City of Caribou, Maine

Municipal Buildin
25 High Stree
Caribou, ME 0473
Telephone (207) 493-332
Fax (207 498-395
www.cariboumaine.or

AGENDA
Caribou Planning Board
Regular Meeting
Thursday, August 10, 2017 at 5:30 p.m.
Caribou City Council Chambers

I. Call to Order

II. Approval of minutes from the July 13, 2017 Planning Board meeting. 2-4

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. 5-23

IV. New Business

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. 24-33

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. 34-48

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. 49-68

VI. New Communications

VII. Public Input

VIII. Adjournment

City of Caribou, Maine

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

Caribou Planning Board Meeting Minutes
Thursday, July 13, 2017 @ 5:30 pm
City Council Chambers

Members Present: Phil Cyr, Michele Smith, Robert White and Philip McDonough III.

Members Absent: Evan Graves, Matthew Hunter and Todd Pelletier

Others Present: Steve Wentworth –Planning Board Advisor, Penny Thompson –Tax Assessor/Code Enforcement, Dennis Marker –City Manager, Tim Roix –B.R. Smith Associates, John Deveau –United Veterans of Maine, Charlie Michaud –Haney's Building Specialties, Philip McDonough III –Councilor Liaison, Gilbert Hitchcock and Elvin Thomas

I. **Call to Order -** Phil Cyr called the meeting to order at 5:30 pm.

II. **Approval of June 8, 2017 Planning Board Minutes -**Minutes were not completed.

III. Public Hearings

1) **Final Review of a Site Design Application from Neal Griffeth for an additional retail business at 16 Access Highway, Tax Map 11, Lot 3. -** Chairman Phil Cyr opened the Public Hearing at 5:30 pm. Tim Roix, Engineer from B.R. Smith Associates spoke on behalf of the applicant. Mr. Roix presented at the last meeting for the preliminary review. The only thing that has changed in the plans is they moved the building slightly on the lot, it gives better access and more space between the building and drive. Other than that, it is the same plan presented at the last meeting. With no other comments, the Public Hearing closed at 5:31 pm. The Board reviewed the final site design review criteria. With everything in order, Michele Smith moved to accept the final plan as presented; seconded by Robert White. Motion carried with all in favor.

2) **Final Review of a Site Design Application from United Veterans of Maine for a Supportive Living Site for Military Veterans with Agricultural Training at 358 Washburn Street, Map 7, Lot 45J. –** Chairman Phil Cyr opened the Public Hearing at 5:39 pm. John Deveau, Executive Director of United Veterans of Maine stated there were no changes to the plans that were provided last month. With no other comments, the Public Hearing was closed at 5:40 pm. Upon review of the final site design review criteria, Phil Cyr questioned if the cul-de-sac met the requirements for emergency vehicles, Mr. Deveau stated it does. Mr. Deveau also answered questions on exterior lighting and signs. There will be exterior lighting on the buildings and they will have a pole as well. They are re-doing the sign that is already there and there will be a small sign below with donors on it. The same poles will be used. With everything in order, Robert White moved to approve the application; seconded by Michele Smith. Motion carried with all in favor.

IV. New Business

1) **Request from Bill Belanger to re-zone a portion of his property.** – Steve Wentworth explained that Mr. Belanger owns a large parcel of land, east of where his residence is. It is currently zoned Residential 1. There are fourteen acres of pasture where he currently has horses, but the R-1 zone does not allow for horses. Mr. Belanger is requesting that the Board re-zone that portion of his property to R-3, which would be an extension of the abutting R-3 zone. Board discussion on this being a non-conforming use currently in the R-1 zone. Penny Thompson, CEO informed the Board that this came up because she sent Mr. Belanger a notice of violation for having horses on his property. Michele Smith had concerns that currently, it is non-compliant and even if the zone is changed, they don't know if all of the other requirements are being met for having horses. Board discussion on the non-conformance and that perhaps he should have come to the Board prior to having the horses instead of after a notice of violation. Dennis Marker stated that the City Code has a standard for having livestock as long as it is 100 feet away from homes in the proper zone. In this case, it meets the 100 foot standard, just not the proper zone. This is one piece of property fourteen acres in size, certainly they could move the fence. The City has one standard; that livestock is ok, want to support farming, create & maintain a certain quality or character in the community and another that the zoning just doesn't allow it. What is the priority. The current zone could be amended to allow livestock with the 100 foot standard, or change the zone altogether. Mr. Marker said there are some options to look at and lots of ways to accomplish what the City wants to do and what they are requesting. Mr. Belanger was not present. With no Board consensus and with Mr. Belanger not being present, Robert White moved to table this item; seconded by Phil Cyr. Motion carried with all in favor.

2) **Request from Troy Haney to consider re-zoning of parcel of land at 47 York Street.** – Steve Wentworth stated this is currently the I-2 zone and Mr. Haney's request is to change it to R-1. To tear down the existing structure and to rebuild larger, it would not be allowed in the I-2 zone. Charlie Michaud from Haney's Building Specialties was present to speak on behalf of Troy Haney. He would like to tear the house down that is currently there, which sits very close to the current neighbor. Mr. Haney would like to put up a garage as a privacy buffer, with a breezeway to the house. Steve Wentworth explained this is a kit structure. Mr. Haney went over the plans with Mr. Wentworth. He would like to start this as soon as possible. Changing the zone would be simply moving the boundary line. Robert White moved to recommend to the City Council; seconded by Philip McDonough III. Motion carried with all in favor.

3) **Request from Troy Haney to do a presentation of his Glenn Street property.** – Charlie Michaud from Haney's Building Specialties was available to speak on behalf of Troy Haney. Mr. Haney would like to build a string of eight townhouses instead of two more condos on his Glenn Street property. Steve Wentworth explained this was just a "first read", so the Board is informed of what is ahead. Mr. Haney will be submitting an amended Site Design Application. Phil McDonough II stated that Mr. Haney had bought the land from the City for $1.00 to build taxable property on. Phil Cyr questioned the deed with the land and what if it isn't the original plan. Phil McDonough II stated that they can look at the agreement prior to processing the application.

   Robert White brought up the new storage facility that Sam Collins is working on. He questioned why there was no site design review on this. Mr. White stated that he did get DEP approval. Steve Wentworth said he didn't know and that the trigger in the City Code is for it to be at least 4,000 square feet for review.

V. Other Business.

Robert White updated the Land Use Table from the work the Board did at the last workshop. Each Board member was given copies. He updated zones, added Auto Recycling and took out CEO's.

VI. New Communications

The Board decided to not have a meeting in August unless something comes up.

VII. Public Input

None

VIII. Adjournment

Meeting adjourned at 6:37 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

CARIBOU, 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: _____

		Yes	No	N/A
A.	Conformance with Comprehensive Plan	____	____	____
B.	Traffic	____	____	____
C.	Site Access	____	____	____
D.	Parking & Vehicle Circulation	____	____	____

		Yes	No	N/A
E.	Pedestrian Circulation	____	____	____
F.	Site Conditions	____	____	____
G.	Open Space	____	____	____
H.	Sanitary Sewage	____	____	____
I.	Water	____	____	____
J.	Emergency Vehicle Access	____	____	____
K.	Waste Disposal	____	____	____
L.	Buffering	____	____	____
M.	Natural Areas	____	____	____
N.	Exterior Lighting	____	____	____
O.	Stormwater Management	____	____	____
P.	Erosion & Sediment Control	____	____	____
Q.	Buildings	____	____	____
R.	Existing Landscaping	____	____	____
S.	Infrastructure	____	____	____
T.	Advertising Features	____	____	____
U.	Design Relationship to Site	____	____	____
	& Surrounding Properties	____	____	____

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

City of Caribou, Maine
Planning Board

Site Design Review for: _____

Address: _____

On _____(date) the members of the Caribou Planning Board met to consider the application for Site Design Review on the property referenced above.
The application was: **Denied** / **Approved** / **Approved with conditions**

Approved by the Caribou Planning Board

Signed: _____ Chairman of the Planning Board

_____

_____

_____

_____

_____

_____

Date: ____/ ____/ ____

Conditions of Approval:

_____

_____

_____

7/01/2013 . 1

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

FILE COPY

RECEIVED
MAY 18 2017

PLEASE TYPE OR PRINT IN *BLACK INK ONLY*

Name of Applicant: (owner)	PIONEER REALTY	Name of Agent:	SAM COLLINS NMRO
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 BY S.W. COLLINS CO. ON WASHBURN STREET, CARIBOU, ME.		
		UTM Northing: (if known)	UTM Easting: (if known)
Description of Project:	CONVERT LAND INTO GRAVEL / PAVEMENT FOR STORAGE OF BUILDING MATERIAL		
Part of a larger project? (check one)→	☐ Yes ☒ No	After the Fact? (check one)→	☐ Yes ☒ No
Check one→ This project ☐ does (or) ☒ 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

