



*City of Caribou, Maine*

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

**AGENDA  
Caribou Planning Board  
Special Meeting**

**Thursday, November 30, 2017 at 5:30 p.m.  
Caribou City Council Chambers**

- I. Call to Order
- II. Public Hearings
  - a) Review of a Home Occupation Application from Patty Corriveau for Thistle Shop / Design and Antique Restoration at 26 Garden Circle – Tax Map 39 Lot 151.
  - b) Review of Site Design Application from Paul Morgan for Access 89 Bar & Grill located at 539 Access Highway – Tax Map 15 Lot 41.
  - c) Review of Site Design Application from Tammy Belanger for Clippity-Do Dog Grooming located at 32 Roberts Street – Tax Map 31 Lot 215.
- III. New Business
- IV. Other Business
- V. New Communications
- VI. Staff Report
- VII. Adjournment



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CODE ENFORCEMENT OFFICE

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CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board  
From: Penny Thompson, Caribou Code Enforcement Officer  
Date: November 22, 2017  
Re: Staff report on Home Occupation Application from Patty Corriveau for the  
Thistle Shop / Design and Antique Restoration at 26 Garden Circle

For this public hearing item, I am enclosing the following (provided at last meeting):

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

Following the last meeting, Chairman Cyr asked that staff contact the applicants with a list of items that were needed for the final review. This set of items is a result of that:

Page 19: List of items required prior to the public hearing (with notes from applicant); \$90 application fee has been paid  
Page 20: Updated sketch

Chairman Cyr and I also had a conversation about the review criteria. He requested that staff research what would need to be considered:

Page 21-22: All uses need to be consistent with the 2014 Comprehensive Plan, the role of Home Occupations is specifically addressed  
Page 23-24: All uses must be checked for location in a flood hazard area  
Page 25-28: Approvals from local and state agencies



# City of Caribou Home Occupation Application

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

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

**Please print or type all information**

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

### Applicant Information

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

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

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

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

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

OWN PROPERTY  
(Attach supportive legal documentation)

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

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

MINIMAL TRAFFIC, NO NOISE AND NO  
ENVIRONMENTAL IMPACT

**General Information**

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

What interest does the applicant have in any abutting property? NONE

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

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

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

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

Indicate any restrictive covenants currently in the deed: NONE

(Attach deed)

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

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

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

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

- Does the building require plan review by the State Fire Marshal Office?  
(Attach Barrier Free and Construction Permits from SFMO)  Yes  No
- Have the plans been reviewed & approved by the Caribou Fire Chief?  Yes  No
- Does the building have an automatic sprinkler system?  Yes  No
- Does the building have an automatic fire detection system?  Yes  No

### Plan Review Criteria Checklist

1.  A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in the property on the part of the applicant.
2.  Names and addresses of all abutting landowners (from assessing office).
3.  Copy of tax card and tax map for property with zoning designation (from assessing office)
4.  1 complete set of plans, showing the following:
  - a. Graphic scale and north arrow.
  - b. Location and dimensions of any existing or proposed easements (from deed)
  - c. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
  - d. Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas.
  - e. Location and names of streets adjacent to the proposed development and rights-of-way (from deed).
  - f. Conceptual treatment of landscaping buffers, screens, and plantings.
  - g. Location of outdoor storage areas, fences, signage and accessory structures.
  - h. All proposed signage and exterior lighting including the location, size and wording of all signs and location and type of exterior lights.

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

Signature of Applicant:  Date: 10/30/17

**Planning Board Requirements Checklist**

yes

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

yes

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

yes

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

yes

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

None

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

None

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

\_\_\_\_\_

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

Home Occupation Application for: Thistle Shop Design & Antique Restoration

Address: 26 Garden Circle Caribou Me. 04736

**Approved by the Caribou Planning Board**

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

Signed:

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Conditions of Approval:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

Home occupations shall be allowed in any zone, and

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

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

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

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

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

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

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

GARDEN CIRCLE STREET

Sign for Mistle for Shop



lower driveway  
parking



upper driveway  
(personal use)

