org*

- I. Call to Order
- II. Election of Vice-Chairman
- III. Approval of minutes from the August 10, 2017 Planning Board meeting. 2-3
- 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. 4-28
 - 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. 29-38
 - 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. 39-58
 - 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. 59-73
 - 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. 74-91
- V. New Business
- VI. Other Business
- VII. New Communications
- VIII. Public Input
- IX. Adjournment



City of Caribou, Maine

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

Caribou Planning Board Meeting Minutes Thursday, August 10, 2017 @ 5:30 pm City Council Chambers

Members Present: Michele Smith, Robert White, Philip McDonough III, Matthew Hunter and Todd Pelletier

Members Absent: Phil Cyr and Evan Graves

Others Present: Steve Wentworth –Planning Board Advisor, Penny Thompson –Tax Assessor/Code Enforcement, Dennis Marker –City Manager, Sam Collins –Pioneer Realty, Troy Haney, Bill Belanger, Tammy Martin, Elvin Thomas, Gregg Collins and Philip St. Peter

- I. **Call to Order** – Michele Smith chaired the meeting. The meeting was called to order at 5:30 pm.
- II. **Approval of minutes from the July 13, 2017 Planning Board meeting** -Philip McDonough moved to approve; seconded by Michele Smith. Motion carried with all in favor.
- III. **Public Hearings**
 - 1) **Preliminary 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.**
Chair Michele Smith opened the Public Hearing at 5:31 pm. Steve Wentworth stated that this is the preliminary review. There is sufficient information to move to final review in thirty days. With no public comment, the Public Hearing was closed at 5:33 pm. Todd Pelletier moved to do the final review at next month's meeting; seconded by Matthew Hunter. Motion carried with all in favor.
- IV. **New Business** - None.
- V. **Other Business** –
 - 1) **Request from Troy Haney to consider re-zoning of a parcel of land at 47 York Street – Tax Map 28, Lot 122 – from Industrial 2 zone to Residential 1 zone.** – Robert White moved to send to Public Hearing; seconded by Matthew Hunter. Motion carried with all in favor.
 - 2) **Request from Bill Belanger to re-zone a portion of his property – Tax Map 8, Lot 29 – from Residential 1 zone to Residential 3 zone.** – Bill Belanger gave an overview of his property and reason for his request. He has owned his property for thirty years. This portion he is requesting to re-zone is a big field, used to be a potato field. Richard Lamb had five horses that were not being well taken care of, so he asked Bill if he could pay him to keep them on his land. Mr. Belanger split the land and put the horses there with a fence around them. Penny Thompson, CEO saw them and found

out the property is R-1 which doesn't allow horses. Richard has nowhere else the horses could go. It's \$400 to board horses and Bill is only charging him \$150. There are only two neighbors involved and they are happy – their kids go to see the horses and it is all working out great. The R-3 zone abuts this part of his property. Steve Wentworth stated it would be a relocating of the boundary line to include the pasture land. Phil McDonough III had concerns with the semi-permanent structures that have been put on the land and how they are continuing to expand on something not approved. Matthew Hunter expressed he felt it was an honest mistake, wasn't malicious, let's fix it and move forward. There was a question on renting his land – Bill stated that he is not running a business, just renting the land. Matthew Hunter moved to send to a Public Hearing; seconded by Todd Pelletier. Vote 4 – Yes, 1 – No (Phil McDonough III). Motion carried.

- 3) Request from Tammy Belanger to re-zone her property at 32 Roberts Street – Tax Map 31, Lot 215 – from Residential 1 zone to Residential 2 zone.** – Tammy Belanger gave an overview of the purpose of her request. She would like to have a Dog Grooming business at this property that was willed to her. The business would be on the bottom floor, with the upstairs being storage. She is purchasing the Dog Grooming business from a lady that has operated it since 1996 in Presque Isle. She is closing on the business October 1st and would like to know if this is something she will be able to do at this property. It is a small business by appointment only, no traffic, no retail operations. Michele Smith stated it would behoove the Board to look at the whole area that is currently R-1. Michele said it only makes sense to make it R-2, the whole area is currently mixed uses. Matthew Hunter moved to send to Public Hearing; seconded by Todd Pelletier. Motion carried with all in favor.

VI. New Communications – None.

VII. Public Input – None.

VIII. Adjournment

Meeting adjourned at 5:58 pm.

Respectfully Submitted,

Robert White
Planning Board Secretary

RW/dl



Site Design Application

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

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

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

Please print or type all information

Name of Property Owner / Developer: PIONEER REALTY

Development Name: _____

Location of Property (Street Locations): WASHBURN STREET

City of Caribou Tax Map: 31 Lot: 105 Zone: C-2

Site Design Review Application – City of Caribou, Maine

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

Applicant Information

Please provide a brief description of this project.

REGRADE LAND TO ACCOMODATE STORAGE OF
BUILDING MATERIAL, REMOVE CONCRETE + PAVEMENT + REPLACE
W/ GRAVEL + EVENTUALLY PAVE.

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

SAM COLLINS, S.W. COLLINS CO. Phone: 492-0291

P.O. Box 70

CARIBON, ME. 04736 E-mail: SAMC@SWCOLLINS.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

Pioneer Realty, LLC : Book 5627 Page 108, 01-25-2017 (on file in assessor office)
(Attach supportive legal documentation)

General Information

Aroostook County Registry Deeds: Book # 5627 Page # 108 (attach copy of deed)

What interest does the applicant have in any abutting property? ABUTS S.W. COLLINS CO.

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

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

Total area or acreage of parcel: .62 acre Total area or acreage to be developed: 150' + 165' +/-

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

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

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

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

Recreation area(s) Estimated Area & Description: _____

Common land(s) Estimated Area & Description: _____

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

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

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

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

Estimated cost for infrastructure improvements: \$ 15,000.-

Water Supply: Private Well: () Public Water Supply: () *N/A*

Sewerage Disposal: Private SSWD: () Public Sewer: () *N/A*

Estimated sewerage disposal gallons per day: (_____ / day) *N/A*

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

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

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

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

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

Concept Plan Review Criterion

The Planning Board shall review applications first as a Concept Plan. Concept Plan Review is intended to insure the proposed plan is in conformance with the Caribou Comprehensive Plan and all City Ordinances. The completed application and concept plans shall be delivered to the Code Enforcement Office no less than 21 days prior to the first day of the next month. The

Chairman of the Planning Board shall determine the schedule and agenda of the next meeting when the application and plans will receive Concept Plan Review. At a minimum, Concept Plan applications shall include the following:

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

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

Final Site Design Plan Requirements

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

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

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

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

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

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

Applicant Signature:

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

Signature of Applicant: Samuel W. Collins Date: 7-18-2017

Final Site Design Review Criteria by Planning Board

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

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

**City of Caribou, Maine
Planning Board**

Site Design Review for: Pioneer Realty
 Address: 22 Washburn Street

On August 10, 2017 (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: 8 / 10 / 17

Conditions of Approval:

7/01/2013 . 1

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

RECEIVED

MAY 18 2017

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner)	PIONEER BEACHY		Name of Agent:	SAM COLLINS		
Applicant Mailing Address:	P.O. BOX 70		Agent Phone # (include area code):	207-492-0291		
Town/City:	CARIBOU		PROJECT Information Name of Town/City:	CARIBOU		
State and Zip code:	ME. 04736		Name of Wetland or Waterbody:	COLLINS POND		
Daytime Phone # (include area code):	207-492-0291		Map #:	31	Lot #:	105
Detailed Directions to Site:	PARCEL OF LAND WEST OF NEW WAREHOUSE AT S.W. COLLINS CO. ON WASHBURN STREET, CARIBOU, ME.					
Description of Project:	CONVERT LAND INTO GRAVEL/PAVEMENT FOR STORAGE OF BUILDING MATERIAL					
Part of a larger project? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Check one → This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).		

PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- Sec. (2) Act. Adj. to Protected Natural Res.
- Sec. (3) Intake Pipes
- Sec. (4) Replacement of Structures
- Sec. (5) REPEALED
- Sec. (6) Movement of Rocks or Vegetation
- Sec. (7) Outfall Pipes
- Sec. (8) Shoreline stabilization
- Sec. (9) Utility Crossing
- Sec. (10) Stream Crossing
- Sec. (11) State Transportation Facil.
- Sec. (12) Restoration of Natural Areas
- Sec. (13) F&W Creation/Enhance/Water Quality Improvement
- Sec. (14) REPEALED
- Sec. (15) Public Boat Ramps
- Sec. (16) Coastal Sand Dune Projects
- Sec. (17) Transfers/Permit Extension
- Sec. (18) Maintenance Dredging
- Sec. (19) Activities in/on/over significant vernal pool habitat
- Sec. (20) Activities located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird or nesting, feeding & staging areas

I have attached the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach a check for \$75 made payable to: "Treasurer, State of Maine".
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach Proof of Legal Name. If applicant is not an individual or municipality, provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>)
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.
- Attach all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that *this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.*

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:	Samuel W. Collins	Date:	5/15/17
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Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207)287-3901

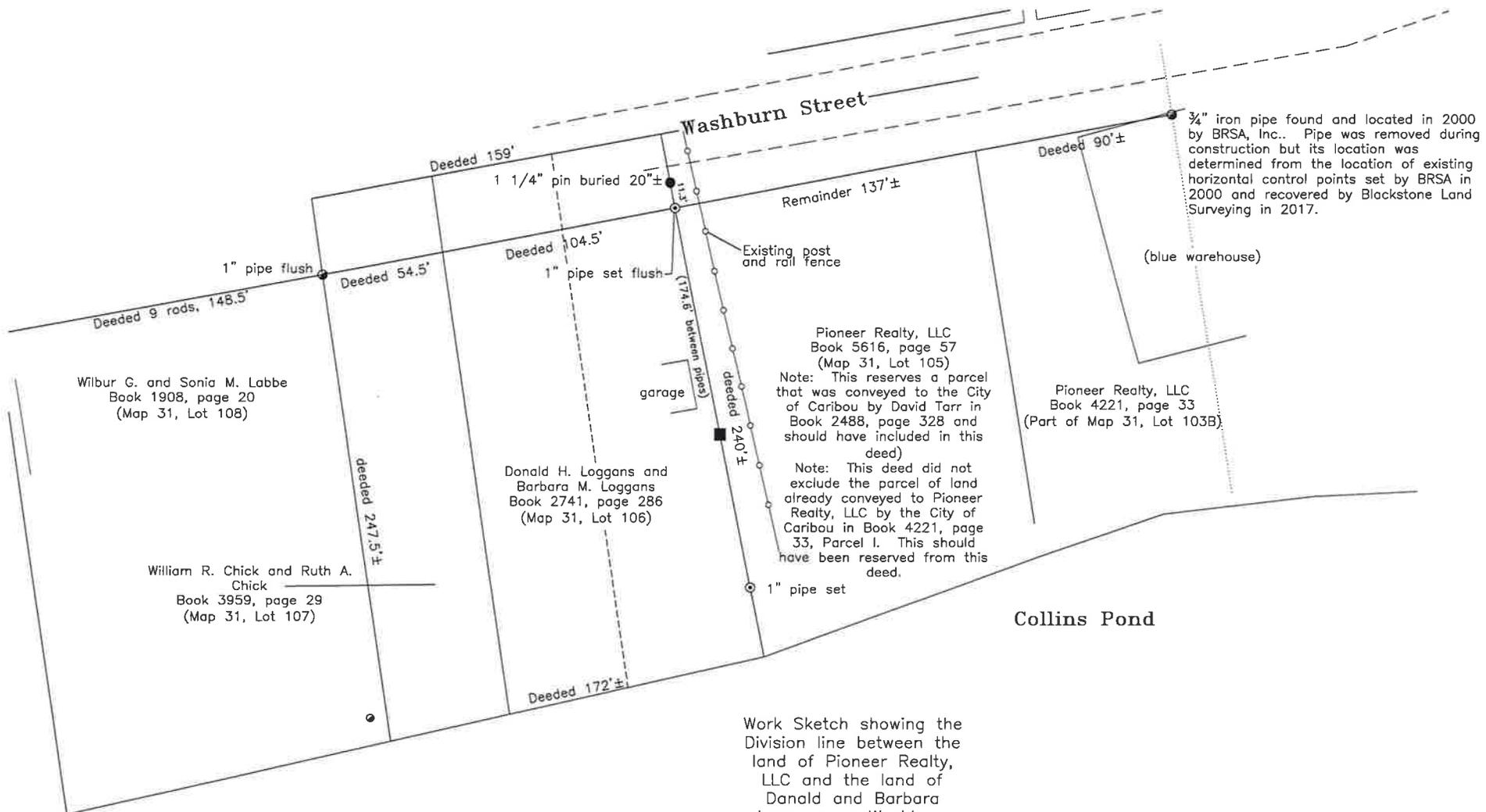
PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477

OFFICE USE ONLY	Ck.# 59726	Date 5/18/17	Staff SAB	Staff	
PBR # 63777	FP \$75.00		Acc. Date 5/18/17	Def. Date	After Photos

DEPLW0311-02013



3/4" iron pipe found and located in 2000 by BRSA, Inc.. Pipe was removed during construction but its location was determined from the location of existing horizontal control points set by BRSA in 2000 and recovered by Blackstone Land Surveying in 2017.

(blue warehouse)

Pioneer Realty, LLC
Book 5616, page 57
(Map 31, Lot 105)

Note: This reserves a parcel that was conveyed to the City of Caribou by David Tarr in Book 2488, page 328 and should have included in this deed)

Note: This deed did not exclude the parcel of land already conveyed to Pioneer Realty, LLC by the City of Caribou in Book 4221, page 33, Parcel I. This should have been reserved from this deed.

Pioneer Realty, LLC
Book 4221, page 33
(Part of Map 31, Lot 103B)

Wilbur G. and Sonia M. Labbe
Book 1908, page 20
(Map 31, Lot 108)

William R. Chick and Ruth A. Chick
Book 3959, page 29
(Map 31, Lot 107)

Donald H. Loggans and Barbara M. Loggans
Book 2741, page 286
(Map 31, Lot 106)

Work Sketch showing the Division line between the land of Pioneer Realty, LLC and the land of Danold and Barbara Loggans on Washburn Street in Caribou

Job 7916



CODE ENFORCEMENT OFFICE

CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board
From: Penny Thompson, Caribou Code Enforcement Officer
Date: September 1, 2017
Re: Public Hearing - Map 31 Lot 105 site design final review

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

Page 1: This memo
Page 2: One page property card for property
Page 3 - 4: Quitclaim Deed for property, Book 5616 Page 57
Page 5 - 7: Corrective Deed for property Book 5627 Page 108
Page 8: Part of City Tax Map 31
Page 9:: Maine Geoparcels map showing parcel and area
Page 10: Part of Caribou Zoning Map
Page 11 - 15: Permit By Rule issued by DEP
Page 16: Section from ordinance (stating why needed)

I do not find that this parcel - or neighboring parcels were part of a subdivision with any restrictive covenants. However, I am neither an attorney nor a surveyor. There may be questions that are better answered by these professionals.

I have added a page from the ordinance since there were questions at the last meeting about why the site design review was needed.

Account: 3161 PIONEER REALTY, LLC

Printed: 08/04/2017

Building Value: 11,300 Location: 22 WASHBURN STREET
 Land Value: 15,600 Address: P.O. BOX 70
 CARIBOU, ME 04736

Book	Page	Map / Lot
5627	108	031-105
5616	57	

Total Assessment:	26,900
Tax:	642.91

Total Acres: 0.62

Land Detail:				Building Detail:									
Description		Units	Factor	Value	Description	Floors	Sqft	Grade	Condition	Phys	Func	Econ	Value
Baselot (Fractional)	Fr. Acre	0.25	100%	15,000	Asph Paving /00		200	C 100	Avg.	89%	100%	85%	11,347
Rear Land 1	Acre	0.37	100%	648									
Total Value of Land:				15,648	Total Value of Buildings:								11,347

31/105

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS, THAT the **City of Caribou**, a body corporate and politic located in Caribou, County of Aroostook, State of Maine, for consideration paid, grants to **Pioneer Realty, LLC**, a Maine limited liability company with a mailing address of P.O. Box 70, Caribou, ME 04736, with **Quitclaim Covenant**, the land in Caribou, County of Aroostook, State of Maine, described as follows:

Beginning at an iron pin driven on the southerly margin of Washburn Street at the northeast corner of the Jordan shop lot now or formerly owned or occupied by the Caribou Ice Company; thence easterly along the southerly margin of Washburn Street a distance of two hundred twenty-seven (227) feet to an iron pin; thence southerly (included angle turned eighty-eight (88) degrees and twenty-five (25) minutes parallel with the West face of the Hight storehouse and one (1) foot westerly therefrom) one hundred seventy-two (172) feet, more or less, to the low water mark of Collins Pond; thence westerly along the shore of said Pond two hundred twenty-one (221) feet, more or less, to the east line of land now or formerly owned or occupied by the Caribou Ice Company; thence northerly along the east line of said Caribou Ice Company land a distance of two hundred eleven (211) feet to the place of beginning,

Also, hereby conveying any and all rights of a certain right of way for foot persons, and teams in common, to wit: a right of way fifteen (15) feet in width which was excepted and reserved unto Pliny N. Hight, his heirs and assigns, in a deed given by Hight to said Aroostook Valley Railroad Company, dated April 30th, 1927, and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 369, Page 217, reference thereto being made and had, it being the intention that the right of way reserved in said deed should be used in common by Pliny N. Hight, his heirs and assigns, with said Aroostook Valley Railroad Company, its successors and assigns.