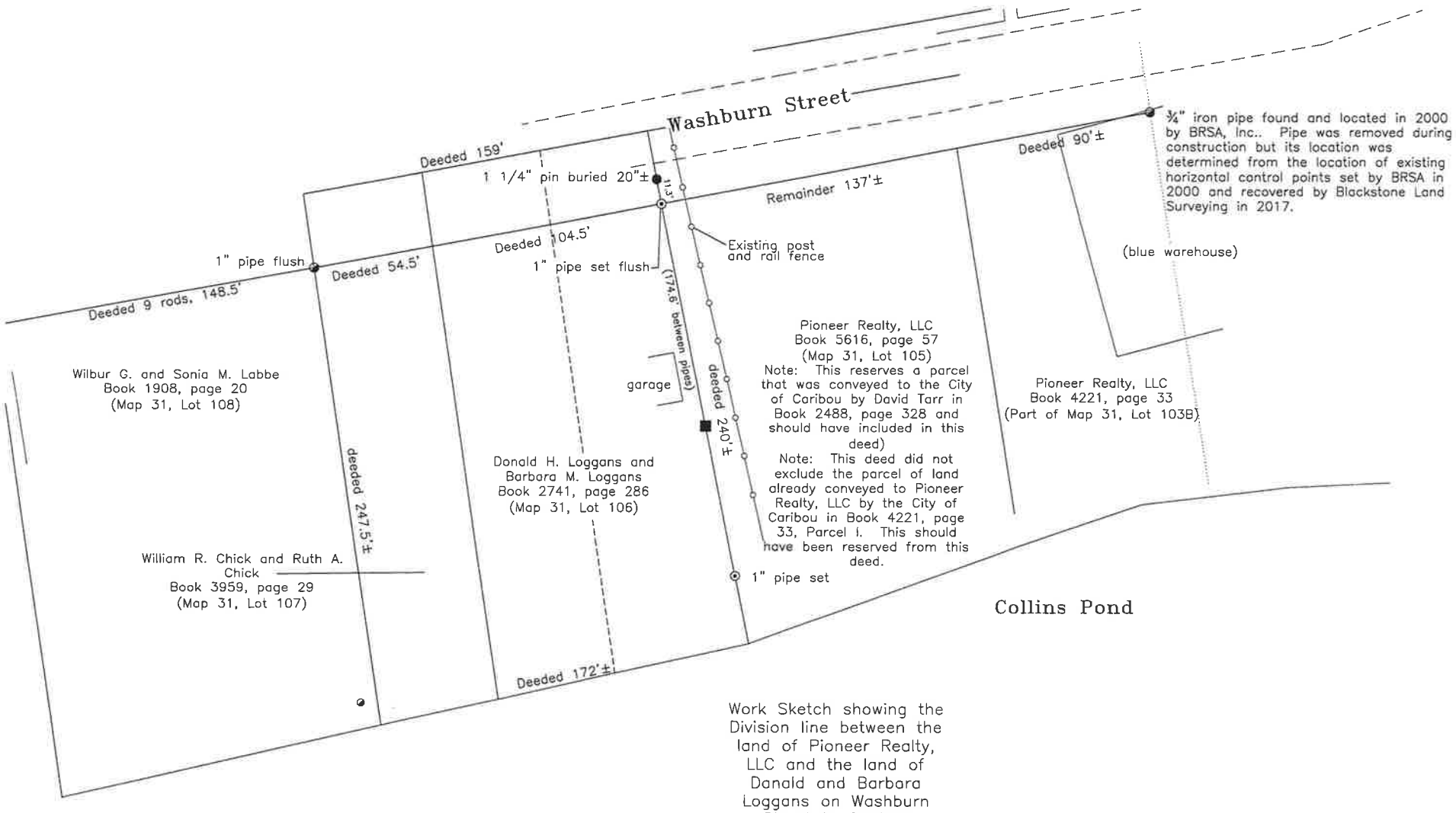
Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection **at the appropriate regional office listed below.** The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further 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	PORTLAND DEP	BANGOR DEP	PRESQUE ISLE DEP
17 STATE HOUSE STATION	312 CANCO ROAD	106 HOGAN ROAD	1235 CENTRAL DRIVE
AUGUSTA, ME 04333-0017	PORTLAND, ME 04103	BANGOR, ME 04401	PRESQUE ISLE, ME 04769
(207)287-3901	(207)822-6300	(207)941-4570	(207)764-0477

APPROVED

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

DEPLW0311-02013



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

Job 7916

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CODE ENFORCEMENT OFFICE
CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board
From: Penny Thompson, Caribou Code Enforcement Officer
Date: August 4, 2017
Re: Agenda Item – Map 31 Lot 105 re-zone request

City Manager's Executive Assistant Denise Lausier has asked me to provide information on agenda items before the Planning Board for the August 10 meeting.

For this agenda 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 Geoparcel map showing parcel and area
Page 10: Part of Caribou Zoning Map

I do not find that this parcel – or neighboring parcels were part of a subdivision with any restrictive covenants. However, I am not an attorney.

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:

Description		Units	Factor	Value
Baselot (Fractional)	Fr. Acre	0.25	100%	15,000
Rear Land 1	Acre	0.37	100%	648
Total Value of Land:				15,648

Building Detail:

Description	Floors	Sqft	Grade	Condition	Phys	Func	Econ	Value
Asph Paving /00		200	C 100	Avg.	89%	100%	85%	11,347
				Total Value of Buildings:				11,347

Bk 5616 Pg57 #14340
12-13-2016 @ 08:41a

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.

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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 Bleess, the Caribou City Manager this 8th day of November, 2016

CITY OF CARIBOU

MAINE TRANSFER TAX PAID

Lisa M. Bussitte
Witness

By Austin Bleess
Austin Bleess, City Manager

State of Maine
Aroostook, ss.

November 9, 2016

Personally appeared the above named Austin Bleess, 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]

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

F:\RDS\Real Estate Files\SW COLLINS TO CARIBOU\Quitclaim with Covenant City to Pioneer.wpd

Received
AROOSTOOK SS
MELISSA L. RICHARDSON, REGISTRAR

Bk 5627 Pg108 #782
01-25-2017 @ 09:22a

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 Bleess, the Caribou City Manager this 23rd day of January, 2017.

CITY OF CARIBOU

Witness

By _____
Austin Bleess, City Manager

State of Maine

Aroostook, ss. January 23, 2017

Personally appeared the above named **Austin Bleess, 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,