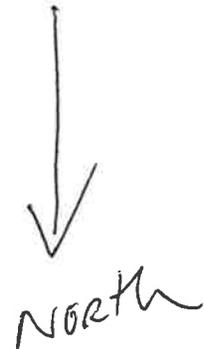
home @  
26 GARDEN Cir

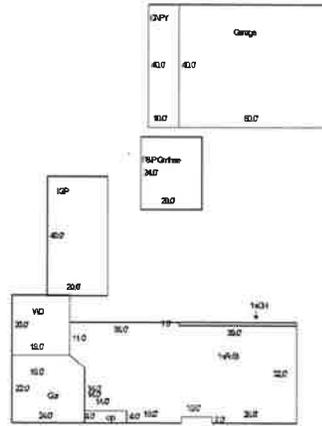
BASEMENT ENTRANCE



green house

GARAGE





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

Book	Page	Map / Lot
2469	73	039-151

Homestead : 20,000  
 Total Acres: 0.65

<b>Total Assessment:</b>	183,500
<b>Tax:</b>	4,385.65

**Land Detail:**

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

**Building Detail:**

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

008475

CHA TUNG CHIEN

of Caribou, County of Aroostook and State of Maine,

~~(hereinafter)~~ for consideration paid, grant to said

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

of Caribou, County of Aroostook and State of Maine,

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

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

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

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

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

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

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

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

**Maine Real Estate Transfer Tax Paid**

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

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

*Richard W. Shaw*  
to be

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

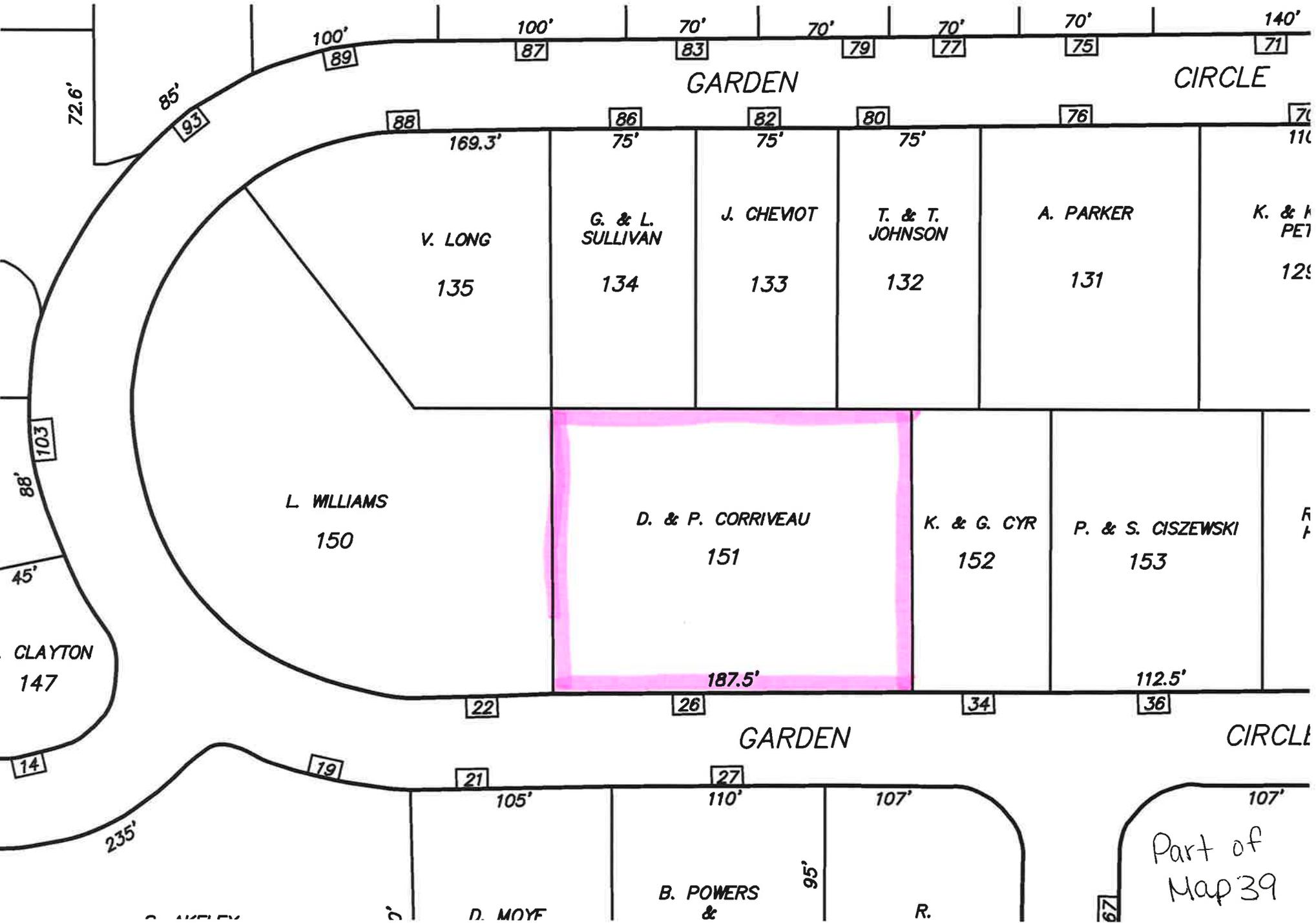
**The State of Maine**

Aroostook ss. May 21 19 92  
Then personally appeared the above named Chang Chi Chien and Cha Tung Chien

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

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

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



100'  
89

100'  
87

70'  
83

70'  
79

70'  
77

70'  
75

140'  
71

GARDEN

CIRCLE

88

86

82

80

76

70

169.3'

75'

75'

75'

110

V. LONG

G. & L. SULLIVAN

J. CHEVIOT

T. & T. JOHNSON

A. PARKER

K. & L. PEI

135

134

133

132

131

129

L. WILLIAMS

D. & P. CORRIVEAU

K. & G. CYR

P. & S. CISZEWSKI

R. F.

150

151

152

153

103

88'

45'

CLAYTON

147

14

235'

19

21

105'

27

110'

107'

107'

GARDEN

CIRCLE

22

26

34

36

187.5'

112.5'