Being the same right of way granted to the Aroostook Valley Railroad Company by Warranty Deed of Pliny N. Hight dated June 18, 1927, and recorded in said Registry of Deeds in Vol. 372, Page 112.

EXCEPTING AND RESERVING from the above premises a certain piece or parcel of real estate situated on the line of the Aroostook Valley Railroad Company in Caribou in said County and State aforesaid, together with the warehouse located thereon known as Doors numbered twenty-four (24) and twenty-five (25), being a rectangular piece or parcel of land eighty-eight (88) feet by fifty (50) feet, together with the right to use right of way from main highway to said premises as conveyed to Northern Warehouse Company by Quitclaim Deed of Aroostook Valley Railroad Company dated September 13, 1960, and recorded in said Registry in Vol. 805, Page 227.

Being the same premises conveyed by the Aroostook Valley Railroad Company to The City of Caribou by Quitclaim Deed recorded in Bk 2345, Pg 35.

The City of Caribou has caused this deed to be executed by Austin Bless, the Caribou City Manager this 8th day of November, 2016

CITY OF CARIBOU

MAINE TRANSFER
TAX PAID

Lisa M. Busiello
Witness

By Austin Bless
Austin Bless, City Manager

State of Maine
Aroostook, ss.

November 9, 2016

Personally appeared the above named Austin Bless, Caribou City Manager, who acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said body corporate and politic.

Before me,

Ginger L. Voisine
Notary Public ~~Attorney at Law~~

[Print / Type Name of Notary / Attorney]

Received
AROOSTOOK SS
MELISSA L. RICHARDSON, REGISTRAR

031-105
Corrected
description

CORRECTIVE DEED
(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS, THAT the **City of Caribou**, a body corporate and politic located in Caribou, County of Aroostook, State of Maine, for consideration paid, grants to **Pioneer Realty, LLC**, a Maine limited liability company with a mailing address of P.O. Box 70, Caribou, ME 04736, with **Quitclaim Covenant**, the land in Caribou, County of Aroostook, State of Maine, described as follows:

Beginning at an iron pin driven on the southerly margin of Washburn Street at the northeast corner of the Jordan shop lot now or formerly owned or occupied by the Caribou Ice Company; thence easterly along the southerly margin of Washburn Street a distance of two hundred twenty-seven (227) feet to an iron pin; thence southerly (included angle turned eighty-eight (88) degrees and twenty-five (25) minutes parallel with the West face of the Hight storehouse and one (1) foot westerly therefrom) one hundred seventy-two (172) feet, more or less, to the low water mark of Collins Pond; thence westerly along the shore of said Pond two hundred twenty-one (221) feet, more or less, to the east line of land now or formerly owned or occupied by the Caribou Ice Company; thence northerly along the east line of said Caribou Ice Company land a distance of two hundred eleven (211) feet to the place of beginning.

Excepting that portion of the above premises previously conveyed by the City of Caribou to Pioneer Realty by Municipal Quitclaim Deed recorded in Bk 4221, Pg 33.

Being a part of the same premises conveyed by the Aroostook Valley Railroad Company to The City of Caribou by Quitclaim Deed recorded in Bk 2345, Pg 35 and by David Tarr to the City of Caribou by Warranty Deed recorded in Bk 2488, Pg 328.

The purpose of this deed is to correct the description of the property conveyed by the City of Caribou to Pioneer Realty by Quitclaim Deed with Covenant recorded in Bk 5616, Pg 57 which excepted and failed to include that portion of the property acquired by the City of Caribou from David Tarr as aforesaid.

The City of Caribou has caused this deed to be executed by Austin Bless, the Caribou City Manager this 23rd day of January, 2017.

CITY OF CARIBOU

Krista M. Bussitt
Witness

By Austin Bless
Austin Bless, City Manager

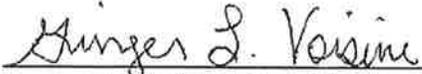
State of Maine

Aroostook, ss.

January 23, 2017

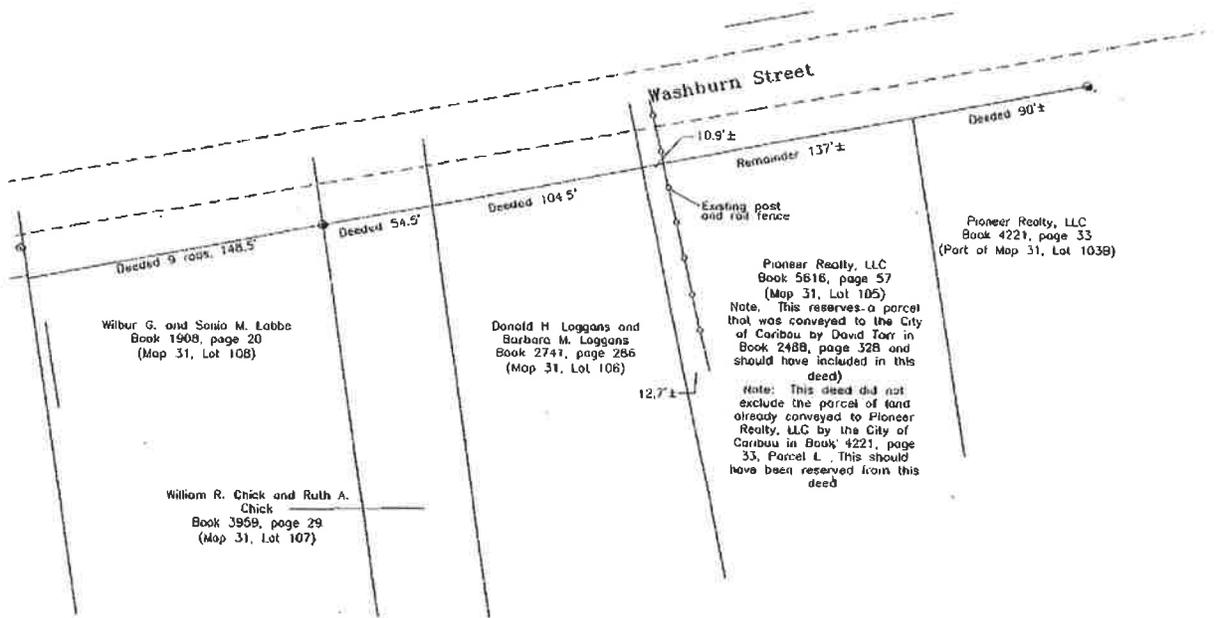
Personally appeared the above named **Austin Bless, Caribou City Manager**, who acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said body corporate and politic.

Before me,


Notary Public / ~~Attorney at Law~~
Commission Expires:

GINGER L. VOISINE
Notary Public, Maine
My Commission Expires August 7, 2019

MELISSA L. RICHARDSON, REGISTRAR
Received
ARJOSTOOK SS



Wilbur G. and Sonia M. Lobbs
Book 1908, page 20
(Map 31, Lot 108)

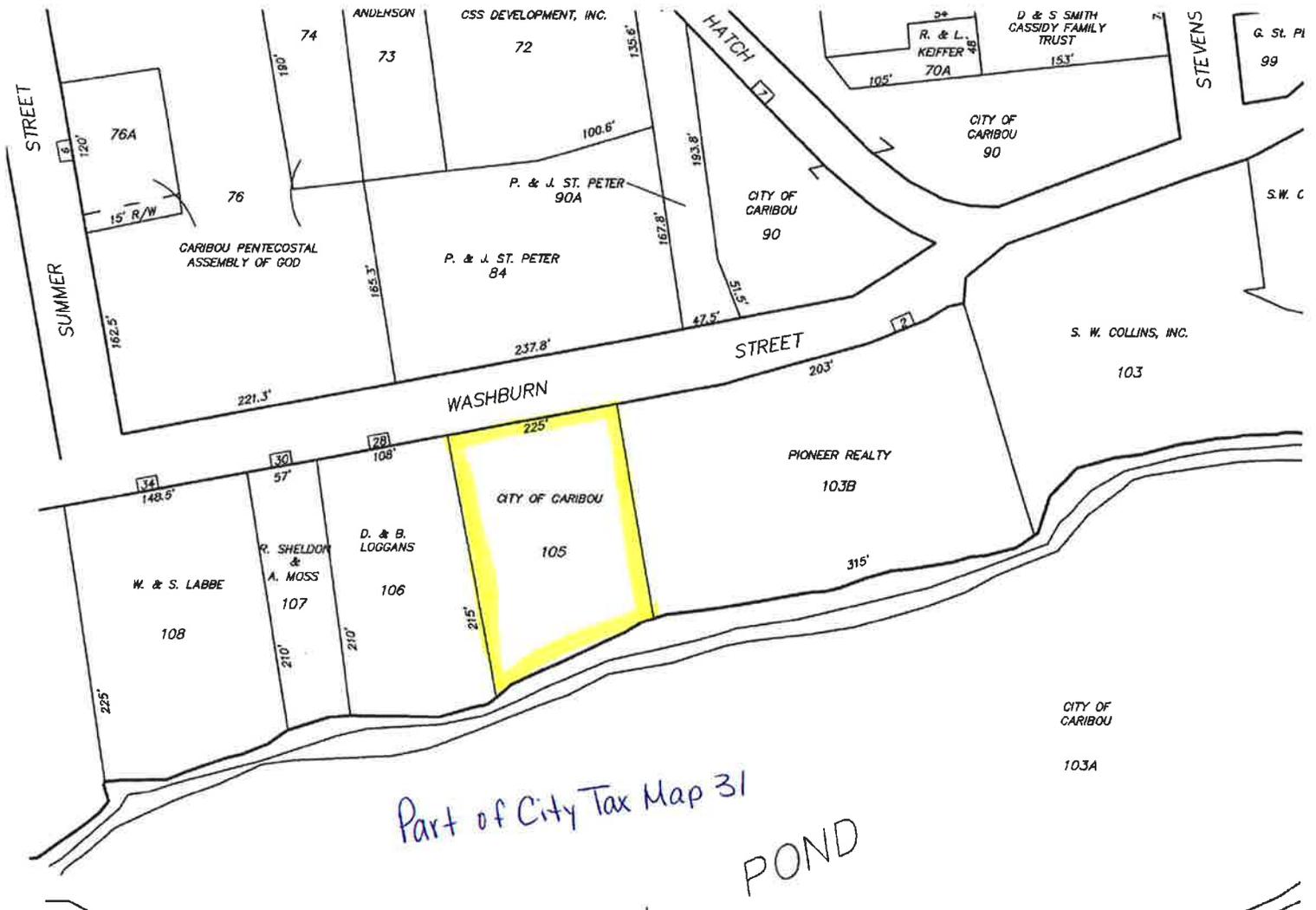
William R. Chick and Ruth A.
Chick
Book 3958, page 29
(Map 31, Lot 107)

Donald H. Loggans and
Barbara M. Loggans
Book 2741, page 286
(Map 31, Lot 106)

Pioneer Realty, LLC
Book 5616, page 57
(Map 31, Lot 105)
Note: This reserves a parcel
that was conveyed to the City
of Caribou by David Torr in
Book 2488, page 328 and
should have included in this
deed.
Note: This deed did not
exclude the parcel of land
already conveyed to Pioneer
Realty, LLC by the City of
Caribou in Book 4221, page
33, Parcel L. This should
have been reserved from this
deed.

Pioneer Realty, LLC
Book 4221, page 33
(Part of Map 31, Lot 103B)

BK 5627 Pg110 #782



Part of City Tax Map 31

POND

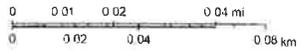
Maine Geoparcels Map



August 4, 2017

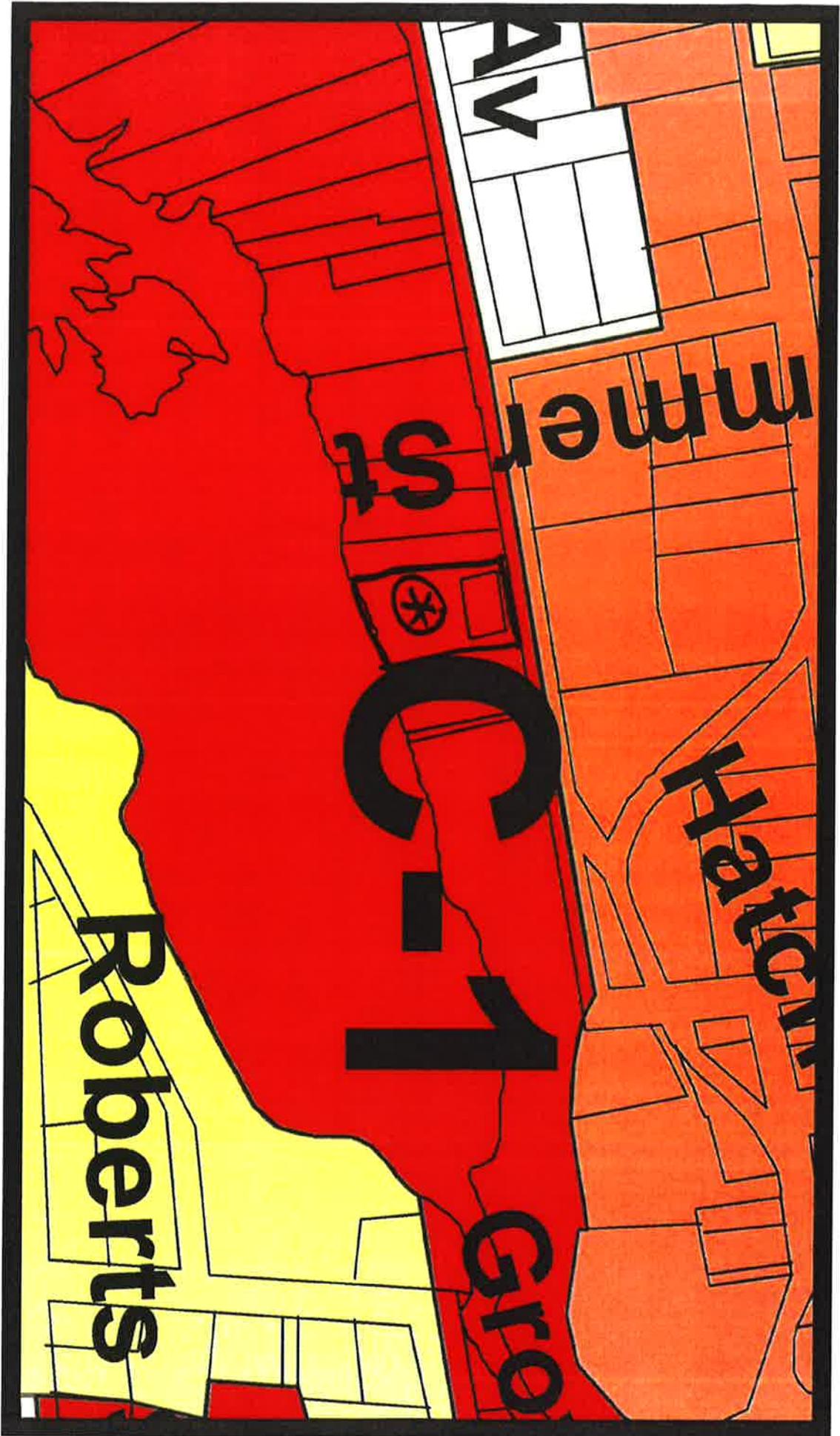
- Parcel IDs
- Parcels

1:1,128



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Skyline 3D, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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



Zoning Map

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM
 (For use with DEP Regulation, Chapter 305)

DEP COPY

RECEIVED
 MAY 18 2017

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner)	PIONEER REALTY		Name of Agent:	SAM COLLINS	
Applicant Mailing Address:	P.O. BOX 70		Agent Phone # (include area code):	207-492-0291	
Town/City:	CARIBOU		PROJECT Information Name of Town/City:	CARIBOU	
State and Zip code:	ME. 04736		Name of Wetland or Waterbody:	COLLINS POND	
Daytime Phone # (include area code):	(207) 492-0291		Map #:	31	Lot #: 105
Detailed Directions to Site:	PARCEL OF LAND WEST OF NEW WAREHOUSE ST S.W. COLLINS Co. ON WASHBURN STREET, CARIBOU, ME.				
Description of Project:	CONVERT LAND INTO GRAVEL PAVEMENT FOR STORAGE OF BUILDING MATERIAL				
Part of a larger project? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Check one → This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).	

PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird or nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

I have attached the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach** a check for \$75 made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach Proof of Legal Name.** If applicant is not an individual or municipality, provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>)
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.**
- Attach** all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:	Samuel W. Collins	Date:	5/15/17
----------------------------------	-------------------	-------	---------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
 17 STATE HOUSE STATION
 AUGUSTA, ME 04333-0017
 (207)287-3901

PORTLAND DEP
 312 CANCO ROAD
 PORTLAND, ME 04103
 (207)822-6300

BANGOR DEP
 106 HOGAN ROAD
 BANGOR, ME 04401
 (207)941-4570

PRESQUE ISLE DEP
 1235 CENTRAL DRIVE
 PRESQUE ISLE, ME 04769
 (207)764-0477

APPROVED

OFFICE USE ONLY	Ck.# 59726	Date 5/18/17	Staff SJB	Staff	After Photos
PBR # 63777	FP \$75.00		Acc. Date 5/18/17	Def. Date	

Maine Secretary of State



2017 Annual Report Electronic Filing Acknowledgment

For Limited Liability Companies on file as of December 31, 2016

Charter Number: 20060399DC
DCN Number: 2170019062545
Legal Name: PIONEER REALTY, LLC

Registered Agent's Name and Address:

SAMUEL COLLINS
PO BOX 70
CARIBOU, ME 04736

Brief statement of the character of the business:

PURCHASING REAL ESTATE

Name and Address of Members, Managers or other Authorized Persons:

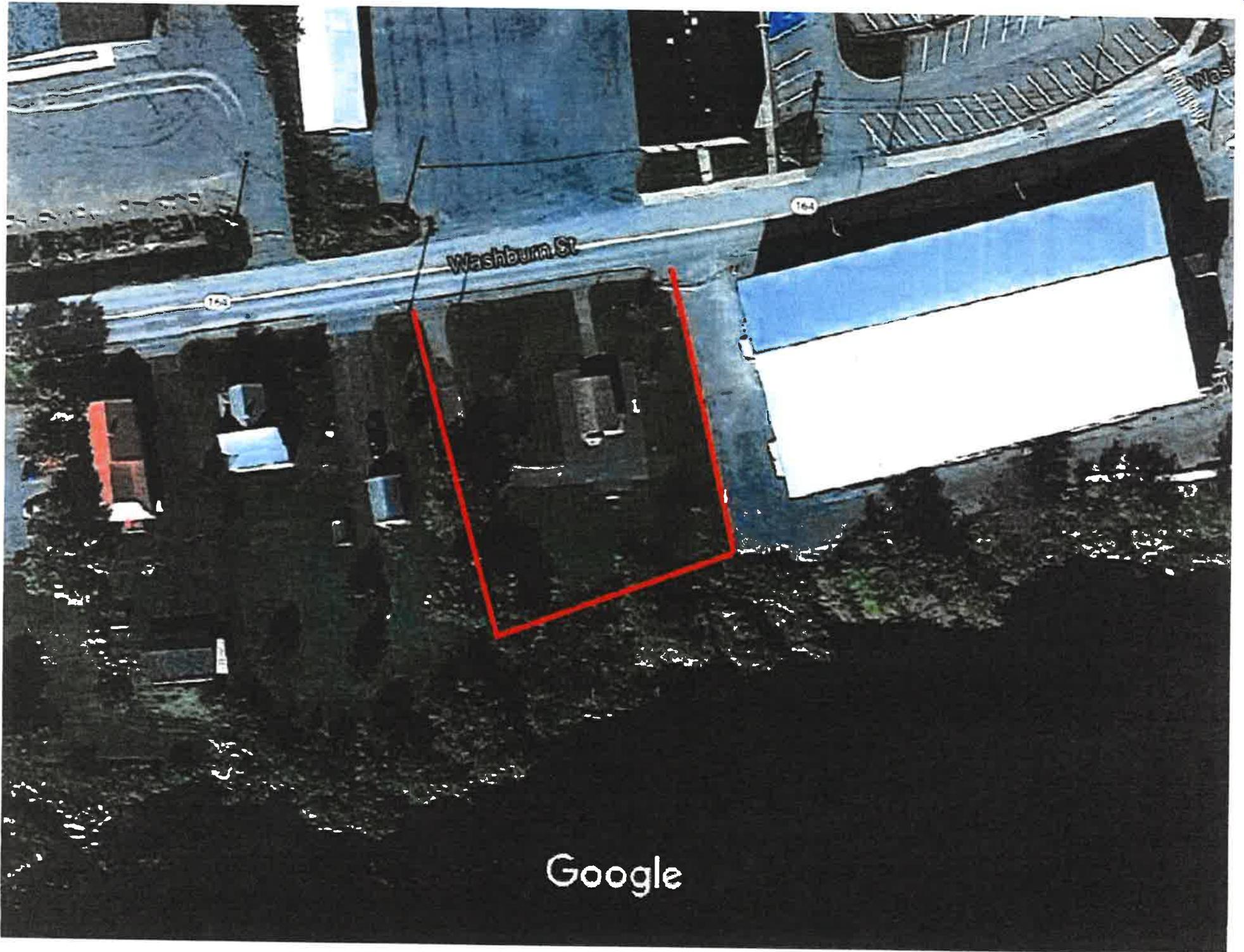
SAMUEL W. COLLINS
7 HERITAGE RD, CARIBOU, ME 04736

D. GREGG COLLINS
15 BETA ST, CARIBOU, ME 04736

Date of Filing: January 6, 2017

Name and Capacity of Authorizing Party:

CAROL PLOURDE, ACCOUNTS PAYABLE



Google



Google Earth

feet
meters





Washhouse

163

← 25'
better

Google

Sec. 13-300 Site Design Review Ordinance.

1. Title.

This Section shall be known and may be cited as the "*Site Design Review Ordinance of the City of Caribou*".

2. Administration.

The Planning Board of the City of Caribou shall administer this Section.

Sec. 13-301 Applicability of Site Design Review.

1. Site Design Review in conformity with the criteria and standards of this Section shall be required for the following:

- A. Uses in each District which require Site Design Review as identified in the land use chart, above;
- B. A change in use when the new use is subject to Site Design Review;
- C. Resumption of conforming uses which have been discontinued for at least one (1) year which would require Site Design Review if being newly established;
- D. The construction of a commercial building, industrial building, or other non-residential building when the gross impervious surface is 6000 square feet or greater;
- E. The addition(s) to a commercial building, industrial building, or other non-residential building, having a total gross floor area in excess of four thousand (4000) square feet cumulatively within a three (3) year period;
- F. The construction of any parking area(s) in excess of ten (10) parking spaces;
- G. The construction of any impervious surface in excess of four thousand (4000) square feet cumulatively within a three (3) year period;
- H. The alteration of a water course, ditch, or swale;
- I. The change of use of any portion of any existing building or structure in excess of four thousand (4000) square feet cumulatively within any three (3) year period;
- J. The change in on-site vehicle access of any existing parking lot or driveway; or
- K. Filling, grading, or excavation projects which move in excess of one thousand (1000) cubic yards of materials.

2. Site Design Review shall not be required for:

- A. Single-family and two-family (duplex) residential dwelling unit development, including their basement excavations.
- B. Multi-family, cluster, and mobile home park development, including their basement excavations. (It shall be noted that multi-family, cluster, and mobile home park development, including their basement excavations will require subdivision review.)
- C. The normal and customary repairs, replacement, and/or maintenance not requiring structural elements, decorative changes in existing structures or buildings, provided that the activity is in conformance with federal, state, and/or local laws and does not involve any other physical modifications or changes requiring a permit under this Ordinance.
- D. The normal and customary practices and structures associated with agriculture and borrow pits approved or established prior to the effective date of this Ordinance.

Sec. 13-302 Site Design Review Procedure and Requirements.

1. Site Design Approval.

- A. All applicable development projects shall require the review and approval of the Planning Board or CEO as provided by this Ordinance.
- B. A public hearing may be scheduled for any application if the proposed development poses the potential for significant impacts to municipal facilities or natural resources. Said hearing shall be conducted prior to final action on the application.
- C. All site design approvals shall expire within one (1) year of the date of final approval, unless work thereunder is



CODE ENFORCEMENT OFFICE

CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board
From: Penny Thompson, Caribou Code Enforcement Officer
Date: September 1, 2017
Re: Public Hearing Item - Map 28 Lot 122 re-zone request

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

Page 1: This memo
Page 2: One page property card for property
Page 3: Quitclaim Deed for property, Book 5477 Page 98
Page 4: Release Deed for property, Book 5479 Page 3
Page 5: Release Deed for property, Book 5479 Page 4
Page 6: Part of City Tax Map 28
Page 7: Maine Geoparcels map showing parcel and area
Page 8: Part of Caribou Zoning Map
Page 9: Page from Land Use Table, showing allowable zones (dwelling)
Page 10: From Chapter 13 zoning ordinance (district regulations)

I do not find that this parcel - or neighboring parcels are part of a subdivision. However, I am neither a surveyor nor an attorney. It would be prudent for the owner to get an opinion from both. There is a recorded plan for the neighboring parcel - Map 28 Lot 121.

28/122

QUITCLAIM DEED

DAVID LEWIS, of Caribou, in the County of Aroostook, and State of Maine, whose mailing address is 8 Vaughn St., Caribou, Maine, 04736, grants to TROY HANEY, of Caribou, in the County of Aroostook and State of Maine, whose mailing address is 236 Van Buren Road, Caribou, Maine 04736, with QUITCLAIM COVENANT, the real estate in Caribou, County of Aroostook, State of Maine, as follows:

The following described piece or parcel of real estate, a part of Lot 13, in the Town and Village of said Caribou, formerly "H" Township, to wit:

Beginning at an iron pipe on the north side of York Street at the Southwest corner of land conveyed to Pius A. Sirois by Perley S. Merrithew September 26, 1945; thence northerly along the west line of land conveyed to Pius A. Sirois aforesaid, ten (10) rods, more or less, to an iron pipe; thence easterly parallel with said York Street four (4) rods to an iron pipe; thence southerly parallel with the first mentioned bound ten (10) rods, more or less, to an iron pipe at said York Street; thence westerly along said York Street four (4) rods to the place of beginning. Being the westerly half of a parcel of land purchased by said Pius A. Sirois from said Perley S. Merrithew by deed dated September 26, 1945, recorded in the Aroostook Registry of Deeds in Vol. 566, Page 379.

Being the same premises conveyed to FELIX COTE by Quitclaim Deed of Laura L. Cote dated October 17, 1980, and recorded at the Southern Aroostook Registry of Deeds in Volume 1505, Page 4.

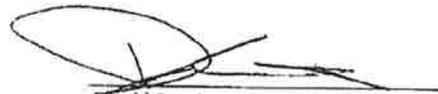
EXCEPTING and RESERVING, however, that parcel of real estate conveyed to the Aroostook Valley Railroad Company by Quitclaim Deed of Felix Cote dated September 18, 1981, and recorded at the Southern Aroostook Registry of Deeds in Volume 1556, Page 313.

Also hereby conveying that parcel of real estate conveyed to FELIX COTE by Quitclaim Deed of Aroostook Valley Railroad Company dated September 18, 1981, and recorded at the Southern Aroostook Registry of Deeds in Volume 1556, Page 315.

MEANING AND INTENDING TO CONVEY THE SAME premises conveyed to DAVID LEWIS by Municipal Quitclaim Deed Without Covenants from THE INHABITANTS OF THE MUNICIPALITY OF CARIBOU dated November 25, 2013 and recorded at the Southern Aroostook Registry of Deeds in Volume 5259, Page 235; the above-described property being described in said deed as Lot 122 on Map 28 of the Tax Maps of The City of Caribou.

Title to the above-described premises having vested in the City of Caribou by virtue of the foreclosure of municipal real estate tax liens recorded against Scott A. Silva and Jennifer L. Silva; for the source of the Silva title, reference is made to the Deed of Sale by Personal Representative of the Estate of Felix Cote to Scott A. Silva and Jennifer L. Silva dated February 27, 2006 and recorded at the Southern Aroostook Registry of Deeds in Volume 4275, Page 265.

WITNESS my hand this 2nd day of October 2015.


David Lewis

28/13A

RELEASE DEED

JENNIFER L. PYE, f/k/a JENNIFER L. SILVA, of Caribou, in the County of Aroostook and State of Maine, for consideration paid, releases to TROY HANEY, of Caribou, in the County of Aroostook and State of Maine, whose mailing address is 236 Van Buren Road, Caribou, Maine 04736, the land in Caribou, Aroostook County, Maine, as follows:

The following described piece or parcel of real estate, a part of Lot 13, in the Town and Village of said Caribou, formerly "H" Township, to wit:

Beginning at an iron pipe on the north side of York Street at the Southwest corner of land conveyed to Pius A. Sirois by Perley S. Merrithew September 26, 1945; thence northerly along the west line of land conveyed to Pius A. Sirois aforesaid, ten (10) rods, more or less, to an iron pipe; thence easterly parallel with said York Street four (4) rods to an iron pipe; thence southerly parallel with the first mentioned bound ten (10) rods, more or less, to an iron pipe at said York Street; thence westerly along said York Street four (4) rods to the place of beginning. Being the westerly half of a parcel of land purchased by said Pius A. Sirois from said Perley S. Merrithew by deed dated September 26, 1945, recorded in the Aroostook Registry of Deeds in Vol. 566, Page 379.

Being the same premises conveyed to FELIX COTE by Quitclaim Deed of Laura L. Cote dated October 17, 1980, and recorded at the Southern Aroostook Registry of Deeds in Volume 1505, Page 4.

EXCEPTING and RESERVING, however, that parcel of real estate conveyed to the Aroostook Valley Railroad Company by Quitclaim Deed of Felix Cote dated September 18, 1981, and recorded at the Southern Aroostook Registry of Deeds in Volume 1556, Page 313.

Also hereby conveying that parcel of real estate conveyed to FELIX COTE by Quitclaim Deed of Aroostook Valley Railroad Company dated September 18, 1981, and recorded at the Southern Aroostook Registry of Deeds in Volume 1556, Page 315.

BEING THE SAME premises conveyed to SCOTT A. SILVA and JENNIFER L. SILVA, as Joint Tenants, by Deed of Sale by Personal Representative of the ESTATE OF FELIX COTE dated February 27, 2006 and recorded at the Southern Aroostook Registry of Deeds in Volume 4275, Page 265.

WITNESS my hand this 7th day of October, 2015.

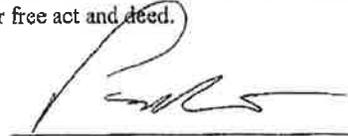

Jennifer L. Pye

STATE OF MAINE
AROOSTOOK, SS.

October 7, 2015

Personally appeared the above-named JENNIFER L. PYE and acknowledged the foregoing instrument by her signed to be her free act and deed.

Before me,


Patrick R. Bennett
Attorney at Law

KIRKPATRICK & BENNETT
LAW OFFICES
P. O. BOX 48
CARIBOU, MAINE
04736-0086

Received
AROOSTOOK SS
TYLER CLARK, REGISTRAR

25/10/15

RELEASE DEED

SCOTT A. SILVA, of New Sweden, in the County of Aroostook and State of Maine, for consideration paid, releases to **TROY HANEY**, of Caribou, in the County of Aroostook and State of Maine, whose mailing address is 236 Van Buren Road, Caribou, Maine 04736, the land in Caribou, Aroostook County, Maine, as follows:

The following described piece or parcel of real estate, a part of Lot 13, in the Town and Village of said Caribou, formerly "H" Township, to wit:

Beginning at an iron pipe on the north side of York Street at the Southwest corner of land conveyed to Pius A. Sirois by Perley S. Merrithew September 26, 1945; thence northerly along the west line of land conveyed to Pius A. Sirois aforesaid, ten (10) rods, more or less, to an iron pipe; thence easterly parallel with said York Street four (4) rods to an iron pipe; thence southerly parallel with the first mentioned bound ten (10) rods, more or less, to an iron pipe at said York Street; thence westerly along said York Street four (4) rods to the place of beginning. Being the westerly half of a parcel of land purchased by said Pius A. Sirois from said Perley S. Merrithew by deed dated September 26, 1945, recorded in the Aroostook Registry of Deeds in Vol. 566, Page 379.

Being the same premises conveyed to **FELIX COTE** by Quitclaim Deed of Laura L. Cote dated October 17, 1980, and recorded at the Southern Aroostook Registry of Deeds in Volume 1505, Page 4.

EXCEPTING and RESERVING, however, that parcel of real estate conveyed to the Aroostook Valley Railroad Company by Quitclaim Deed of Felix Cote dated September 18, 1981, and recorded at the Southern Aroostook Registry of Deeds in Volume 1556, Page 313.

Also hereby conveying that parcel of real estate conveyed to **FELIX COTE** by Quitclaim Deed of Aroostook Valley Railroad Company dated September 18, 1981, and recorded at the Southern Aroostook Registry of Deeds in Volume 1556, Page 315.