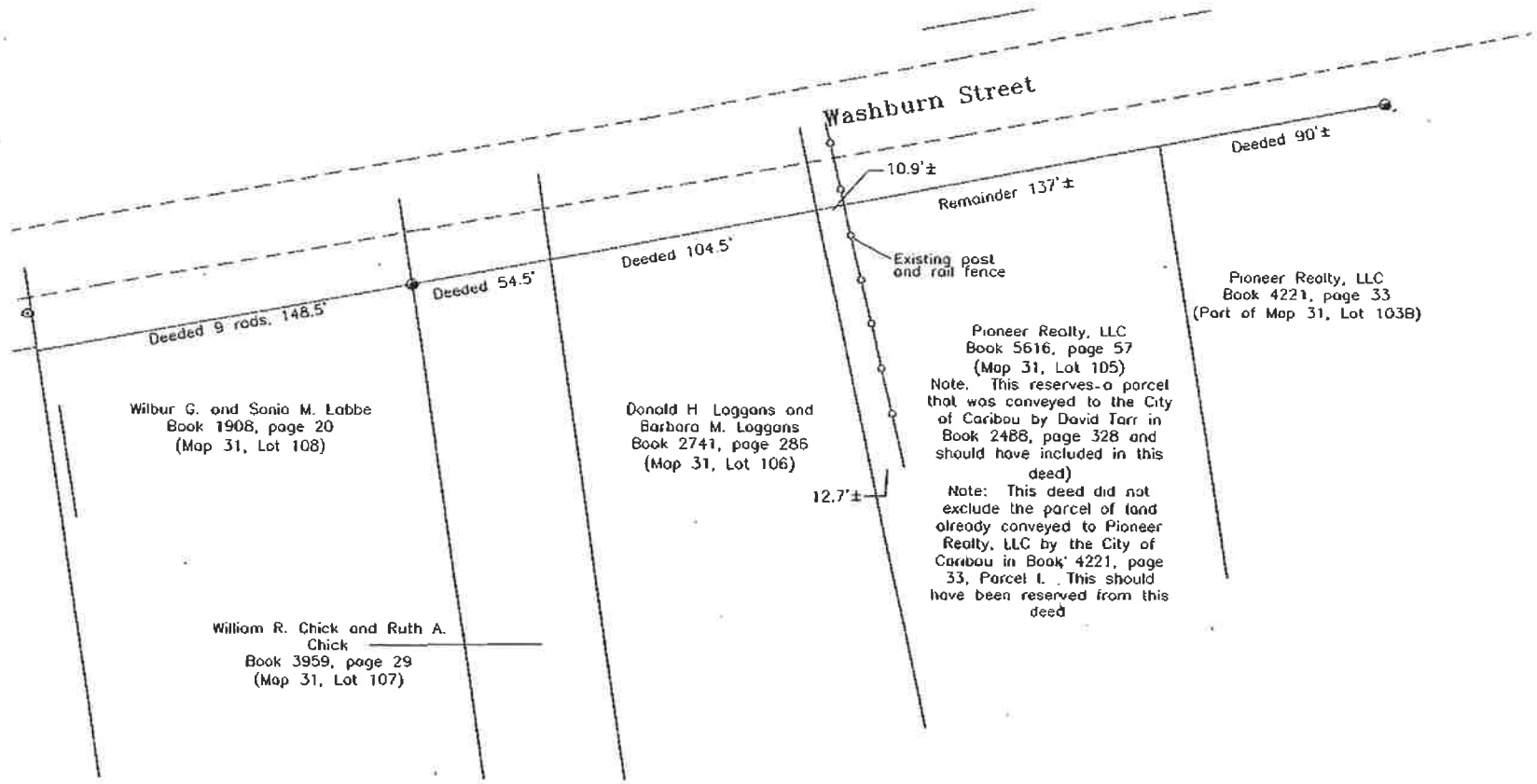
Ginger L. Voisine

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

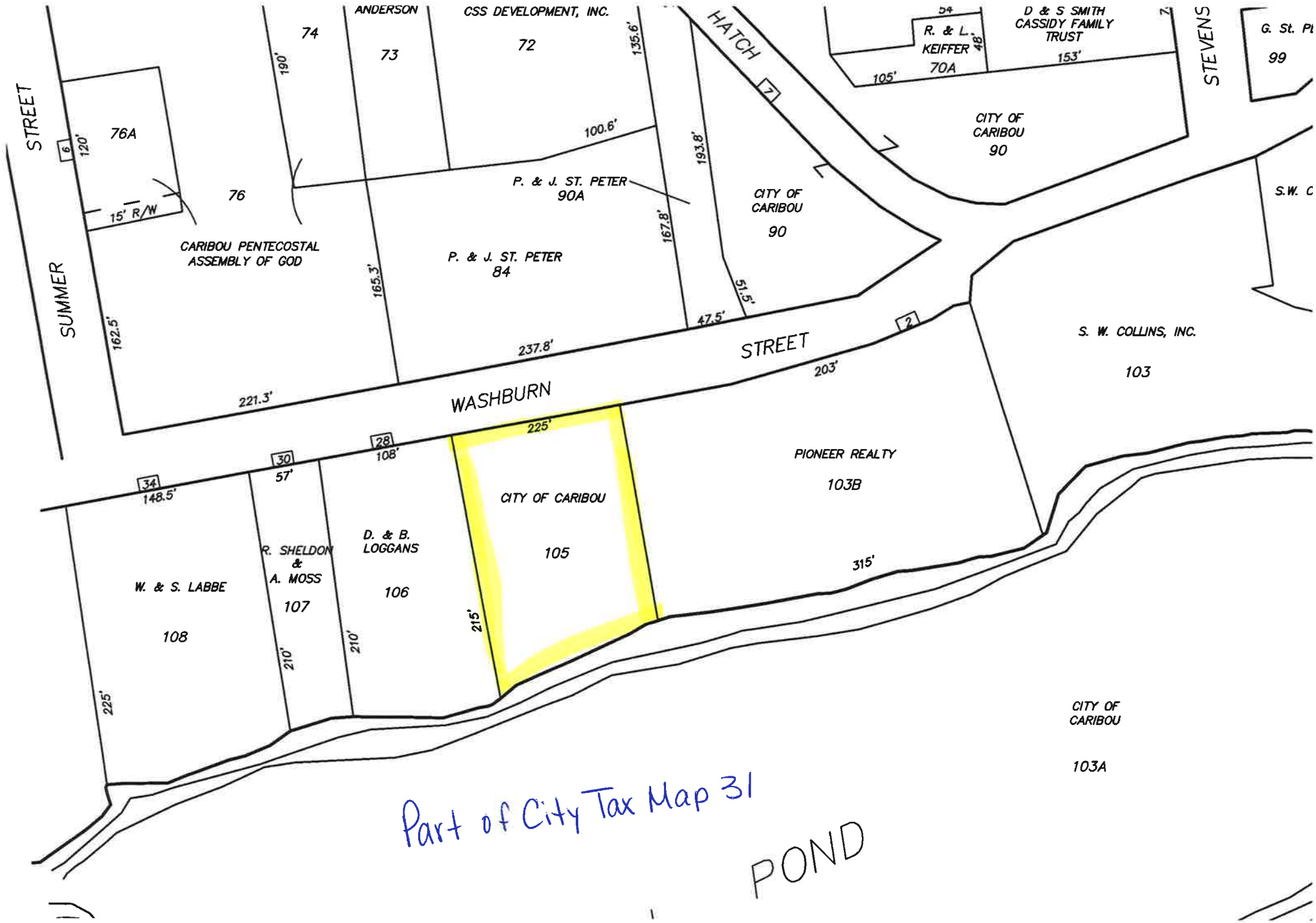
GINGER L. VOISINE
Notary Public, Maine
My Commission Expires August 7, 2019

Z:\RDS\Real Estate Files\--CLOSED REAL ESTATE FILES-\-- CLOSED RE FILES 2016 --\SW COLLINS TO CARIBOU\Corrective Deed Caribou.wpd

Received
AROOSTOOK SS
MELISSA L. RICHARDSON, REGISTRAR



Bk 5627 Pg110 #782


SUMMER STREET
76A
76
15' R/W
CARIBOU PENTECOSTAL ASSEMBLY OF GOD
74
ANDERSON
73
CSS DEVELOPMENT, INC.
72
P. & J. ST. PETER
90A
P. & J. ST. PETER
84
HATCH
CITY OF CARIBOU
90
R. & L. KEIFFER
70A
D & S SMITH CASSIDY FAMILY TRUST
CITY OF CARIBOU
90
STEVENS
G. St. Pl
99
S.W. C
S. W. COLLINS, INC.
103
WASHBURN STREET
PIONEER REALTY
103B
CITY OF CARIBOU
105
D. & B. LOGGANS
106
R. SHELDON & A. MOSS
107
W. & S. LABBE
108
CITY OF CARIBOU
103A
POND
Part of City Tax Map 31