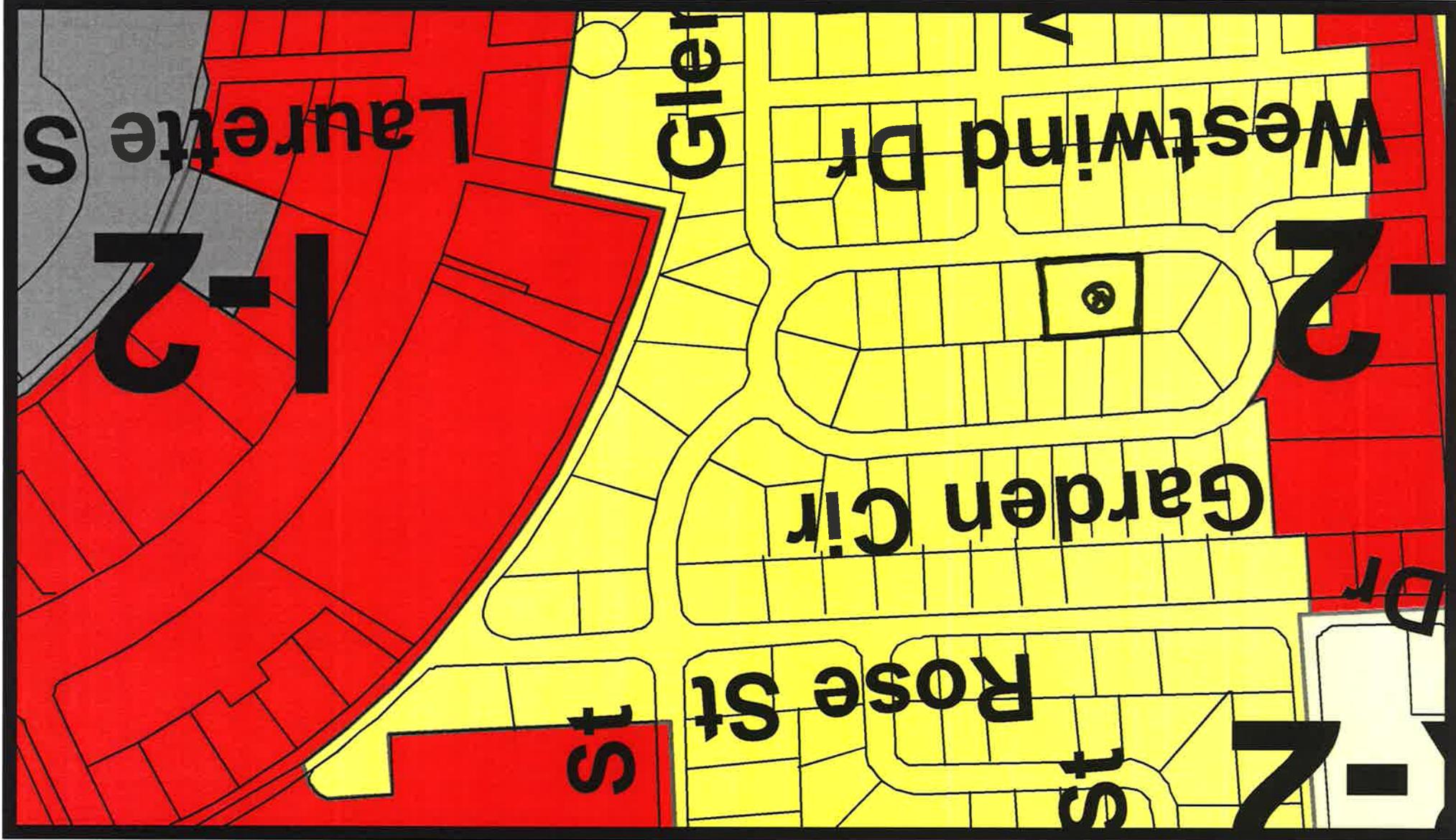
B. POWERS &

R.

D. MOYF

Part of Map 39

67



Part of Map 39

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

**Caribou Land Use Table**

**Zoning District**

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

D. Required Parking Spaces.

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

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

Notes

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



## City of Caribou, Maine

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

January 11, 2017

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

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

Dear Mr. & Mrs. Corriveau:

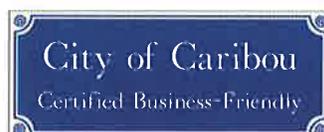
I am please to approve your Home Occupation for 26 Garden Circle d/b/a “Thistle Shop & Design” located on Map 39 Lot 151.

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

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

Sincerely,

Penny Thompson  
Code Enforcement Officer



Patty Corriveau checklist of items needed before public hearing November 30, 2017

\$90 fee, made payable to "City of Caribou"

-?

Plan review criteria checklist items. This is from page 4 of the Application. The Planning Board will review this checklist when deciding whether to approve your application. The more information you can provide, the quicker they can make a decision. Thank you for providing a sketch of the property. However, I did not find the following elements:

Letter c – "Setbacks from property lines" for the buildings *24' on WEST 10' on NORTH 10' on EAST*