BEING THE SAME premises conveyed to **SCOTT A. SILVA** and **JENNIFER L. SILVA**, as Joint Tenants, by Deed of Sale by Personal Representative of the ESTATE OF **FELIX COTE** dated February 27, 2006 and recorded at the Southern Aroostook Registry of Deeds in Volume 4275, Page 265.

WITNESS my hand this 2nd day of October, 2015.



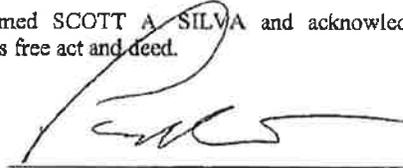
Scott A. Silva

STATE OF MAINE
AROOSTOOK, SS.

October 2, 2015

Personally appeared the above-named **SCOTT A. SILVA** and acknowledged the foregoing instrument by him signed to be his free act and deed.

Before me,



Patrick R. Bennett
Attorney at Law

RKPATRICK & BENNETT
LAW OFFICES
P.O. BOX 28
CARIBOU, MAINE
04736-0028

Received
AROOSTOOK SS
TYLER CLARK, REGISTRAR



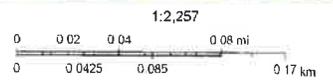
Part of City Tax Map 28

Maine Geoparcels Map



August 4, 2017

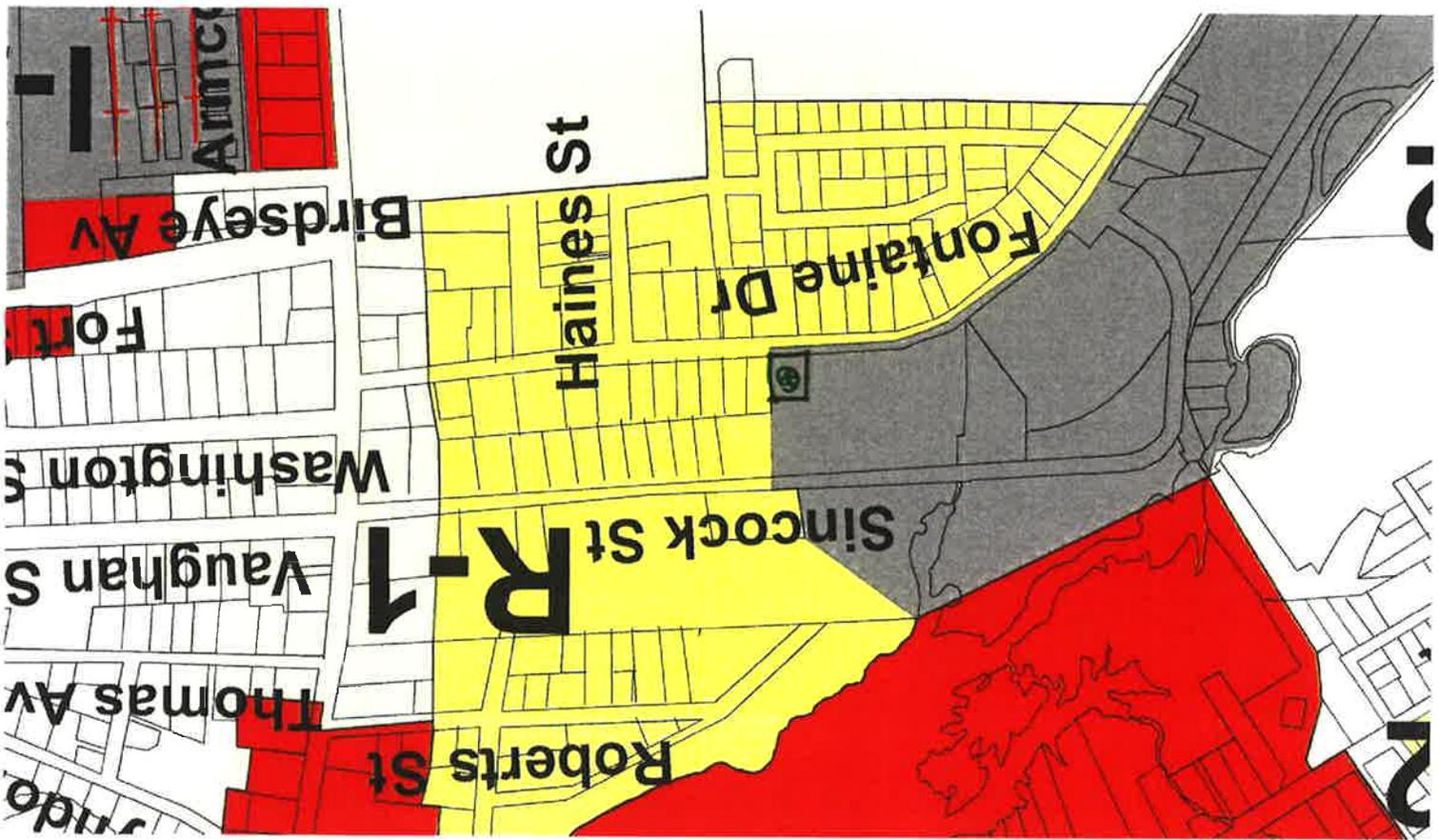
Parcel IDs
Parcels



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

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

Part of City Zoning Map



From Chapter 13 Land Use Table & Zoning Ordinance

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

B. On lots larger than two (2) acres, the District regulations shall be followed in each portion.

Historical Note: Section 13-203, § 1A (6 & 7) as amended March 26, 2007; Section 13-203, R2-A district dissolved January 11, 2010; Section 13-203 was amended to replace 1996 BOCA with MUBEC February 14, 2011.

Sec. 13-204 District Regulations.

1. Basic Requirement.

Permitted Uses and Uses requiring Site Design Review in all Districts shall conform to all applicable specifications and requirements. A Plumbing Permit, Building Permit, and/or Certificate of Occupancy shall be required for all buildings, uses of land and buildings, and sanitary facilities, according to the provisions of this Ordinance.

2. Land Use Requirements.

Except as hereinafter specified, no building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, moved, or altered and no new lot shall be created unless in conformity with all of the regulations herein specified for the District in which it is located, unless a variance is granted.

3. General Requirements for Specific Districts.

A. All Districts.

No stable or barn, where allowed, shall be closer than 100 feet to any property line.

B. R-1 and R-2 Districts.

1. All premises and exterior property shall be maintained by the property owner or their authorized agent free from weed growth in excess of ten (10) inches. Noxious weeds shall be prohibited.
2. No motorized vehicle that is not currently or properly registered or which is unserviceable, discarded, worn out, or junked; or motorized vehicle bodies, parts, or engines shall be gathered together or parked upon any residential property, except when the vehicle is within a garage or other structure that complies with the building code of the City.
3. No motorized vehicle, or parts thereof, shall be displayed or offered for sale, trade, or lease for a period not to exceed ninety (90) days, in aggregate, in a calendar year.

C. R-C-2 Commercial District.

Any commercial use allowed in the C-1 and C-2 Districts shall be allowed in the RC-2 District.

4. District Regulations.

Land uses in conformance with the provisions of this Ordinance are shown in the following table.

CEO	=	Requires both Site Design Review and a permit from the CEO.
PB	=	Requires Site Design Review by the Planning Board and a permit from the CEO.
NO	=	Not permitted.

Historical Note: Section 13-204 §3 as amended March 26, 2007; Section 13-204, R2-A District dissolved January 11, 2010.



CODE ENFORCEMENT OFFICE

CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board
From: Penny Thompson, Caribou Code Enforcement Officer
Date: September 1, 2017
Re: Public Hearing Item - Map 35 Lot 49-A subdivision
amendment request (8 residential units to 12 residential
units)

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

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.

I do not have a copy of an approved Subdivision Review Application. The application (received 2/28/2014) in the code enforcement file is incomplete and was not signed by members of the planning board and is therefore not included in this information.

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 Gentner 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
Aaron Kouhoup

Gary Aiken
Gary Aiken

David Gentner Sr.
David Gentner Sr.

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



RECEIVED
AROSTOOK CO. SS
MELISSA WILLETTE, REGISTER



City of Caribou, Maine

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

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

In Attendance: Phil Cyr, Bob White, Matthew Hunter, Grahm 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

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

Caribou Planning Board Meeting Minutes Wednesday, 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,



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.

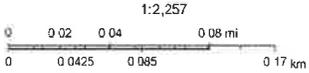
Maine Geoparcels Map



September 1, 2017

- Parcel IDs
- Parcels

Before started project



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/SVAirous DS, USDA, JRC, 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 Geospatial

Maine Geoparcels Map

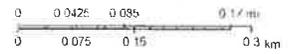


September 1, 2017

- Parcel IDs
- Parcels

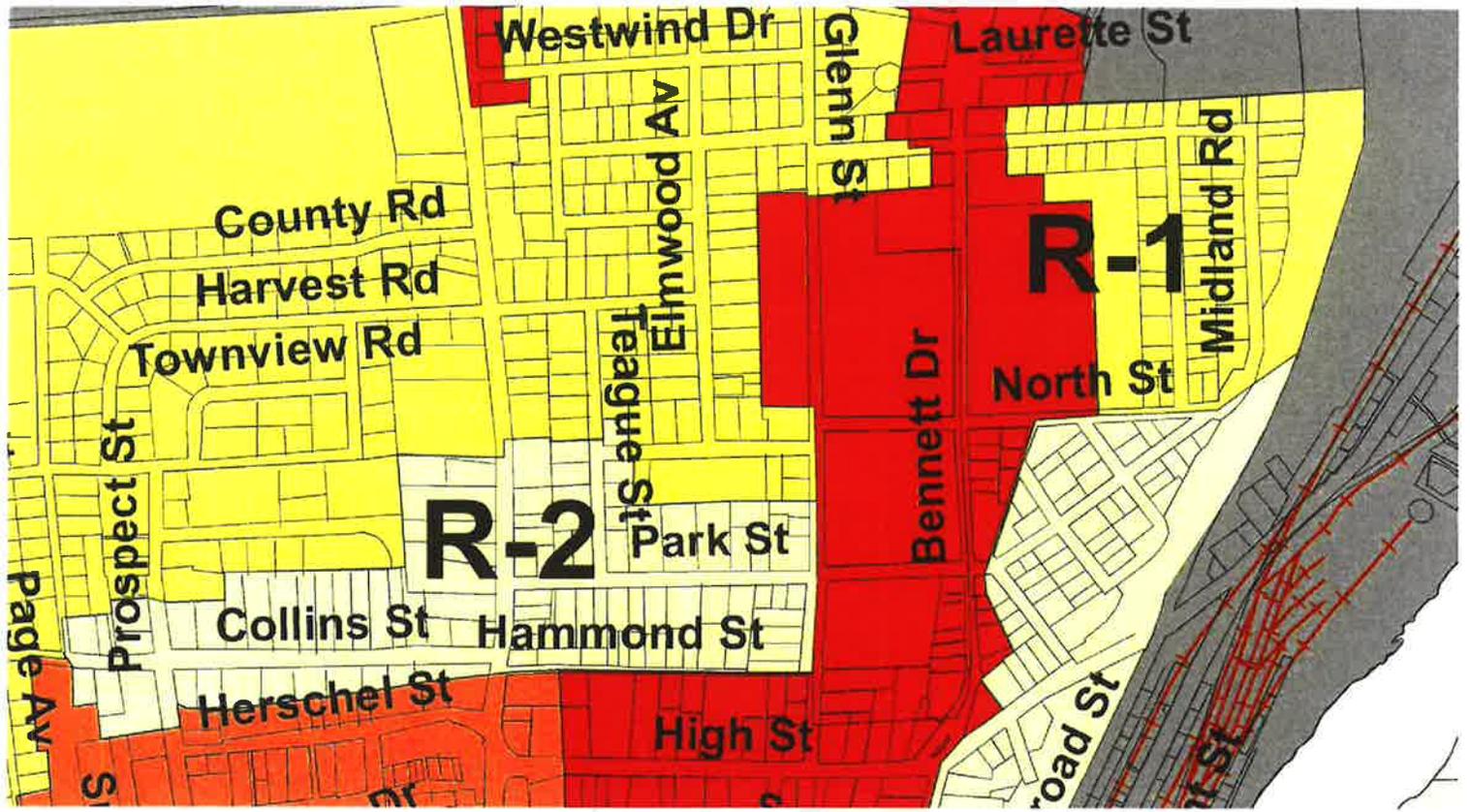
One duplex in place

1:4,514



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

Maine Geoparcels
This is the legal description of property. User assumes any risk associated with this map and data. License: Esri



Caribou Zoning Map

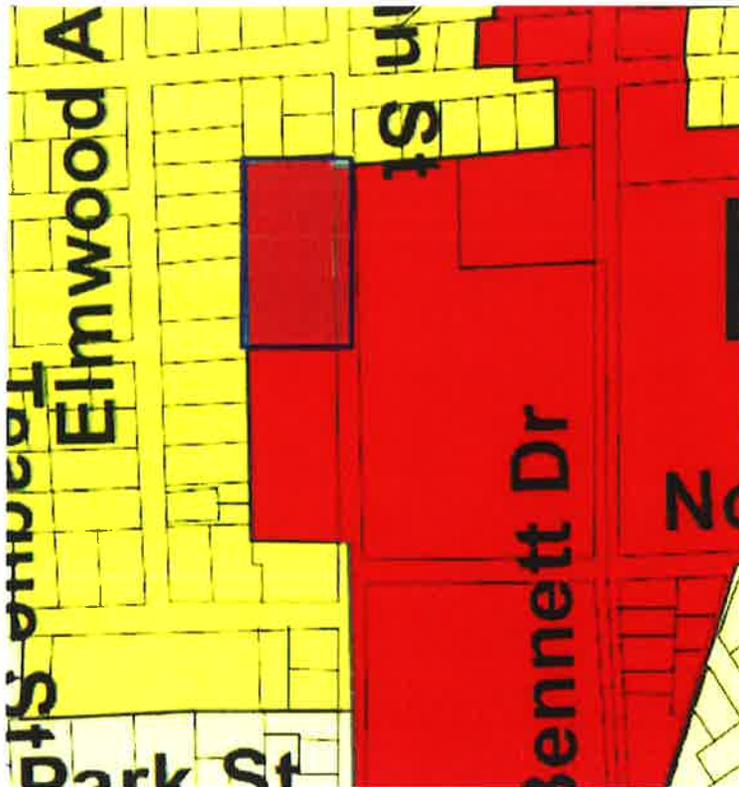


OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

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

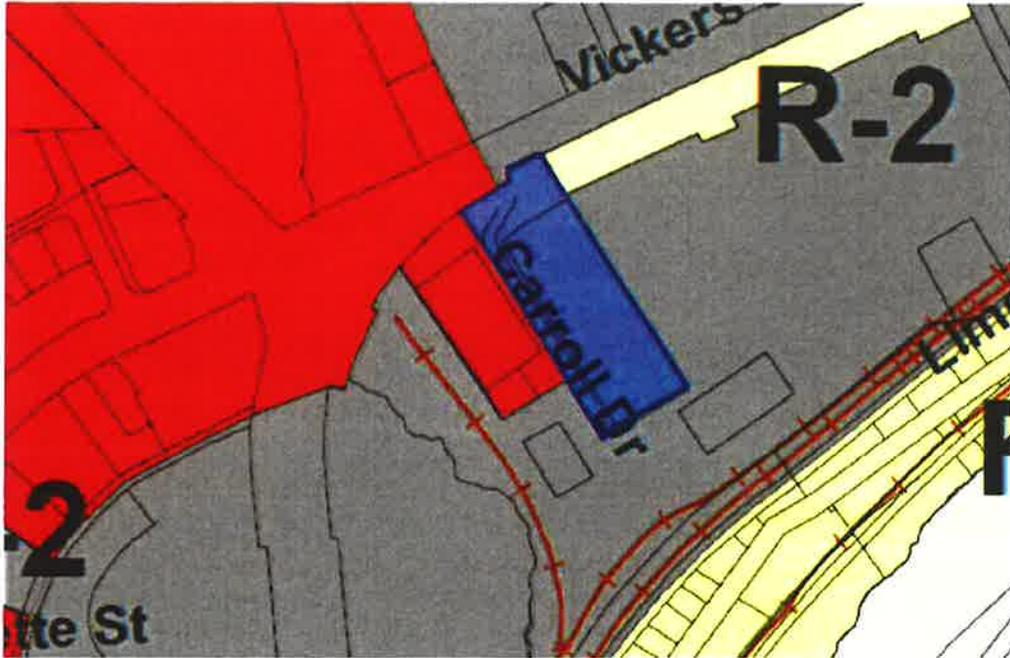
The Planning Board is proposing two modifications to the Zoning Map for the City of Caribou.

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

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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	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.