Maine Geoparcel Map

August 4, 2017

Parcel IDs

Parcels

1:1,128

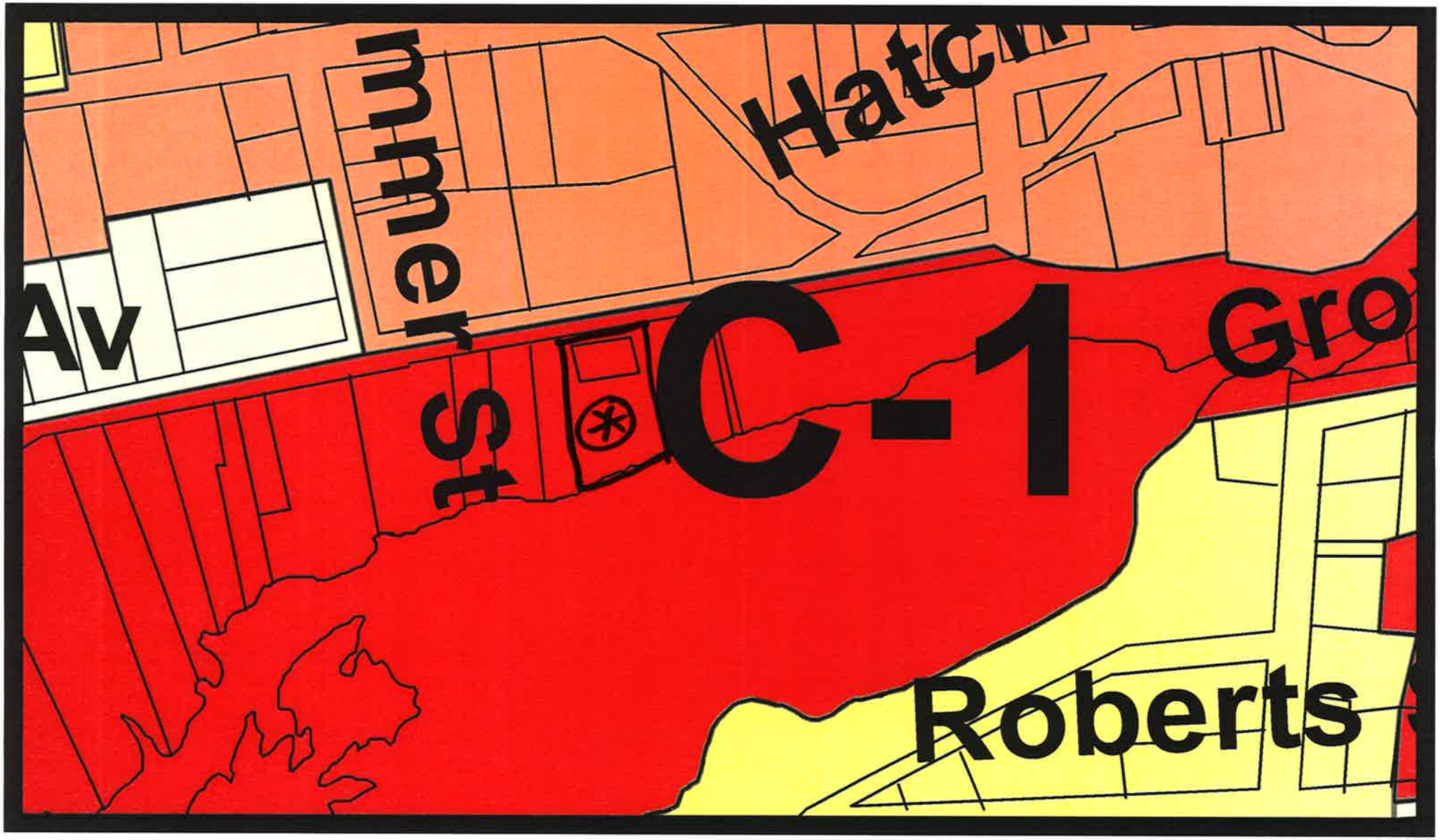
0 0.01 0.02 0.04 mi

0 0.02 0.04 0.08 km

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.



Zoning Map

CODE ENFORCEMENT OFFICE
CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board
From: Penny Thompson, Caribou Code Enforcement Officer
Date: August 4, 2017
Re: Agenda Item - Map 28 Lot 122 re-zone request

City Manager's Executive Assistant Denise Lausier has asked me to provide information on agenda items before the Planning Board for the August 10 meeting.

For this agenda 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 Geoparcel 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.

Account: 2878 HANEY, TROY

Printed: 08/04/2017

Building Value:	19,500	Location:	47 YORK STREET
Land Value:	14,100	Address:	236 VAN BUREN ROAD CARIBOU, ME 04736 4149

Book	Page	Map / Lot
5479	4	028-122
5479	3	
5477	98	

Total Assessment: 33,600
Tax: 803.04

Total Acres: 0.30

Land Detail:

Description		Units	Factor	Value
House Lot (Fractional)	Fr. Acre	0.25	100%	10,000
Rear Land 1	Acre	0.05	100%	88
Lot Improvements	Acre	1.00	50%	4,000
Total Value of Land:				14,088

Building Detail:

Description	Floors	Sqft	Grade	Condition	Phys	Func	Econ	Value
Ranch	1	837 Sqft	D 100	Fair	40%	100%	85%	19,539
Year built: 1951				**Total Value of Buildings:**				19,539

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

KIRKPATRICK & BENNETT
LAW OFFICES
P.O. BOX 26
CARIBOU, MAINE
04736-0026

Bk 5479 Ps3 #12497
10-09-2015 @ 08:56a

28/123

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

Received
AROOSTOOK SS
TYLER CLARK, REGISTRAR

KIRKPATRICK & BENNETT
LAW OFFICES
P.O. BOX 26
CARIBOU, MAINE
04736-0026

Bk 5479 Pg4 #12498
10-09-2015 @ 08:56a

28/122

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 26
CARIBOU, MAINE
04736-0026

Received
AROOSTOOK SS
TYLER CLARK, REGISTRAR

Part of City Tax Map 28

30

Maine Geoparcel Map

August 4, 2017

Parcel IDs

Parcels

1:2,257

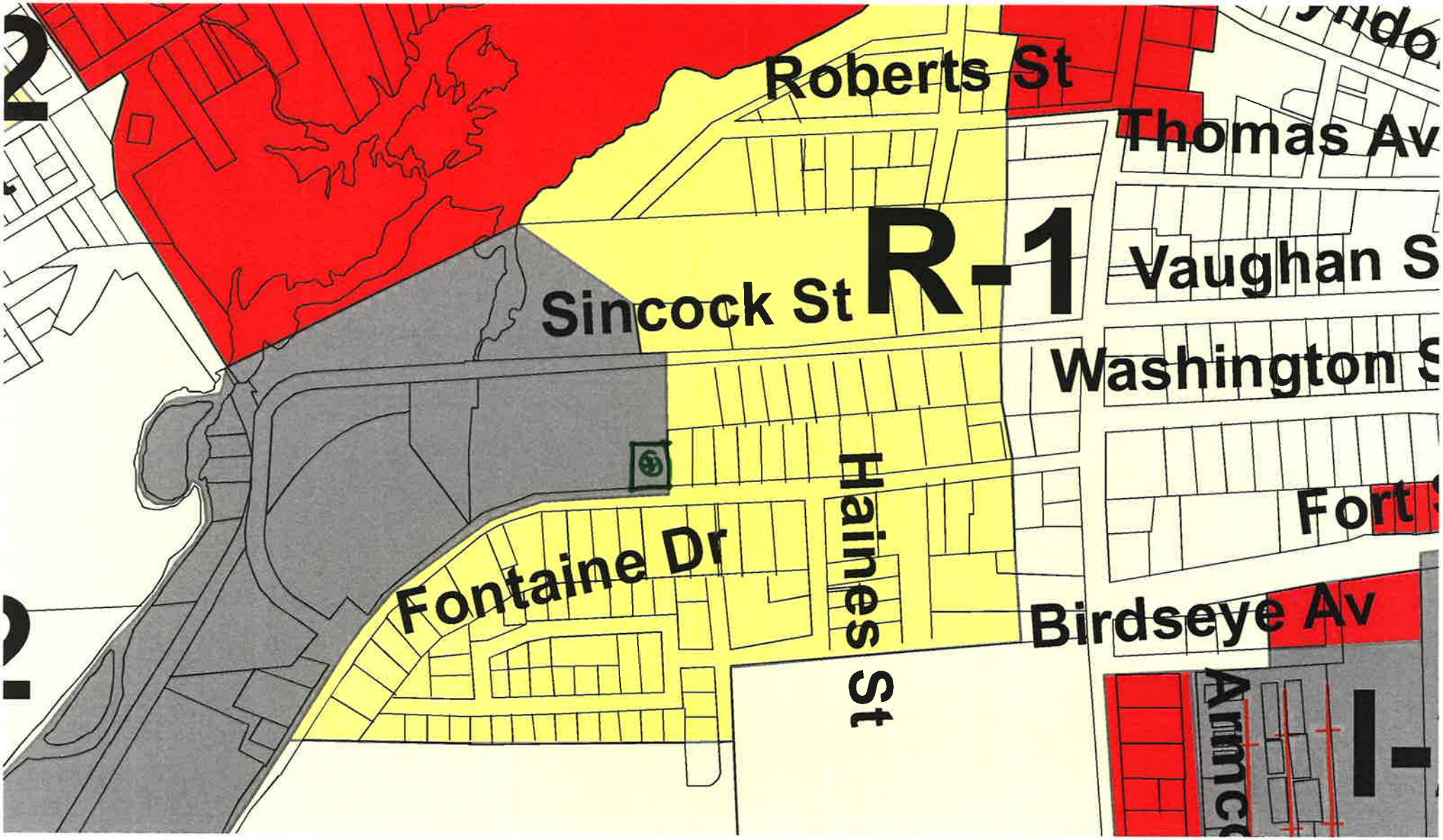
0 0.02 0.04 0.08 mi

0 0.0425 0.085 0.17 km

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
Abatoir	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	PB	PB	PB	PB	PB	PB	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: August 4, 2017
Re: Agenda Item – Map 8 Lot 29 re-zone request

City Manager's Executive Assistant Denise Lausier has asked me to provide information on agenda items before the Planning Board for the August 10 meeting.

For this agenda 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 Geoparcel 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

Penny Thompson
Tax Assessor / Code Enforcement Officer

Cc: City Manager, Fire Chief & Police Chief

City of Caribou
Certified Business Friendly

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,

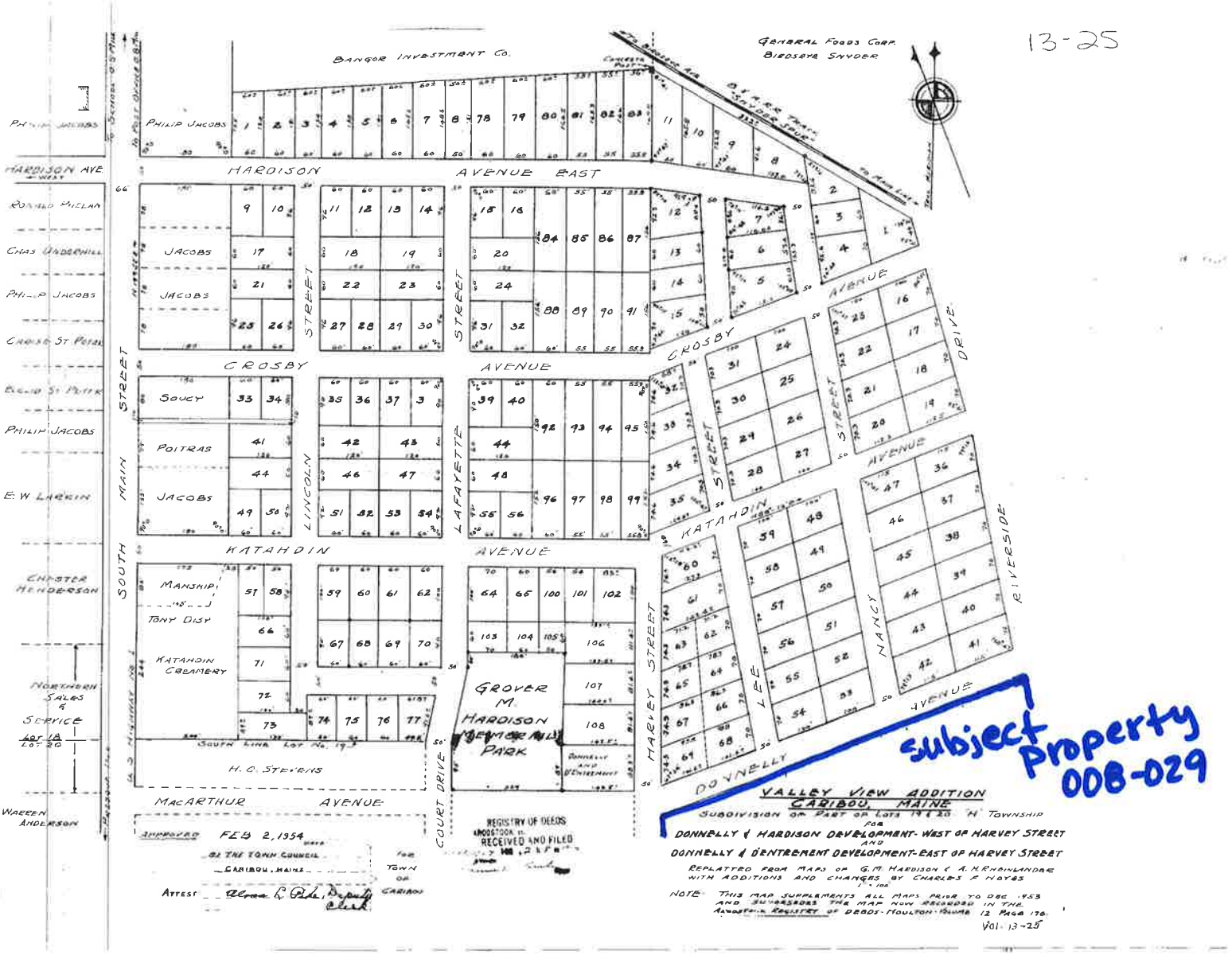
I have received your order for corrective action dated 16 June 2017. Thank you for bringing to my attention the fact that my pasture land on map 8 lot 29 is zoned R1. I will immediately begin the process of requesting a zone change to R3 which is a more realistic use of this 20 acres of field. I've spoken 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.

Bill Bélanger

13-25



Land Plan Book 13 Page 35

BOOK 2269 PAGE 44

004722

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

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.