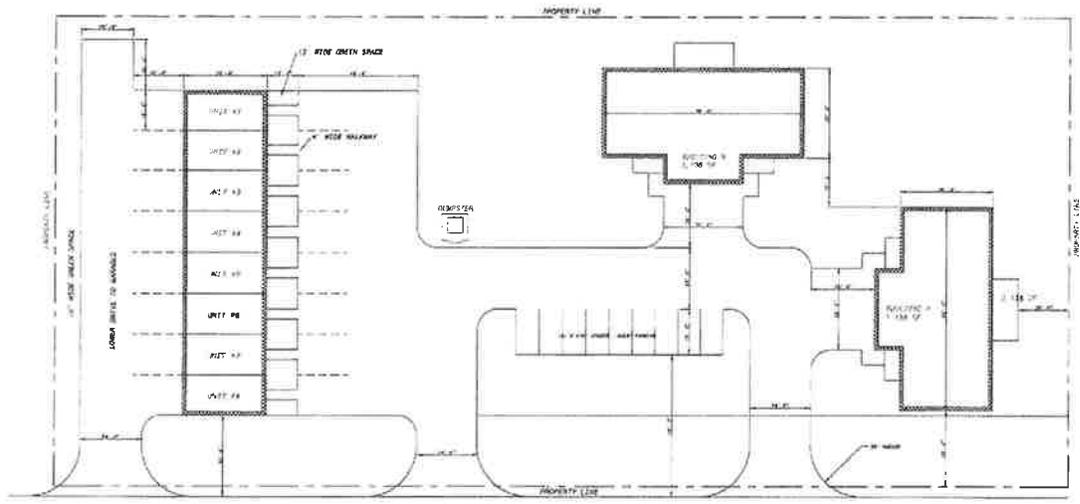
Congregate Housing, Elderly: A type of dwelling which is occupied by elderly persons and that provides shared community space and shared dining facilities and normally also provides its residents with housekeeping services, personal care and assistance, transportation assistance, recreational activities, 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
115'-0" x 21'-0"

LDSI
 Landscape Design Services, Inc.
 1000 W. 10th Street
 Suite 100
 Anchorage, Alaska 99501
 Phone: (907) 562-1111
 Fax: (907) 562-1112
 Website: www.ldsi.com

Project:	115'-0" x 21'-0"
Drawn by:	JEFF LARSEN
Check:	ALAN TAYLOR
Scale:	AS SHOWN
Title:	SITE PLAN
Sheet:	C1

NOT TO SCALE
 ALL DIMENSIONS ARE APPROXIMATE
 FIELD SURVEY DATA IS TO BE USED TO VERIFY ALL DIMENSIONS
 FIELD SURVEY DATA IS TO BE USED TO VERIFY ALL DIMENSIONS

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



CODE ENFORCEMENT OFFICE
CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board
From: Penny Thompson, Caribou Code Enforcement Officer
Date: September 14, 2017
Re: Public Hearing Item - Map 8 Lot 29 re-zone request

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

Page 1: This memo
Page 2: My notes on the violation
Page 3: The Notice of Violation
Page 4: Mr. Belanger's letter
Page 5: Scan of the Valley View Addition subdivision plan
Page 6: Warranty Deed for property, Book 2269 Page 4
Page 7: Part of City Tax Map 25
Page 8: Part of City Tax Map 8
Page 9: Maine Geoparcels map showing parcel and area
Page 10: Part of Caribou Zoning Map
Page 11: Page from Land Use Table, showing allowable zones (livestock)
Page 12: From Chapter 13 zoning ordinance (livestock)
Page 13: From Chapter 13 zoning ordinance (livestock)
Page 14: From Chapter 13 zoning ordinance (RC-2 changed to R-3)
Page 15: City Council minutes January 11, 2010

Quick notes for Map 8 Lot 29, property of William A. and Mary C. Belanger:

- When Mr. Belanger and I spoke on the phone about horses in the Spring:
 - The idea was to have them near home at 19 Montgomery
 - 19 Montgomery is an R-1 zone as is Map 8 Lot 29 which is also owned by Mr. Belanger BUT Map 8 Lot 28 – owned by Green Meadow Development (abutting 19 Montgomery & Map 8 Lot 29) is now an R-3 zone which horses could be allowed with CEO approval on condition that they be kept 100 feet from property lines, wells, and residential dwellings (per local ordinance)
 - The Planning Board is working on some “mixed use” development and the south end of main street is an area that they would be looking at so there would be the potential for allowing some R-3 uses into that area if the setback conditions could be met
- Bill said it was just something he was looking into but would let me know

- June 12 – I saw horses on Map 8 Lot 29, near Donnelly Avenue
- June 13 – Bill and I had conversation about Donnelly Avenue which lead to a discussion about the horses
- June 16 – notice of violation was mailed
- June 21 – letter from Bill Belanger received
- July 13 – Planning board agenda had item under “new business” to consider a zoning request, Mr. Belanger was not in attendance
- July 14 – Mr. Belanger came into the office to apologize – his dates were mixed up and he thought the meeting was on Friday July 14.

This land does not appear to be part of the “Valley View Addition” subdivision of parts of Lots 19 and 24 “H” Township for Donnelly and Hardison Development – West of Harvey Street and Donnelly & D’ Entremont Development – East of Harvey Street. However, I am neither an attorney nor a surveyor. It would be prudent for the owner to get an opinion from both.



City of Caribou, Maine

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

LEGAL NOTICE Notice of Violation / Order for Corrective Action

Date of Notice: 6/16/2017
Reference: Map 8 Lot 29 Location: Land parcel
To: William J. & Mary C. Belanger
19 Montgomery Avenue
Caribou ME 04736

You are hereby notified that you are in violation of the Zoning District Regulations

Date this violation was observed: 6/12/2016

Violation of section: R-1 zone

Violation description: Livestock (Horses) are not permitted in an R-1 zone - they are allowed in an R-3 zone with CEO approval

Conditions present: 2 Horses were observed grazing on land in R-1 zone

You are hereby ordered to take the following corrective action: Remove horses from the property at Map 8 Lot 29, move to suitable zoning with CEO approval

You are hereby ordered to take corrective action by: July 3, 2017
Failure to comply with this order may result in court action being taken against you. MRSA Title 30-A §4452 establishes a minimum fine of \$100.00 per day for each violation. A separate fine may be assessed for each day a violation continues. The City of Caribou may seek an order for corrective action, a substantial fine plus attorney fees and court costs in this action. Please contact this office at the Caribou Municipal Building at 25 High Street, phone: (207) 493 - 3324, extension # 3 or email: taxassessor@cariboumaine.org if you have any questions.

Copies of the local ordinance and a link to the 2015 International Property Maintenance Code as adopted by the Caribou City Council on January 23, 2017 is available at the City of Caribou website: www.cariboumaine.org.

Sincerely,

Penny Thompson
Tax Assessor / Code Enforcement Officer

Cc: City Manager, Fire Chief & Police Chief



21 June 2017

Bill & Chris Bélanger
19 Montgomery Ave
Caribou, ME 04736

Penny Thompson
Tax Assessor / Code Enforcement Officer
25 High Street
Caribou, ME 04736

Dear Ms. Thompson,

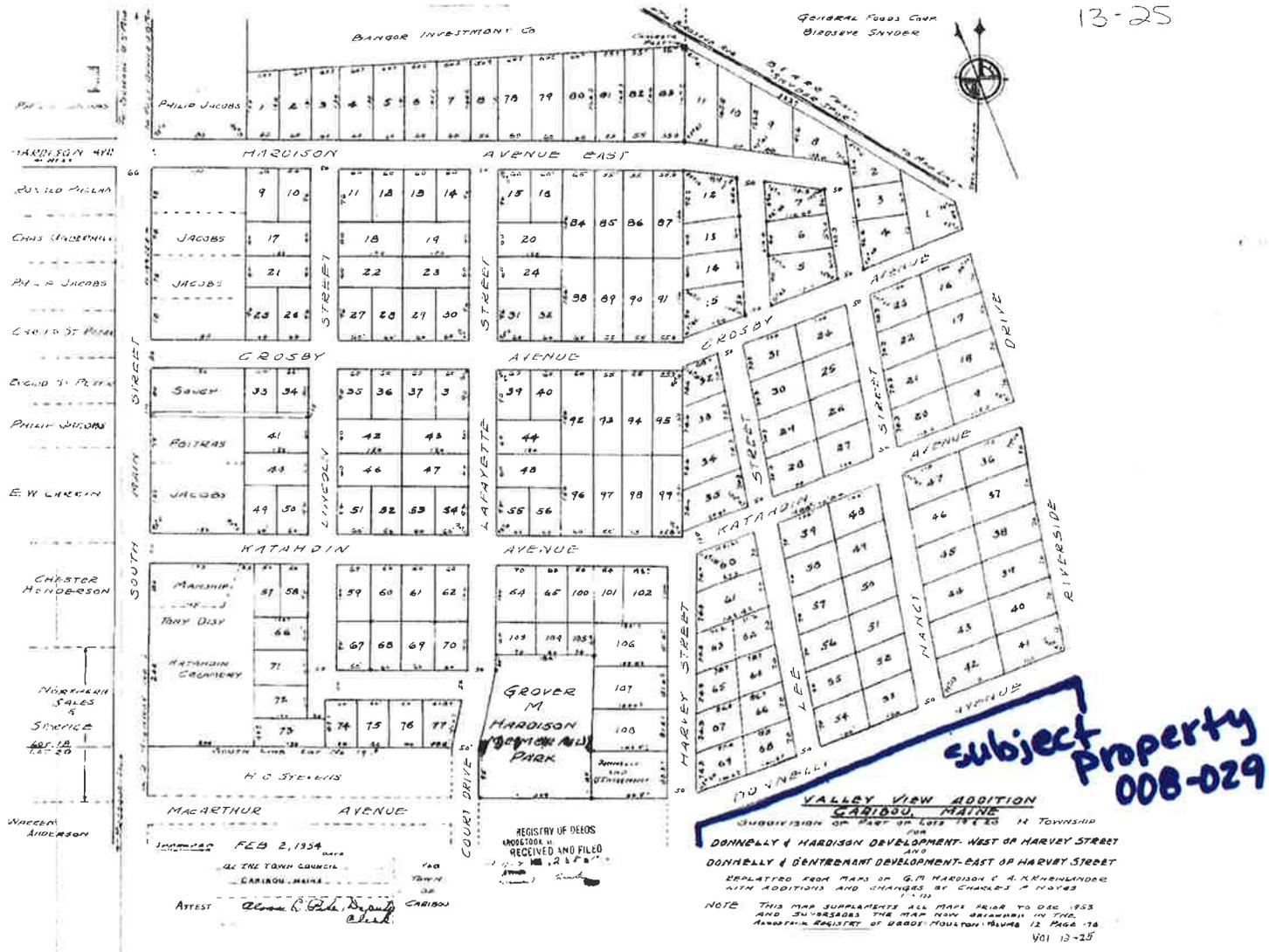
I have received your order for corrective action dated 16 June 2017. Thank you for bringing to my attention the fact that my pasture land on map 8 lot 29 is zoned R1. I will immediately begin the process of requesting a zone change to R3 which is a more realistic use of this 20 acres of field. I've spoken with all the abutting neighbors and none have objections, in fact some are excited that there will be horses around for their kids to visit.

I would request an extension to the time limit imposed in your letter until the issue is resolved with the city council.

Thanks in advance for your help in this matter.

A handwritten signature in blue ink that reads "Bill Bélanger". The signature is written in a cursive style with a long horizontal stroke at the end.

Bill Bélanger



REGISTERED FEB 2, 1934
 ATTEST *[Signature]* CLERK

REGISTRY OF DEEDS
 BROOKTON, ME
 RECEIVED AND FILED
 FEB 2 1934

VALLEY VIEW ADDITION
CARIBOU, MAINE
 SUBDIVISION OF PART OF LOTS 19 & 20 14 TOWNSHIP
 FOR
DONNELLY & HARDISON DEVELOPMENT - WEST OF HARVEY STREET
 AND
DONNELLY & BENTONANT DEVELOPMENT - EAST OF HARVEY STREET
 REPLATED FROM MAPS OF G.M. HARDISON & A. KENNEDY
 WITH ADDITIONS AND CHANGES BY CHARLES A. HAYES
 NOTE: THIS MAP SUPPLEMENTS ALL MAPS PRIOR TO DATE 1933
 AND SUPERSEDES THE MAP NOW BEING IN THE
 REGISTER OF DEEDS MOUNTAIN PLUME 12 PAGE 16
 V01 13-25

Land Plan Book 13 Page 35

WARRANTY DEED

DENIS R. MAZEROLLE of Caribou, in the County of Aroostook and State of Maine, for consideration paid, grants to WILLIAM J. BELANGER and MARY C. BELANGER, husband and wife, both of Caribou, in the County of Aroostook and State of Maine, with WARRANTY COVENANTS, as JOINT TENANTS, the land in Caribou, Aroostook County, Maine, as follows:

FIRST: Land in Caribou being part of Lot Numbered Nineteen (19) and the north half of Lot Numbered Twenty-four (24) in that part of Caribou formerly "H" Township, containing eighteen (18) acres, more or less, and being described as Lot 29 on Map 8 of the City of Caribou Property Maps.

SECOND: Land in Caribou being part of Lot Numbered Nineteen (19) and the north half of Lot Numbered Twenty-four (24) in that part of Caribou formerly "H" Township, containing three (3) acres, more or less, and being described as Lot 29A on Map 8 of the City of Caribou Property Maps.

Being the same premises conveyed to DENIS R. MAZEROLLE and CYNTHIA C. MAZEROLLE, by Quitclaim Deed, Joint Tenancy, of Aroostook Trust Company, dated September 8, 1981 and recorded at the Southern Aroostook Registry of Deeds in Volume 1559, Page 127.

ALSO, being part of other premises conveyed to DENIS R. MAZEROLLE by Warranty Deed of CYNTHIA C. MAZEROLLE, dated April 2, 1982 and recorded at the Southern Aroostook Registry of Deeds in Volume 1584, Page 232.

WITNESS my hand and seal this Ninth day of May, 1990.

Maine Real Estate Transfer Tax Paid

Denis R. Mazerolle
Denis R. Mazerolle

STATE OF MAINE
AROOSTOOK, ss.

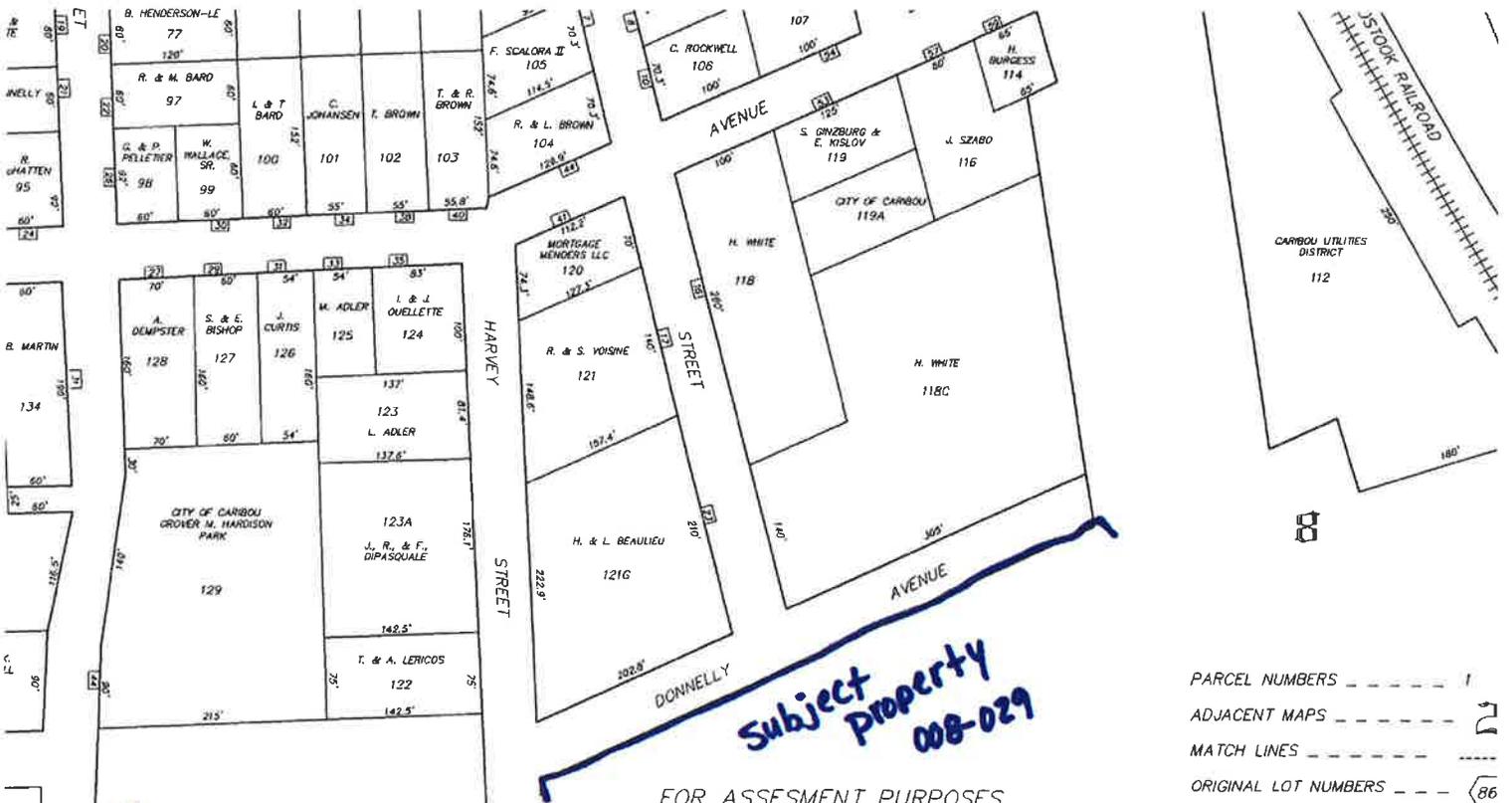
May 11, 1990

Personally appeared the above-named DENIS R. MAZEROLLE and acknowledged the foregoing instrument by him signed to be his free act and deed.

Before me,

Hugh S. Kirkpatrick
Hugh S. Kirkpatrick
Attorney at Law

AROOSTOOK, ss. Received May 15, 1990 at 8h 27m A.M

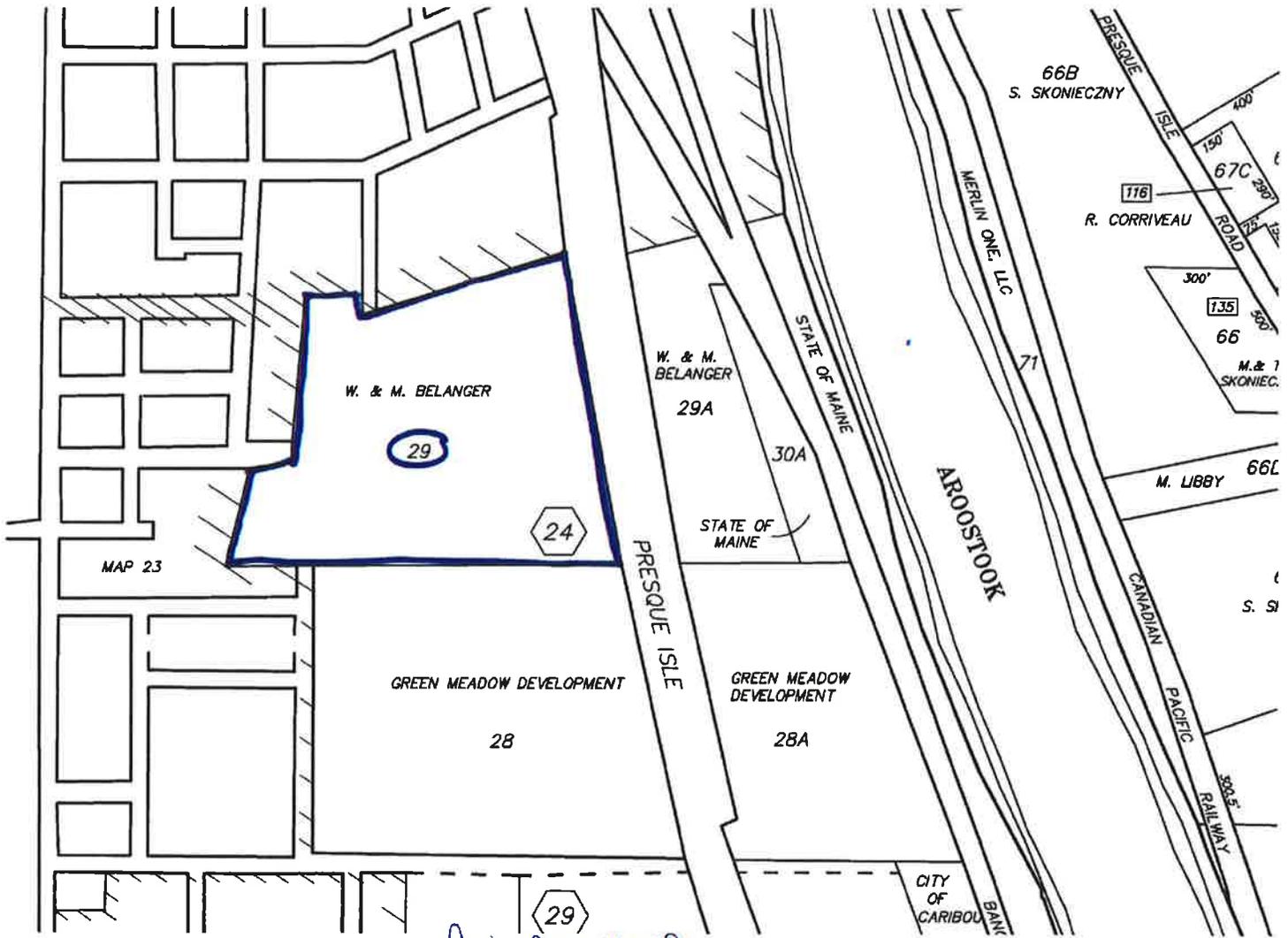


Part of Tax Map 25

**Subject Property
008-029**

FOR ASSESMENT PURPOSES
Not to be used for Conveyances

- PARCEL NUMBERS - - - - - 1
- ADJACENT MAPS - - - - - 2
- MATCH LINES - - - - - 3
- ORIGINAL LOT NUMBERS - - - - - 86
- STREET NUMBERS - - - - - 24



Part of Tax Maps

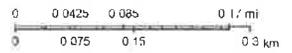
Maine Geoparcels Map



August 4, 2017

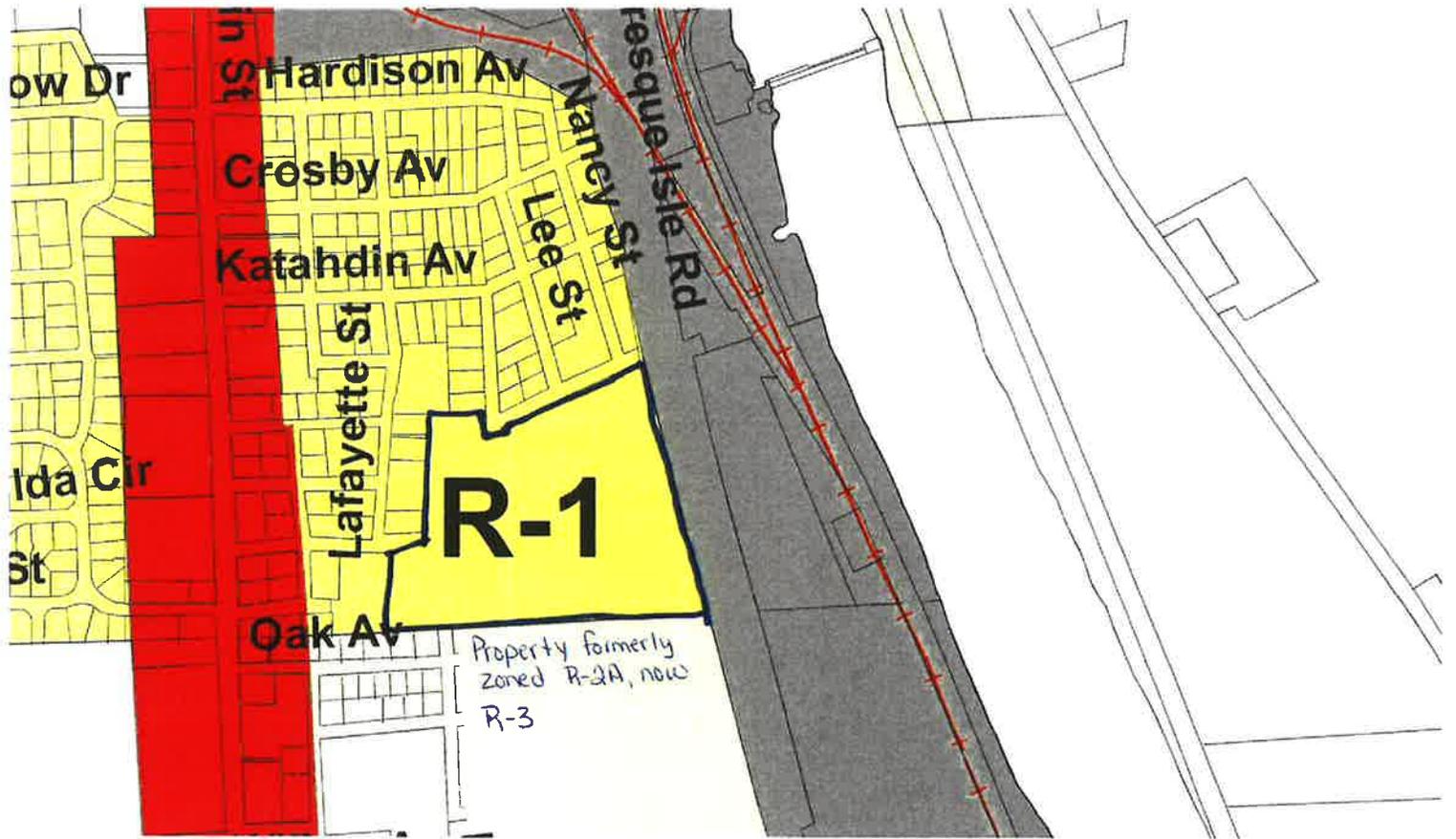
- Parcel IDs
- Parcels

1:4,514



Source: Can. DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, 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 Geocentry



Zoning map

From Chapter 13: Land Use Table & Zoning Definitions

Caribou Land Use Table

Zoning District

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

From the Chapter 13 zoning ordinance

Inn: A building which contains a dwelling unit occupied by an owner or resident manager, in which up to ten (10) lodging rooms or lodging rooms and meals are offered to the general public for compensation, and in which entrance to bedrooms is made through a lobby or other common room. Inn includes such terms as guest house, lodging house, and tourist house.

Intermediate Care Facility: A facility that provides, on a regular basis, personal care, including dressing and eating and health-related care and services, to individuals who require such assistance, but who do not require the degree of care and treatment that a hospital or skilled nursing facility provides.

Junkyard: A yard, field, or other area used as place of storage for:

1. Discarded, worn-out, junked plumbing, heating supplies, household appliances, and furniture;
2. Discarded, scrap, and junked lumber;
3. Old or scrap cooper, brass, rope, rags, batteries, paper trash, rubber debris, plastic debris, waste, and all scrap iron, steel, and other scrap ferrous or non-ferrous material, and
4. Garbage dumps, waste dumps, and sanitary landfills.

Kennels:

Animal Shelter, "means a facility that houses animals and operates for the purpose of providing stray, abandoned, abuses or owner-surrendered animals with sanctuary or finding the animals temporary or permanent adoptive homes."

Boarding Kennel. "means any place, building, tract of land or abode in or on which 3 or more privately owned companion animals are kept any one time for their owners in return for a fee or compensation and includes a facility where 3 or more companion animals are kept for training purposes for compensation."

Breeding Kennel, "means a location where 5 or more adult female dogs, wolf hybrids or cats capable of breeding are kept and some or all of the offspring are offered for sale, sold or exchanged for value or a location where more than 16 dogs or cats raised on the premises are sold to the public in a 12-month period. Breeding Kennel does not include a kennel licensed by a municipality under Section 3923-C when the dogs are kept primarily for hunting, show, training, sledding, competition, field trails or exhibition purposes and not more than 16 dogs are offered for sale, sold or exchanged for value within a 12-month period."

Rescue Group, "means an organization or individual that receives animals that have been abandoned, surrendered or removed from an animal facility or that take in homeless dogs or cats and sells, gives or otherwise places the animals in private homes. Rescue group does not include a facility licensed under chapter 723."

Laundry, Self-Serve: A business that provides home type washing, drying, and/or ironing machines for hire to be used by customers on the premises.

Level of Service: A description of the operating conditions a driver will experience while traveling on a particular road or highway calculated in accordance with the provisions of the "*Highway Capacity Manual*", latest edition, published by the National Academy of Sciences, Transportation Research Board. There are six (6) levels of service ranging from Level of Service A, with free traffic flow and no delays to Level of Service F, with forced flow and congestion resulting in complete failure of the roadway.

Line of Sight: The direct view of the object from the designated scenic resource.

Litter: Any garbage, solid waste, junk, rubbish, refuse, construction debris, demolition debris, and any other waste or materials.

Livestock: Domestic animals kept or raised for use or profit, such as, but not limited to, cattle, horses, sheep, elk, deer, buffalo, goats or pigs, that are typically kept outside of the home.

Long Term Care Facility: A distinct part of an institution that is licensed or approved to provide health care under medical supervision for twenty-four (24) or more consecutive hours to two (2) or more patients who are not related to the governing authority or its members by marriage, blood, or adoption.

From the Chapter 13 zoning ordinance

C. Regulations:

1. The establishment of a Registered Nonprofit Dispensary or Registered Cultivation Facility shall require review by the Caribou Planning Board as per Section 13-300 "Site Design Review" of the Caribou Code. Section 13-302 (B) shall require a mandatory public hearing as part of the Site Design Review. Siting requirements shall also apply to any and all ancillary structures, mobile units, or any future types of dispensary mechanisms as yet contemplated within this ordinance.
2. No Certificate of Occupancy shall be granted for a Registered Nonprofit Dispensary unless the structure providing the service is located in the H-1, C-1, C-2, I-1, I-2 or RC-2 Zones.
3. No Registered Nonprofit Dispensary shall be allowed in the R-1, R-2 or R-3 Residential Zones or within 300 feet of an existing residential dwelling or within 300 feet of the R-1, R-2 or R-3 Residential Zone Boundary Line.
4. No Certificate of Occupancy shall be granted for a Registered Nonprofit Dispensary if the premise concerned is located within the Drug Free Safe Zone, or 500 feet of a preexisting Private School, Day Care Facility, or House of Public Worship.
5. No Certificate of Occupancy shall be granted for a Registered Cultivation Facility unless the structure is located within a Registered Nonprofit Dispensary or is offsite from the Dispensary within the R-3 Zone and also meeting all setback requirements applicable to Registered Nonprofit Dispensaries.
6. No Certificate of Occupancy shall be granted for a Registered Nonprofit Dispensary unless the premise concerned is in complete compliance with all municipal, state and federal Codes and Regulations.

Security requirements for both the Registered Nonprofit Dispensary and associated Registered Cultivation Facilities shall include as a minimum:

- a. Lockable doors and windows to include intrusion alarms with audible and police notification components sending notification directly to or through a second party to the Caribou Police Department.
 - b. Exterior security lighting comprised of spot lights with motion sensors covering the full perimeter of the facility.
 - c. Video surveillance capable of covering the entire perimeter of the facility, interior, and all plants cultivated within the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day seven days per week and such records of surveillance shall be retained for a minimum duration of 90 days
7. A Registered Nonprofit Dispensary and Registered Cultivation Facility may not continue to employ an employee who is convicted of any state or federal controlled substance law, or is under indictment or charged with any state or federal controlled substance law violation, while employed at the Registered Nonprofit Dispensary and or Registered Cultivation Facility. If a principal officer or board member is convicted of any state or federal controlled substance law while a principal officer or board member of a Registered Nonprofit Dispensary or Registered Cultivation Facility, that Registered Nonprofit Dispensary or Registered Cultivation Facility shall immediately be considered in violation of this Chapter.
 8. Medical Marijuana Disbursing Facilities must provide an adequate interior waiting area to ensure no exterior waiting of clients.
 9. Medical Marijuana Disbursing Facilities must provide adequate off street parking on site at 1 parking space per every 150 square feet of interior space. Each parking space shall be a minimum of 9 feet wide by 21 feet long.
 10. All signage shall meet the requirements of Section 13-700, #29, A through H and may not use any pictorial representations of any portion of a marijuana plant, products, by-products, or paraphernalia associated with the use or distribution of legalized medical marijuana or illegal use of marijuana.

40. Conditions of Keeping Livestock and Poultry

1. Any livestock shall be kept at least 100 feet from any property line except pigs and hogs which shall be kept at least 200 feet from any property line and shall be kept at least 100 feet from any residential dwelling or water well.
2. Any poultry shall be kept at least 50 feet from any property line.

From the Chapter 13 zoning ordinance

- B. On lots larger than two (2) acres, the District regulations shall be followed in each portion.

Historical Note: Section 13-203, § 1A (6 & 7) as amended March 26, 2007; Section 13-203, R2-A district dissolved January 11, 2010; Section 13-203 was amended to replace 1996 BOCA with MUBEC February 14, 2011.

Sec. 13-204 District Regulations.

1. Basic Requirement.

Permitted Uses and Uses requiring Site Design Review in all Districts shall conform to all applicable specifications and requirements. A Plumbing Permit, Building Permit, and/or Certificate of Occupancy shall be required for all buildings, uses of land and buildings, and sanitary facilities, according to the provisions of this Ordinance.

2. Land Use Requirements.

Except as hereinafter specified, no building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, moved, or altered and no new lot shall be created unless in conformity with all of the regulations herein specified for the District in which it is located, unless a variance is granted.

3. General Requirements for Specific Districts.

A. All Districts.

No stable or barn, where allowed, shall be closer than 100 feet to any property line.