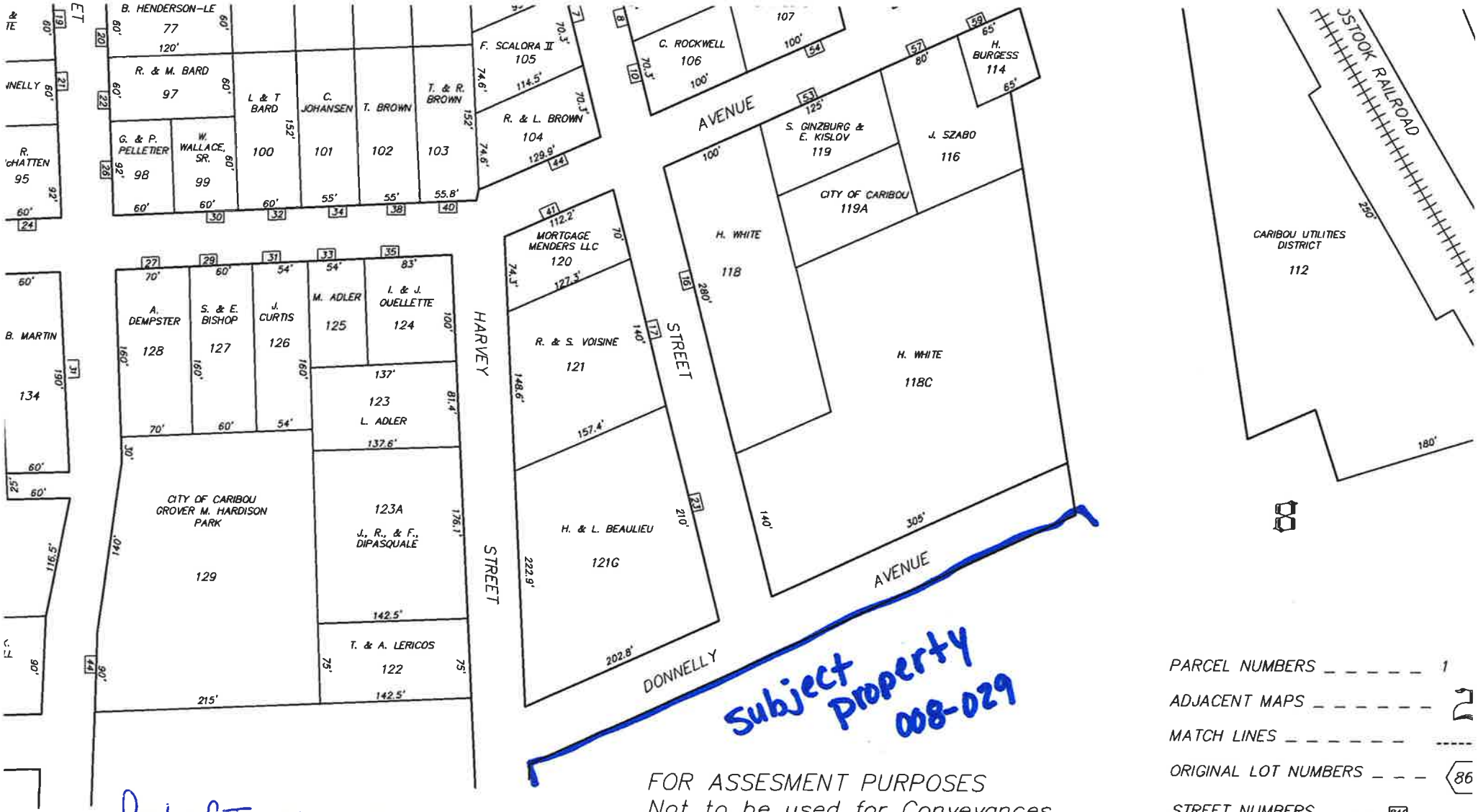
Before me,

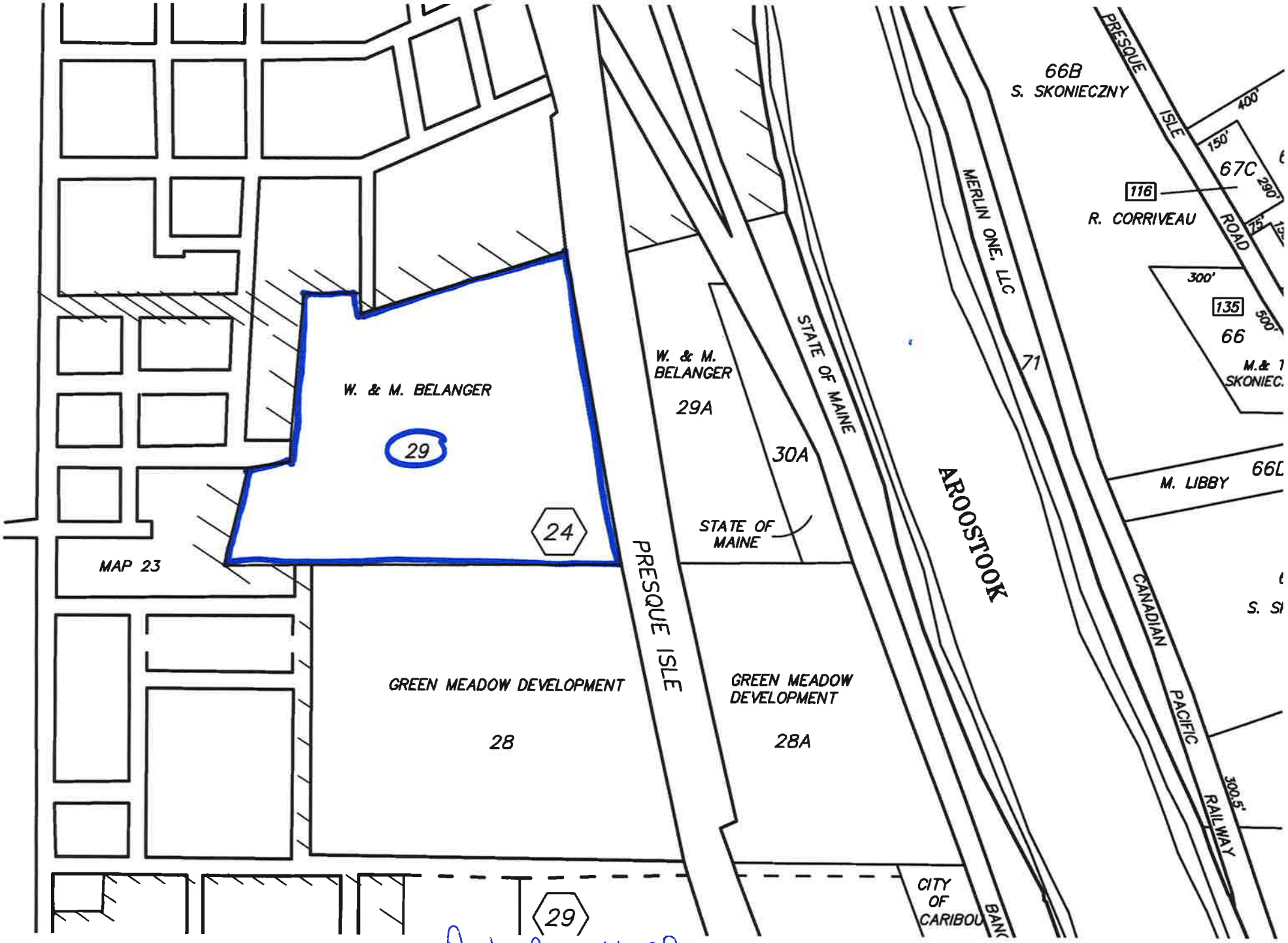
Hugh S. Kirkpatrick
Attorney at Law

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

HUGH S. KIRKPATRICK
ATTORNEY AT LAW
CARIBOU, MAINE

39


B. HENDERSON-LE
77
R. & M. BARD
97
G. & P. PELLETIER
98
W. WALLACE, SR.
99
L & T BARD
100
C. JOHANSEN
101
T. BROWN
102
T. & R. BROWN
103
F. SCALORA II
105
R. & L. BROWN
104
C. ROCKWELL
106
107
H. BURGESS
114
S. GINZBURG & E. KISLOV
119
J. SZABO
116
CITY OF CARIBOU
119A
H. WHITE
118
H. WHITE
118C
CARIBOU UTILITIES DISTRICT
112
OSTOOK RAILROAD
MORTGAGE MENDERS LLC
120
R. & S. VOISINE
121
H. & L. BEAULIEU
121G
A. DEMPSTER
128
S. & E. BISHOP
127
J. CURTIS
126
M. ADLER
125
I. & J. OUELLETTE
124
123
L. ADLER
123A
J., R., & F., DIPASQUALE
CITY OF CARIBOU GROVER M. HARDISON PARK
129
T. & A. LERICOS
122
B. MARTIN
134
HARVEY
STREET
STREET
AVENUE
AVENUE
DONNELLY
Subject property 008-029
Part of Tax Map 25
FOR ASSESMENT PURPOSES
Not to be used for Conveyances
PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINES
ORIGINAL LOT NUMBERS 86
STREET NUMBERS 840



Part of Tax Map 8

Maine Geoparcel Map

August 4, 2017

Parcel IDs

Parcels

1:4,514

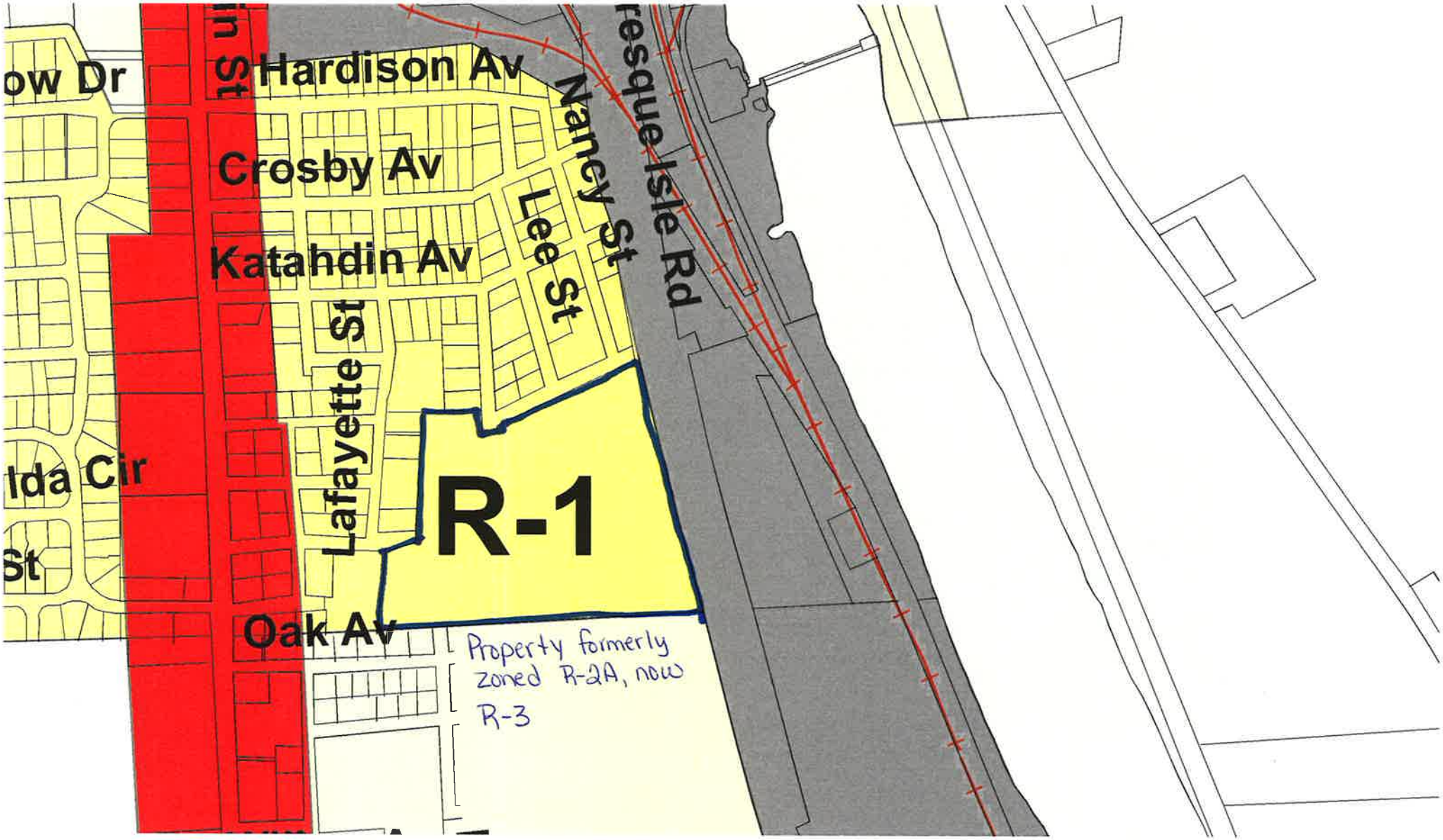
0 0.0425 0.085 0.17 mi

0 0.075 0.15 0.3 km

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.


ow Dr
Hardison Av
Crosby Av
Katahdin Av
Nancy St
Lee St
Lafayette St
R-1
Oak Av
Property formerly zoned R-2A, now R-3

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	PB	PB	PB	PB	PB	PB	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	PB	PB	PB	PB	PB	PB	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	PB	PB	PB	PB	PB	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 of 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.