B. R-1 and R-2 Districts.

1. All premises and exterior property shall be maintained by the property owner or their authorized agent free from weed growth in excess of ten (10) inches. Noxious weeds shall be prohibited.
2. No motorized vehicle that is not currently or properly registered or which is unserviceable, discarded, worn out, or junked; or motorized vehicle bodies, parts, or engines shall be gathered together or parked upon any residential property, except when the vehicle is within a garage or other structure that complies with the building code of the City.
3. No motorized vehicle, or parts thereof, shall be displayed or offered for sale, trade, or lease for a period not to exceed ninety (90) days, in aggregate, in a calendar year.

C. R-C-2 Commercial District.

Any commercial use allowed in the C-1 and C-2 Districts shall be allowed in the RC-2 District.

4. District Regulations.

Land uses in conformance with the provisions of this Ordinance are shown in the following table.

CEO	=	Requires both Site Design Review and a permit from the CEO.
PB	=	Requires Site Design Review by the Planning Board and a permit from the CEO.
NO	=	Not permitted.

Historical Note: Section 13-204 §3 as amended March 26, 2007; Section 13-204, R2-A District dissolved January 11, 2010.

10-02

A regular meeting of the Caribou City Council was held at 7:00 p.m. on Monday, January 11, 2010 in Council Chambers with the following members present: Mayor Kenneth G. Murchison, Jr., Karla M. Bell, Christopher A.R. Bell, R. Mark Goughan, David Martin, and John R. Boone. Mary Kate Barbosa was absent and excused.

Steven R. Buck, City Manager; Stephen Wentworth, Code Enforcement Officer; Kathy Mazzuchelli, Director of Parks and Recreation; Michael Gahagan, Chief of Police; Roy Woods, Fire Chief; David Ouellette, Public Works Director; and Michael Shrewsberry, Director of Community Development, were present.

Also attending the meeting were Vernon Ouellette, Jim Cerrato, Doug Morrell, Milo Haney, Freeman Cote, Paul and Joan Theriault, and Wilfred Martin.

Barbara Scott, representing the Aroostook Republican; and Time Warner covered the meeting.

Council Agenda item #1: Public Input – no public input

Council Agenda item #2: Public Hearing to receive written and verbal comment on a Planning Board recommendation to re-zone the current R-2A zone off Donie Street to adjoin the abutting R-3 zone.

7:01 p.m. Public Hearing opened.

Stephen Wentworth requested the zoning change to accommodate anticipated construction of duplexes off Donie Street. The change had the unanimous approval of the Planning Board.

7:03 p.m. Public Hearing closed.

Council Agenda item #3: Consider acting upon the re-zoning of the current R-2A off Donie Street to become R-3.

Motion made by C. Bell, seconded by D. Martin, to eliminate the R-2A zone off Donie Street and to amend this as R-3 to become part of the currently abutting R-3 zone. (6 yes) So voted.

Council Agenda item #4: Consider the approval of the Minutes of the following:

A. Council Meeting of December 14, 2009

B. Council Organizational Meeting of January 4, 2010

Motion made by K. Bell, seconded by D. Martin, to approve the minutes of the December 14, 2009 Council meeting and the January 4, 2010 Organizational meeting as printed.

Motion amended by K. Bell, second amended by D. Martin, to approve the minutes of the December 14, 2009 Council meeting as printed.

(4 yes, 2 abstentions, C. Bell, J. Boone) So voted.

Motion made by K. Bell, seconded by D. Martin, to approve the minutes of the January 4, 2010 Organizational meeting as printed. (6 yes) So voted.



CODE ENFORCEMENT OFFICE

CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board
From: Penny Thompson, Caribou Code Enforcement Officer
Date: September 1, 2017
Re: Public Hearing Item - Map 31 Lot 215 re-zone request

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

Page 1: This memo
Page 2: One page property card for property
Page 3 - 4: Warranty Deed for property, Book 818 Page 391
Page 5 - 7: Certificate and Abstract Book 5569 Page 178
Page 8: Scan of Roberts Addition plan
Page 9: Part of City Tax Map 31
Page 10: Maine Geoparcels map showing parcel and area
Page 11: Part of Caribou Zoning Map
Page 12: Page from Land Use Table, showing allowable zones
Page 13 - 18 :
From Chapter 13 zoning ordinance (definitions, home occupation, signs, certificate of occupancy)

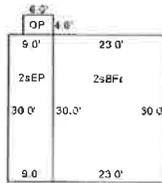
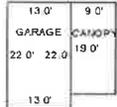
I do not find that this parcel - or neighboring parcels have any restrictive covenants for the subdivision. However, I am not an attorney. It would be prudent for the owner to have this issue researched to make sure that there is not a restrictive covenant against a commercial business on this lot.

I did not find any additional criteria for a "pet grooming" business. It is included on the land use table but not defined in the ordinance. "Household pet" is defined.

A reminder: Ms. Belanger attended the June 8 Planning Board meeting. Discussion included the "Home Occupation" section of the ordinance. Ms. Belanger stated that she does not live at the location so it would not fit that criteria. A pet grooming business at 32 Roberts Street would be a "commercial use" and would not be allowed in the R-1 zone. The Planning Board did communicate that an overhaul of zoning is in the works and that they would like to encourage new business in Caribou.

Account: 3257 MICHAUD, ANTOINETTE - DEV

Printed: 08/04/2017



Building Value: 41,400 Location: 32 ROBERTS STREET
 Land Value: 11,700 Address: C/O TAMMY BELANGER
 477 EAST PRESQUE ISLE ROAD
 CARIBOU, ME 04736 2335

Book	Page	Map / Lot
818	391	031-215

Total Assessment: 53,100
Tax: 1,269.09

Total Acres: 0.15

Land Detail:

Description	Units	Factor	Value
House Lot (Fractional)	Fr. Acre	0.15 100%	7,746
Lot Improvements	Acre	1.00 50%	4,000
Total Value of Land:			11,746

Building Detail:

Description	Floors	Sqft	Grade	Condition	Phys	Func	Econ	Value
Conventional	2	690	D 100	Below Average	45%	100%	85%	33,560
2S Encl Fr Porch		270	D 100	Avg-	45%	100%	85%	4,198
Open Frame Porch		24	E 100	Avg.	55%	100%	85%	391
Frame Garage		286	D 100	Avg.	55%	100%	85%	2,673
Canopy/Carport				**** Sound Value ****				600
Total Value of Buildings:								41,422

Year Built - unknown

That I, Albert Guerrette, of Portland, Cumberland County, Maine, in consideration of One Dollar and other valuable considerations

paid by Gilbert G. Michaud and Antoinette Guerette, both of Caribou, in the County of Aroostook and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Gilbert G. Michaud and Antoinette Guerette

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, all my right, title and interest in and to the following described real estate with buildings thereon, to wit:

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

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

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

Being part of the premises as conveyed to Anna Dionne by Warranty Deed of Lena Donnelly dated April 15, 1947, and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 590 Page 368. Being also the same premises as described in a Warranty Deed from Anna Dionne to Frank P. and Celina Soucy dated April 7, 1948 and recorded in said Registry of Deeds in Vol. 592 Page 319. Being also the same premises as described in a Warranty Deed, Joint Tenancy from Frank P. & Celina Soucy to Albert Guerrette and Viola Guerrette dated March 2^d, 1950, and recorded in said Registry of Deeds, Vol. 615, Page 500.

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



We have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Albert G. Michaud and Antoinette Guerette as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all incumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Albert Guerette, being divorced, relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this tenth day of April in the year of our Lord one thousand nine hundred and Sixty-One.

Signed, Sealed and Delivered in presence of

Attest *Antoinette Guerette*

State of Maine, Cumberland ss.

1861

Personally appeared the above named

Albert Guerette

the foregoing instrument to be his free act and deed.

Before me,

Thomas J. Higgins
Justice of the Peace
Notary Public



ARROOSTOCK, ss. Received Apr 18, 1961 at 3h 24m P.M.

3/1/215

STATE OF MAINE

(SEAL OF COURT)

AROOSTOOK COUNTY PROBATE COURT Houlton
Location of Court

DOCKET 2016-214

Estate of ANTOINETTE MICHAUD CERTIFICATE AND ABSTRACT
Deceased

To the Register of Deeds of Southern Aroostook County

An estate has been opened in this court for the above named decedent. The following facts apply to this estate according to the probated will or the petition or application was made or both.

Date of decedent's death 6/16/2016

1. Did decedent leave a will? YES NO
2. If item one is YES, will was probated FORMALLY INFORMALLY
3. If item one is YES, date of most recent probate of the will was 07/27/2016
4. If item 2 is answered FORMALLY, was there previous informal probate of the same will? YES NO
5. If the will was previously probated informally, was that informal probate certified to the Register of Deeds of the county to which this certificate is directed? YES NO
6. Has a petition for elective share been filed? (If YES, attach copy.) YES NO
7. Has a personal representative been appointed? YES NO
8. If item 7 is YES, date of appointment was 07/27/2016
9. If item 7 is YES, appointment was FORMAL INFORMAL
10. If item 7 is YES, give names and addresses of personal representatives.

Tammy Belanger
477 E Presque Isle Road
Caribou, ME 04736

N-121
(Rev. 9-16-81)
Page 2 of 3

11. Insert here a true copy of so much of decedent's will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which decedent owned real estate.

CARIBOU, COUNTY OF AROOSTOOK

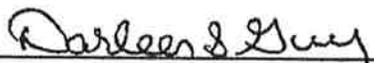
FIRST: I give, bequeath and devise unto my niece, TAMMY BELANGER, all of the rest, residue and remainder of my estate, real, personal, or mixed, wherever found and however situated and however and whenever acquired, to have and to hold the same unto her and her heirs and assigns forever.

12. Following is a list of Heirs or of all persons who are or may be Devises of real estate. (List heirs only when there is no probated will. If there is a probated will, list devisees of real estate.)

Tammy Belanger

13. I certify that the foregoing statements are accurate so far as they may be determined from the will or the petition or application upon which the appointment was made.

Date: 07/27/2016

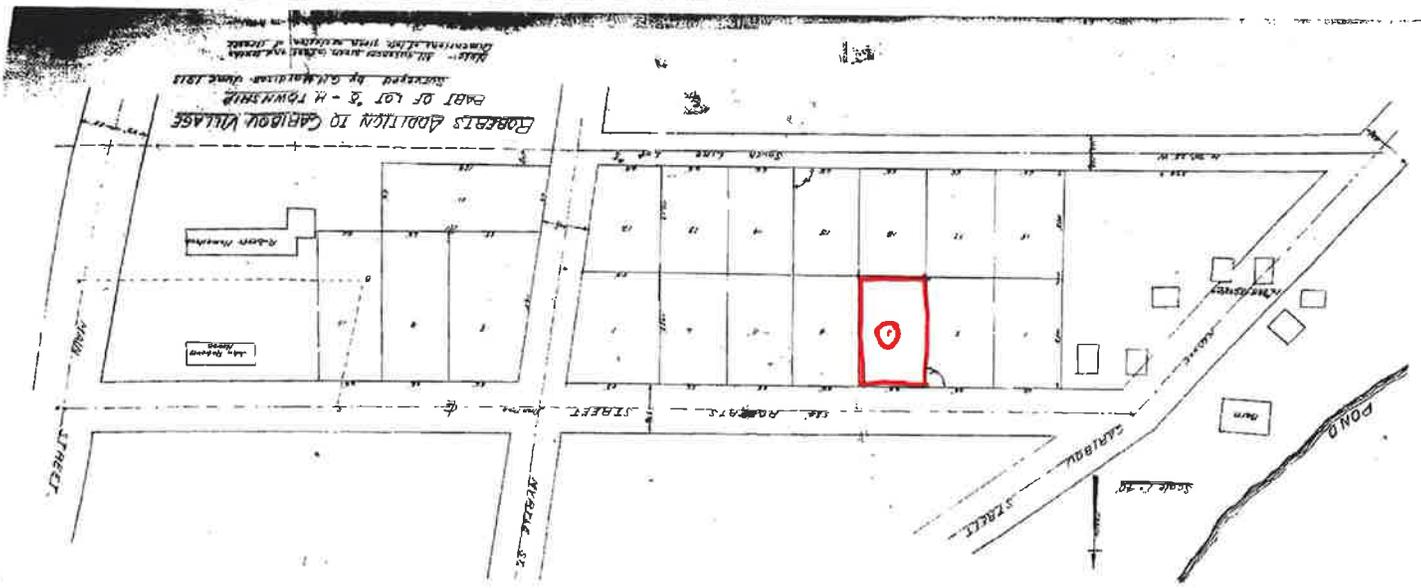


Register of Probate - Darleen S. Guy

See 18-A MRSA § 1-504.

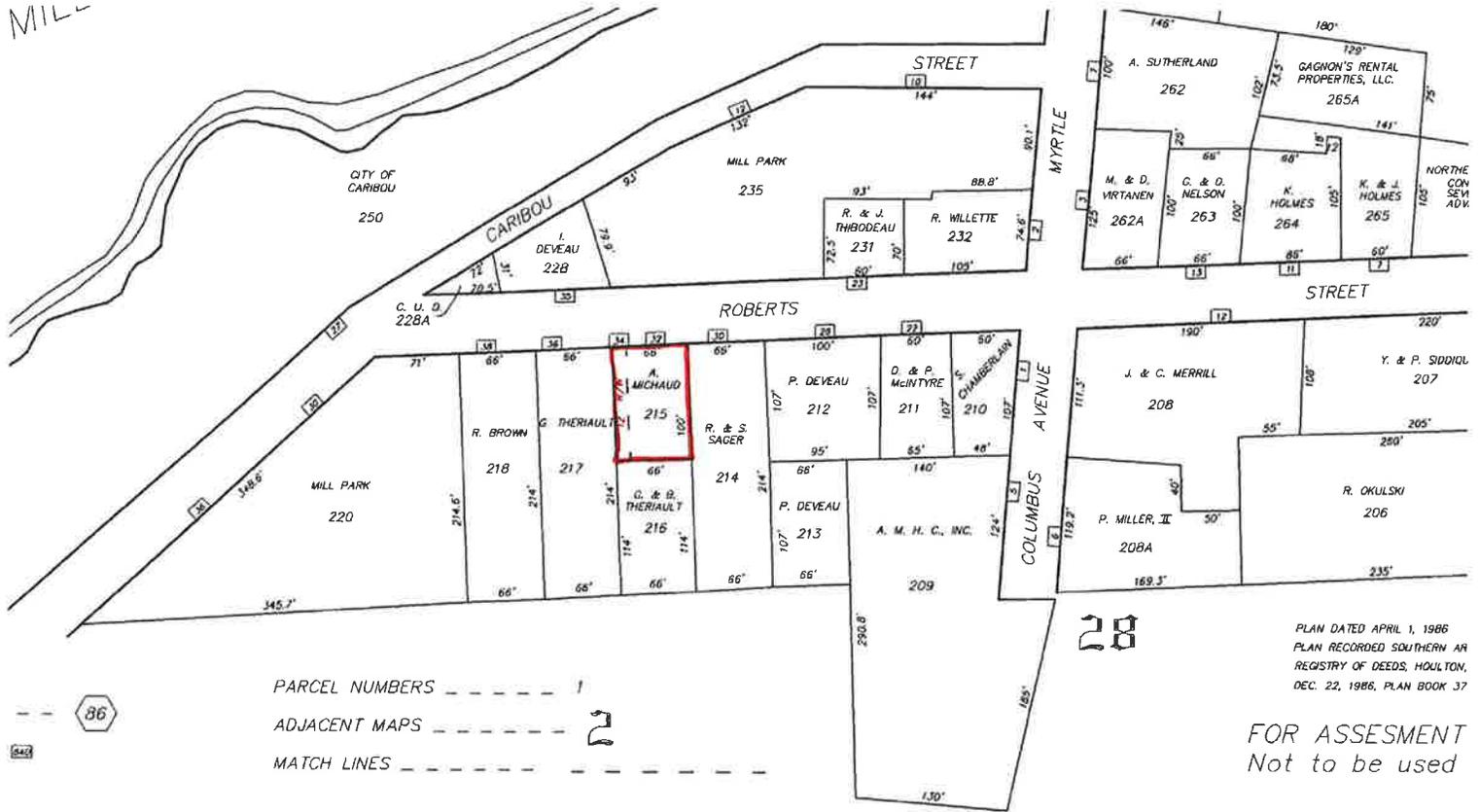
Received
AROOSTOOK SS
MELISSA L. RICHARDSON, REGISTRAR