 City Council Minutes 01-11-2010

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.

Caribou Planning Board – Agenda Item for 8/10/2017

Request for zoning change from "R1" to R2":
32 Roberts St., Caribou, ME

Owner, Tammy Belanger, is requesting that zoning be changed from "R1" to "R2". The current "R2" definition (excerpt) as stated in the Chapter 13 Zoning Ordinance indicates the following:

> "...**The "R2" district is expected to contain most of the multi-family or apartment type dwellings likely to be needed by the community**."

Currently, the eastern portion of Roberts Street (intersects with South Main St.) is zoned "C1" with the remainder of Roberts Street being "R1." The property referenced is approximately 150 feet from the C1 zone. Otherwise, the majority of Roberts Street consists of multi-family or apartment type dwellings which are not owner occupied, including Mill Park housing, which is a low-income apartment complex owned by a local property management company. The change from "R1" to "R2" would be in accordance with the above referenced excerpt from the current Zoning Ordinance.

Ms. Belanger's primary goal in being granted this zoning change will allow her to move forward with relocation of a recently purchased full-service dog grooming business, Clippity DO Dog operated since 1996 in Presque Isle, to the 32 Roberts Street address in Caribou. Per the current Land Use Table, dog grooming businesses in the "R2" zone require planning board approval, which planning board indicated on June 8, 2017, would be forthcoming once zoning issue was resolved. Pet grooming is currently not allowed in a "R1" zone.

Ms. Belanger appeared before the Planning Board regarding a request for zoning change on June 8, 2017. She acquired 32 Roberts Street in 2016, which contains 2 vacant apartments, in 2016 and has kept property taxes current. Ms. Belanger is currently training at the existing business location in Presque Isle, and after completion of 500 hours of training, she will have the final closing on the purchase of the business - approximately October 1, 2017. At closing, Ms. Belanger will be required to relocate all business equipment to her new location.

Planning Board members in attendance on June 8, 2017 indicated support of this endeavor, with plans to add this zoning change request with several others currently being reviewed for submission to City Council.
Due to time constraint and Ms. Belanger's intention to relocate the business to Caribou, she respectfully requests the immediate "R2" zoning change that includes 32 Roberts Street.

Reasons for relocation:
Ms. Belanger was born, raised, and currently resides in Caribou. She pays taxes timely and in full on both her residential address, 477 East Presque Isle Road, and the acquired property at 32 Roberts Street. Ms. Belanger believes in supporting her local community, encouraging Caribou's economic growth, substantiation of the "business friendly" climate and encouragement of youth and middle aged adults in pursuing their life long dreams and professional aspirations while remaining in their "born & raised" community of Caribou!

Benefits to City of Caribou:

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

Adequate parking is available on the property location. Traffic in the R2 area will not be seriously impacted as this business is currently, and would remain, an "appointment only" business. It allows for adequate "drop off" and "pick up" times, and there would be no congestion of current traffic flow within the area at any given time. This location will not impact parking or traffic to any local neighbors in the general area, and there will be no retail options at this location.

Consideration of Proposal

I, Tammy Belanger, owner of 32 Roberts Street in Caribou, respectfully request that the Caribou Planning Board and the City Council of Caribou allow me to use my vacant property at 32 Roberts Street, for which property taxes are current, to be utilized as a full-service pet grooming business.

Thank you for your consideration of this request.

Sincerely,

Tammy Belanger
Phone: 207-227-4174

CODE ENFORCEMENT OFFICE
CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board
From: Penny Thompson, Caribou Code Enforcement Officer
Date: August 4, 2017
Re: Agenda Item – Map 31 Lot 215 re-zone request

City Manager's Executive Assistant Denise Lausier has asked me to provide information on agenda items before the Planning Board for the August 10 meeting.

For this agenda 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 Geoparcel 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)

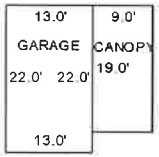
I do not find that this parcel – or neighboring parcels have any restrictive covenants for the subdivision. However, I am not an attorney. It would be prudent for the owner to have this issue researched to make sure that there is not a restrictive covenant against a commercial business on this lot.

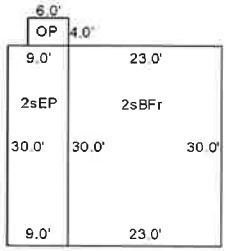
I did not find any additional criteria for a "pet grooming" business. It is included on the land use table but not defined in the ordinance. "Household pet" is defined.

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 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

Total Acres: 0.15

Book	Page	Map / Lot
818	391	031-215

Total Assessment: 53,100
Tax: 1,269.09

Land Detail:

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

Building Detail:

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

Year Built - unknown

Know All Men by These Presents,

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 28, 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.

To 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

Albert Guerette

State of Maine, Curberland ss. 1961

Personally appeared the above named

Albert Guerette

and acknowledged

the foregoing instrument to be his free act and deed.

Before me,

Vernon J. Higgins
Justice of the Peace
Notary Public

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

54

Bk 5569 Pg178 #9071
07-29-2016 @ 02:57p

31/215

N-121
(Rev.9-16-81)

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

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 Devisees 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.

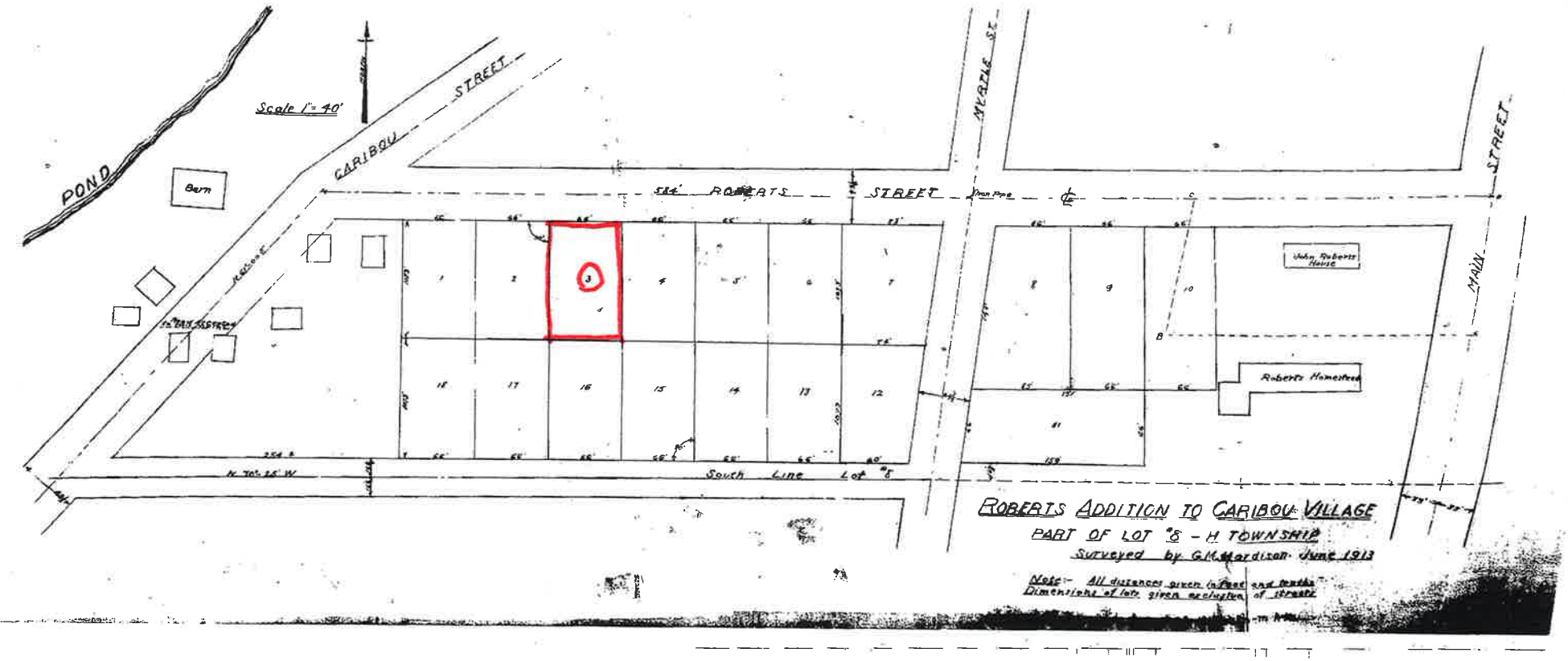
Date: 07/27/2016

Darleen S. Guy
Register of Probate – Darleen S. Guy

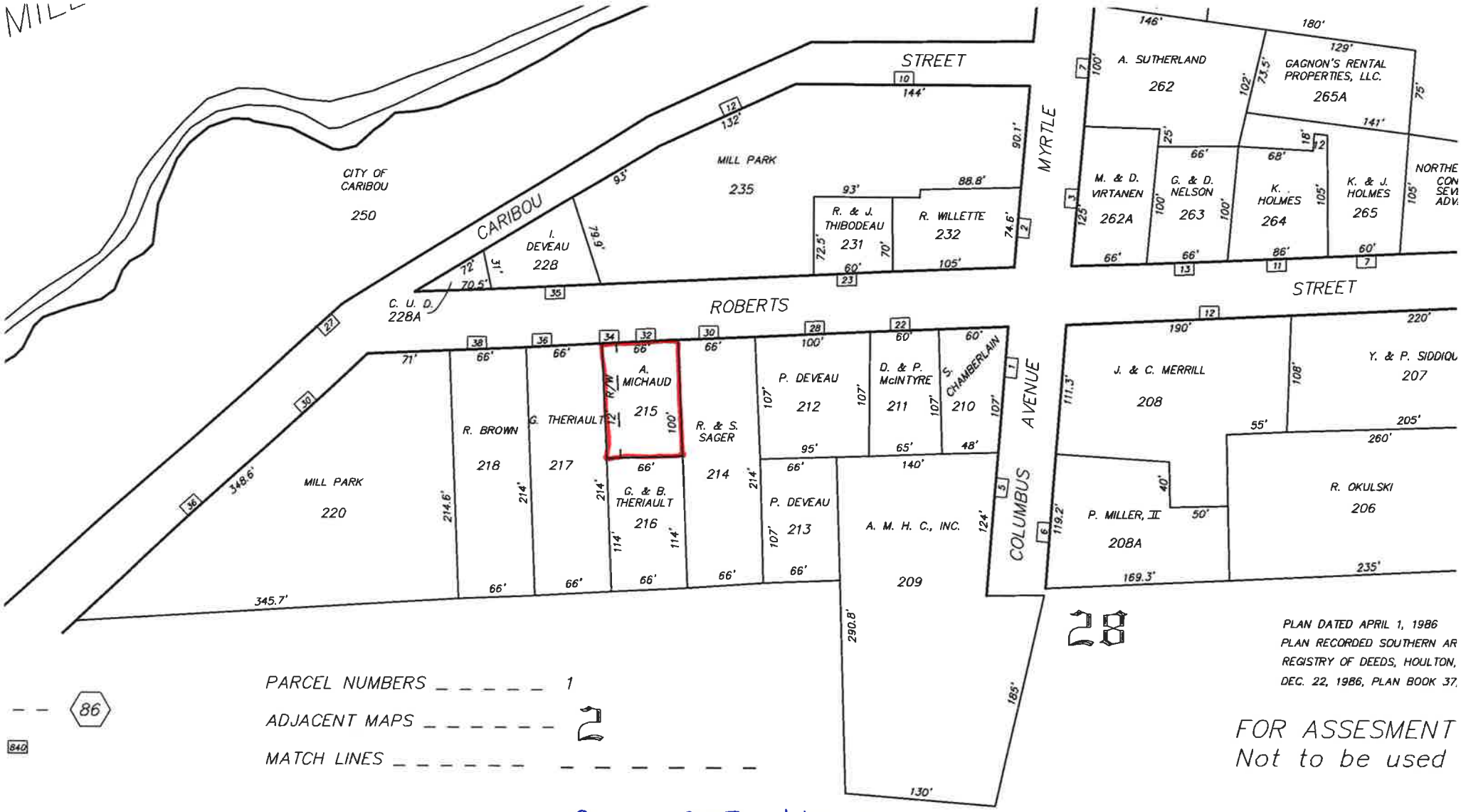
See 18-A MRSA § 1-504.

Received
AROOSTOOK SS
MELISSA L. RICHARDSON, REGISTRAR

Vol 1 page 22



Land Plan Book 1 Page 22



PARCEL NUMBERS _____ 1

ADJACENT MAPS _____ 2

MATCH LINES _____ _____

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 Geoparcel Map

August 4, 2017

Parcel IDs

Parcels

1:1,128

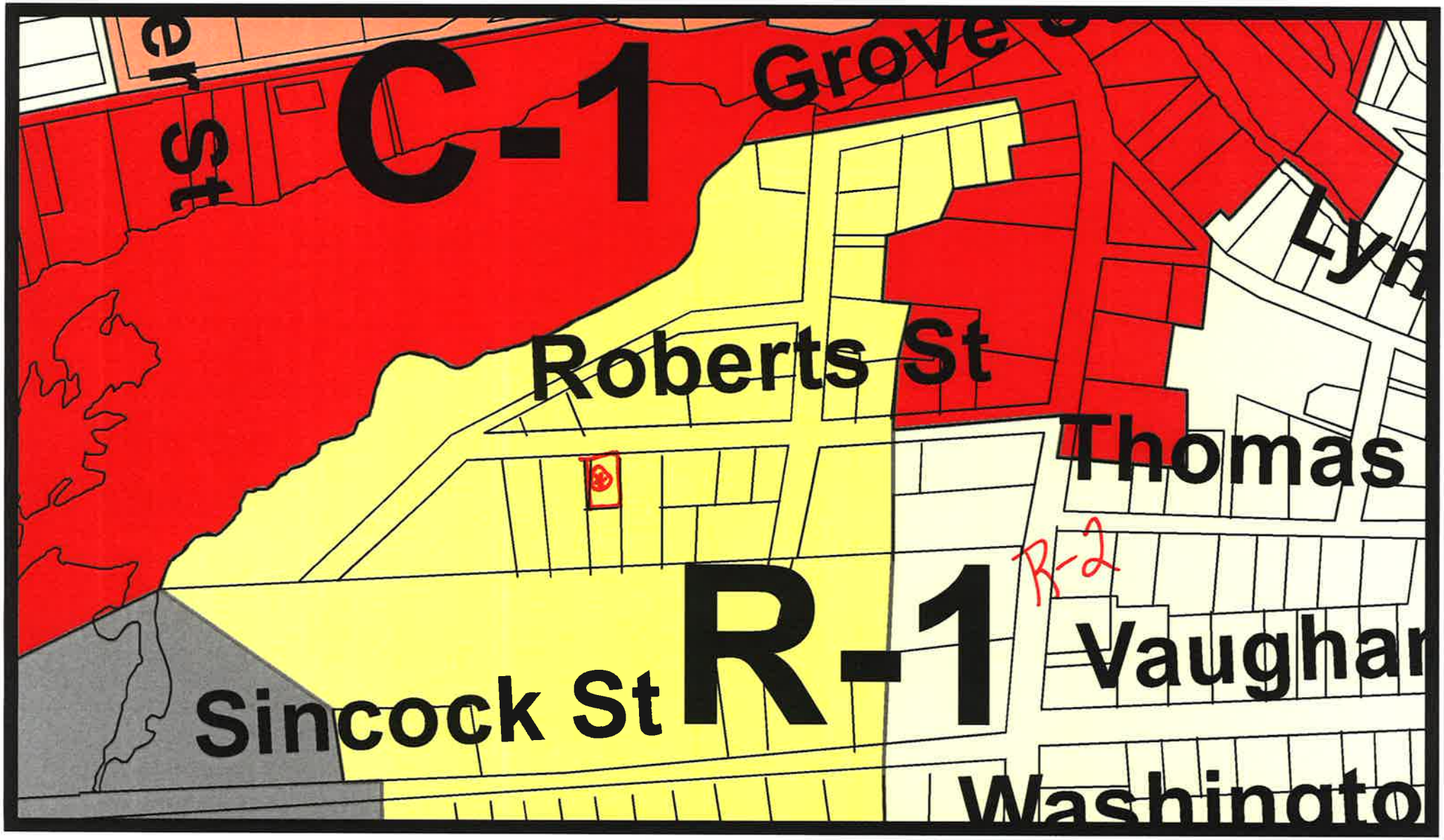
0 0.01 0.02 0.04 mi

0 0.02 0.04 0.08 km

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.


C-1
Grove
Roberts St
Thomas
R-2
R-1
Vaughan
Sincock St
Washingto

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	PB	PB	PB	PB	PB	PB	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	PB	PB	PB	PB	PB	PB	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	PB	PB	PB	PB	PB	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 domicilliary 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 statue.

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" mans a communication conveyed by means of a visual display of text.

2. Regulations