Land plan Book 7 Page 22



Vol 7 page 22

MILL



28

PLAN DATED APRIL 1, 1986
 PLAN RECORDED SOUTHERN AR
 REGISTRY OF DEEDS, HOULTON,
 DEC. 22, 1986, PLAN BOOK 37

FOR ASSESMENT
 Not to be used

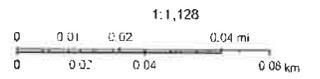
Part of Tax Map 31

Maine Geoparcels Map



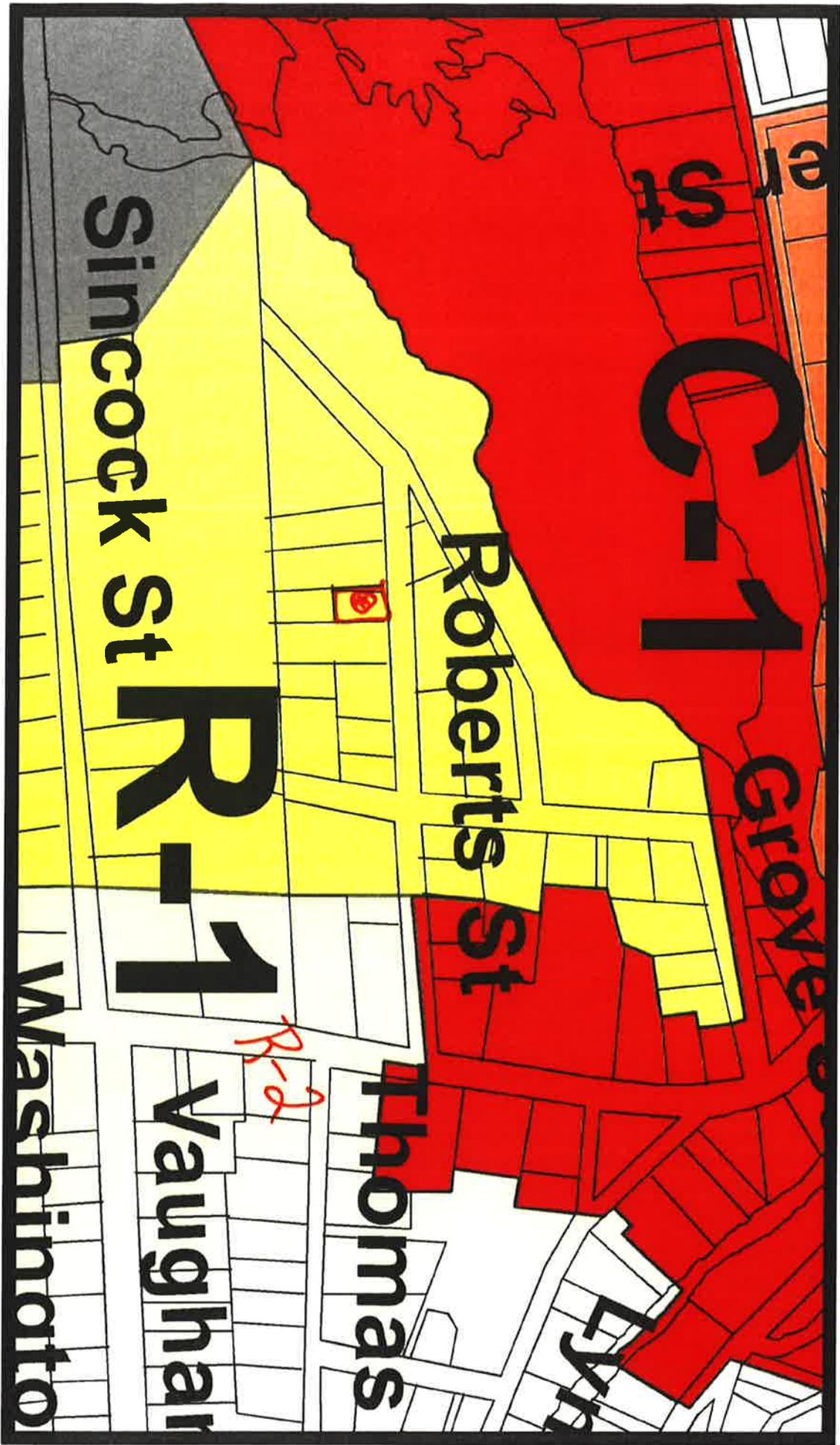
August 4, 2017

- Parcel IDs
- Parcels



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

Not for legal description of property. User assumes any risk associated with this map and data. Contains Esri, GeoEye, and other data.



Zoning Map

From Chapter 13: Land Use Table & Zoning Definitions

Caribou Land Use Table

Zoning District

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

From the Chapter 13 Zoning Ordinance

Clinic: An establishment where patients are accepted for treatment by a group of physicians practicing medicine together, but shall not offer domiciliary arrangements; medical or dental.

Club: Any association of persons organized for social, religious, benevolent, or academic purposes; whose facilities are open to members and guests including fraternities, sororities, and social organizations.

Club, Private: Any building or rooms, which serves as a meeting place for an incorporated or unincorporated association for civic, social, cultural, religious, literary, political, recreational, or like activities, operated for the benefit of its members and not for the general public.

Club, Recreational: Any building or land which serves as a meeting place or recreation area for an incorporated or unincorporated association or group operated for the benefit of its members and guests and not open to the general public, and not engaged in activities customarily carried on by a business for pecuniary gain.

Cluster Development: A development designed to promote the creation of open space by a reduction in dimensional and area requirements.

Code Enforcement Officer (CEO): A person appointed by the municipal officers to administer and enforce an ordinance. Reference to the CEO may be construed to include Building Inspector, Plumbing Inspector, Electrical Inspector, and the like, where applicable.

Colocation: The use of a wireless telecommunications facility by more than one wireless telecommunications provider.

Commercial Composting: The processing and sale of more than 1000 cubic yards of compost per year.

Commercial Recreation: Any commercial enterprise which receives a fee in return for the provision of some recreational activity, including but not limited to: racquet clubs, health facility, and amusement parks, but not including amusement centers.

Commercial Use: Commercial shall include the use of lands, buildings, or structures, other than home occupations, the intent and result of which activity is the production of income from the buying and selling of goods and services, exclusive of rental of residential buildings and dwelling units.

Commercial Waste Hauler: Any person engaged in the collection and transportation of solid waste for a fee or other compensation.

Commissary: A catering establishment, restaurant, or any other place in which food, containers, or supplies are kept, handled, prepared, packaged, or stored.

Common Driveway: A vehicle accessway serving two dwelling units.

Common Open Space: Land within or related to a development, not individually owned, which is designed and intended for the common use or enjoyment of the residents or the general public. It may include complementary structures and improvements, typically used for maintenance and operation of the usable open space, such as for outdoor recreation.

Community Center: A building which provides a meeting place for local, non-profit community organizations on a regular basis. The center shall not be engaged in activities customarily carried on by a business.

Community Residences for the Developmentally Disabled: A residential facility, licensed by the state, providing food, shelter, and personal guidance, with supervision, to developmentally disabled or mentally ill persons whose require assistance, temporarily or permanently, in order to live in the community and shall include group homes, halfway houses, intermediate care facilities, supervised apartment living arrangements, and hostels.

Community Residential Home: A dwelling unit licensed to serve clients of the appropriate governmental department that provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of an aged person, a physically disabled or handicapped person, a developmentally disabled person, a non dangerous mentally ill person, and a child as defined in the appropriate statute.

Community Shelters for Victims of Domestic Violence: A residence providing food, shelter, medical care, legal assistance, personal guidance, and other services to persons who have been victims of domestic violence, including any children of such victims, who temporarily require shelter and assistance in order to protect their physical or psychological welfare.

From the Chapter 13 Zoning Ordinance

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

From the Chapter 13 Zoning Ordinance

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

13. Home Occupations.

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

Home occupations shall be allowed in any zone, and

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

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

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

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

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

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

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

From the Chapter 13 Zoning Ordinance

1. At each intersection with a pedestrian crosswalk, curb-cut ramps should be provided on all corners. At T-intersections, ramps should be located on the side opposite the minor intersecting road.
2. Curb-cut ramps should be located and protected to prevent their obstruction by parked vehicles.
3. At marked pedestrian crosswalks, curb-cut ramps should be contained entirely within the markings, excluding any flared sides.
4. The function of the curb-cut ramp should not be compromised by other roadway features, such as, but not limited to guardrails, catch basins, manholes.

29. Signs.

A. Purposes: The purposes of this subsection are to:

1. Encourage the effective use of signs as a means of communication;
2. Maintain and enhance the aesthetic environment;
3. Create and maintain an attractive business climate;
4. Improve and maintain pedestrian and traffic safety;
5. Minimize the possible adverse effect of signs on nearby public and private property; and
6. Implement the intent of the Caribou Comprehensive Plan.

B. Sign Permit: Except as provided in subsection "D" below, no sign may be erected, enlarged, illuminated, or substantially altered without a Sign Permit issued by the Code Enforcement Officer after they find that the sign is in accordance with the provisions of this subsection. Each individual sign shall require a permit issued from the CEO.

B1. Sign Permit Fee: The permit fee shall be \$50.00 for each sign permit issued. Charitable and/or civic organizations must obtain a permit, however the fee is waived.

C. General Provisions

1. Signs must be kept clean, legible, and free from all hazards such as, but not limited to, faulty wiring, loose fastenings, or deterioration, and must be maintained at all times in such condition so as not to be detrimental to the public health or safety, detract from the physical appearance and the natural beauty of the community, or constitute a distraction or obstruction that may impair traffic safety. Property owners are responsible for the conditions of signs on their property; regardless of rental arrangements. Signs for businesses that have been closed or otherwise no longer operate are required to be maintained in the same condition noted above.
2. Except for banners, flags and temporary signs conforming in all respects with the requirements of this ordinance, all signs shall be constructed of permanent materials, and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
3. Flags of the United States, Maine, Aroostook County, or any other flag allowed by the City Council, provided that such flag shall not exceed sixty (60) square feet in area and shall not be flown from a pole the top of which is more than 40 feet in height are exempt from this ordinance. The United States flag shall be flown in accordance with protocol established by the Congress of the United States in Chapter 1 of Title 4 of the United States Code.
4. Nothing within this subsection shall prohibit the use of the following signs:
 - a. Traffic safety signs, directional signs, or emergency warning signs, erected by a government agency, or a public utility.
 - b. Legal notices, identification, information, or directional signs erected or required by governmental bodies.

D. Permitted Signs: The following types of signs are permitted, except where otherwise prohibited by law, and shall not require a Sign Permit issued by the Code Enforcement Officer.

1. All permanent on-premise signs erected prior to the effective date of this Ordinance (ordinary maintenance and upkeep shall be allowed).
2. Any sign approved by the Planning Board, as an element of Site Design Review, prior to the effective date of this Ordinance or as proposed in a pending application.

E. Prohibited Signs: The following signs are prohibited in all areas of the City.

1. No permanent sign except traffic and similar public safety signs, official business directional signs (OBDS) shall be located in the public right-of-way of any street or highway unless approved by the Police Chief or his/her designee; if applicant is aggrieved by the decision of the Police Chief he or she may appeal the decision of the Police Chief to the City Council.

From the Chapter 13 Zoning Ordinance

2. No sign shall be located so that it interferes with the view necessary for motorists to proceed safely through intersections or to enter into or exit from public streets or private roads.
 3. Temporary movable signs are allowed under the following uses:
 - a. To call attention to and/or to advertise the name of a new business and the products sold or activities to be carried on in connection with a new business. In such cases, no sign shall remain at a premises for a period of more than ninety (90) consecutive days.
 - b. To advertise a special sale or sales. In such cases, a sign shall be allowed for a period not to exceed ninety (90) consecutive days.
 - c. To promote community or civic activities. In such cases, no sign shall remain in place for more than ninety (90) consecutive days.
 - d. There must be a 30 day waiting period in between each 90 day period a temporary sign is erected.
 - e. Temporary signs less than 12 square feet which are not displayed when the business is closed, are exempt from this ordinance.
 4. Signs in any district shall not exceed 25 feet in height
 5. Signs in any district shall not exceed 96 square feet
 6. Signs in R-1 and R-2 districts that are not in compliance with the Home Occupation Ordinance or in a subdivision a sign for the purpose of identifying that subdivision exceeding 32 square feet are prohibited.
- F. **Non-Conforming Signs:** Non-Conforming signs that were otherwise lawful on the effective date of this Ordinance may continue except as provided below:
1. No non-conforming sign may be enlarged or altered in such a manner as to aggravate the non-conforming condition.
 2. A non-conforming sign may not be moved except for maintenance, change in message or repair, or replaced except to bring the sign into conformity with this subsection.
- H. **Specific Standards:**
1. C-1, C-2, RC-2, I-1, and I-2 Districts.

The following standards apply to signs in the C-1, C-2, RC-2, I-1, and I-2 Districts.
 - a. In the case of a multi-tenant or unit commercial or industrial development, the owner of such premises is responsible for compliance with this ordinance.
 2. R-1, R-2 and R-3 Districts.

The following standards apply to signs in the R-1, R-2 and R-3 Districts.
 - a. In the case of a multi-family development or a subdivision with an identifying name (i.e. "Solar Slopes"), the owner of such premises is responsible for compliance with this ordinance.
- I. **Changeable Signs:** The goal of the City is to regulate the frequency and manner of change of display on each side of a changeable sign in a manner consistent to that provided by State law, and to do so in a manner that promotes highway safety.
1. Definitions
 - a. Changeable Sign: "Changeable Sign" means an on-premises sign created, designed, manufactured or modified in such a way that its message may be electronically, digitally or mechanically altered by the complete substitution or replacement of one display by another on each side.
 - b. Display: "Display" means that portion of the surface area of a changeable sign that is, or is designed to be, or is capable of being, periodically altered for the purpose of conveying a message.
 - c. Message "Message" means a communication conveyed by means of a visual display of text.
 2. Regulations

From the Chapter B Zoning Ordinance

information as may be necessary to determine and provide for enforcement of these Ordinances. A soil suitability test shall be obtained for construction on land not served by public sewer.

- D. One copy of the site plan shall be returned to the applicant when approved by the CEO who shall have marked such copy approved and attested to same by their signature on such copy together with the permit. The second copy of such application and plans, similarly marked, approved or disapproved, shall be retained by the CEO and shall be kept on file as a public record. Failure of the CEO to issue written notice of their decision within thirty (30) days of the date of filing of the application shall constitute refusal of the permit. A plumbing and electrical permit shall be obtained before a building permit is issued.
- E. If significant progress on construction has not been made within six (6) months from the date the permit was issued, the permit shall expire. Furthermore, all previous building permits issued by the City prior to the passage of this Ordinance shall expire six (6) months from the effective date of this Ordinance, unless significant progress in construction is made within this six (6) month period.

3. Certificate of Occupancy.

- A. No land use shall be changed in use, nor building or structure hereafter completed, altered, enlarged, or relocated, or changed in use until a Certificate of Occupancy has been issued by the CEO, stating that the proposed use complies with other applicable provisions of these Ordinances and with all other applicable federal, state, and local rules, laws, regulations, and ordinances. Any person who sells, leases, or occupies a new building in the City prior to the issuance of a Certificate of Occupancy by the CEO shall be in violation of these Ordinances and is subject to its penalties.
- B. An application for a Certificate of Occupancy shall be applied for at the same time of application for the land use permit. No permit for the excavation, erection, repairs, or alterations to any building shall be issued until an application has been made for a Certificate of Occupancy.
- C. A Certificate of Occupancy shall be required for the following uses:
 - 1. The increase in the number of dwelling units in a building.
 - 2. The establishment of any home occupation.
 - 3. A change in a non-conforming use of land or building.
 - 4. The occupancy and use or change of use of vacant land except for the raising of crops.
 - 5. A change in use of an existing building, whether or not alteration is involved.
- D. Prior to the issuance of the Certificate of Occupancy, the CEO shall check and determine that all requirements under the applicable provisions of these Ordinances and with all other applicable federal, state, and local rules, laws, regulations, and ordinances have been met.
- E. Any person desiring to change the use, but not the structure of the building or structure erected, or the use of the premises, shall apply in writing to the CEO for a Certificate of Occupancy setting forth the new use under the application. The CEO, under finding after examination that such new use complies with the provisions of these Ordinances, shall issue the Certificate of Occupancy applied for.

4. Code Enforcement Officer Shall Act.

The CEO shall act upon all applications for a land use permit or certificate of occupancy within fifteen (15) days after receipt of an application. Notice of refusal to issue the land use permit or certificate of occupancy shall be given to the applicant or their authorized agent in writing within fifteen (15) days of such application stating the reason for refusal.

5. Inspection.

- A. At least three (3) days prior to commencing construction of improvements, the applicant shall notify the CEO in writing of the time when the developer proposes to commence construction of such improvements, so that the CEO can cause inspection to be made to assure that all specifications, requirements, and conditions of approval, if applicable, shall be met during the construction of the improvements, and to assure the satisfactory completion of required improvements and utilities.
- B. If the CEO finds upon inspection of the improvements that any of the required improvements have not been constructed in accordance with the plans and specifications filed by the applicant, the CEO shall so report in writing to the City Council, Planning Board, applicant, and developer. The City Council shall take any steps necessary to preserve the City's rights.
- C. If at any time before or during the construction of the required improvements it appears to be necessary or desirable to modify the improvements, the CEO is authorized to approve minor modifications due to unforeseen circumstances. The CEO shall issue any approval under these Ordinances in writing and shall transmit a copy of the