Letter d – "Access for Emergency Vehicles", "circulation areas", "loading areas", "walkways", "vehicle turn around areas"

*SEE DIAGRAM*

Letter h – "exterior lighting", "location and type of exterior lights" *MOTION LIGHTS ON HOUSE AND GARAGE*

These additions can be made right on the original sketch provided.

GARDEN CIRCLE STREET

Sign for Mistle  
for shop



lower  
driveway  
parking

50'

22'



upper  
driveway  
(personal use)

home @  
26 GARDEN Cir.

24'

lights  
BASEMENT ENTRANCE



70'

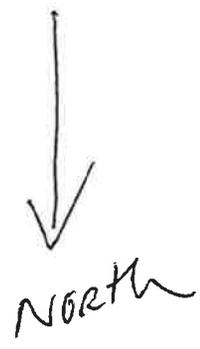
OPTIONAL  
PARKING for  
CLASSES

Green  
house

10'

GARAGE

10'



## **TOURISM AND CARIBOU'S FUTURE AS AN ALL SEASON DESTINATION**

Caribou has the opportunity to develop itself as a year round tourism destination. The growth of community activities in the winter as well as continued municipal support for trail grooming operations will ensure viability of the winter tourism season, which most of the lodging establishments in the community rely on to remain open. In addition, the City should look into the possibility of developing summer tourist attractions including expedited development of the Caribou waterfront area and the possibility of summer and seasonal homes in conjunction with man-made lakes. With most of the waterfront property concentrated in the St. John Valley Caribou would stand to benefit greatly from the development of man-made lakes and other water bodies to expand the seasonal and year around tourism base as well as adding to the tax base in the community.

## **THE ROLE OF HOME OCCUPATIONS IN CARIBOU**

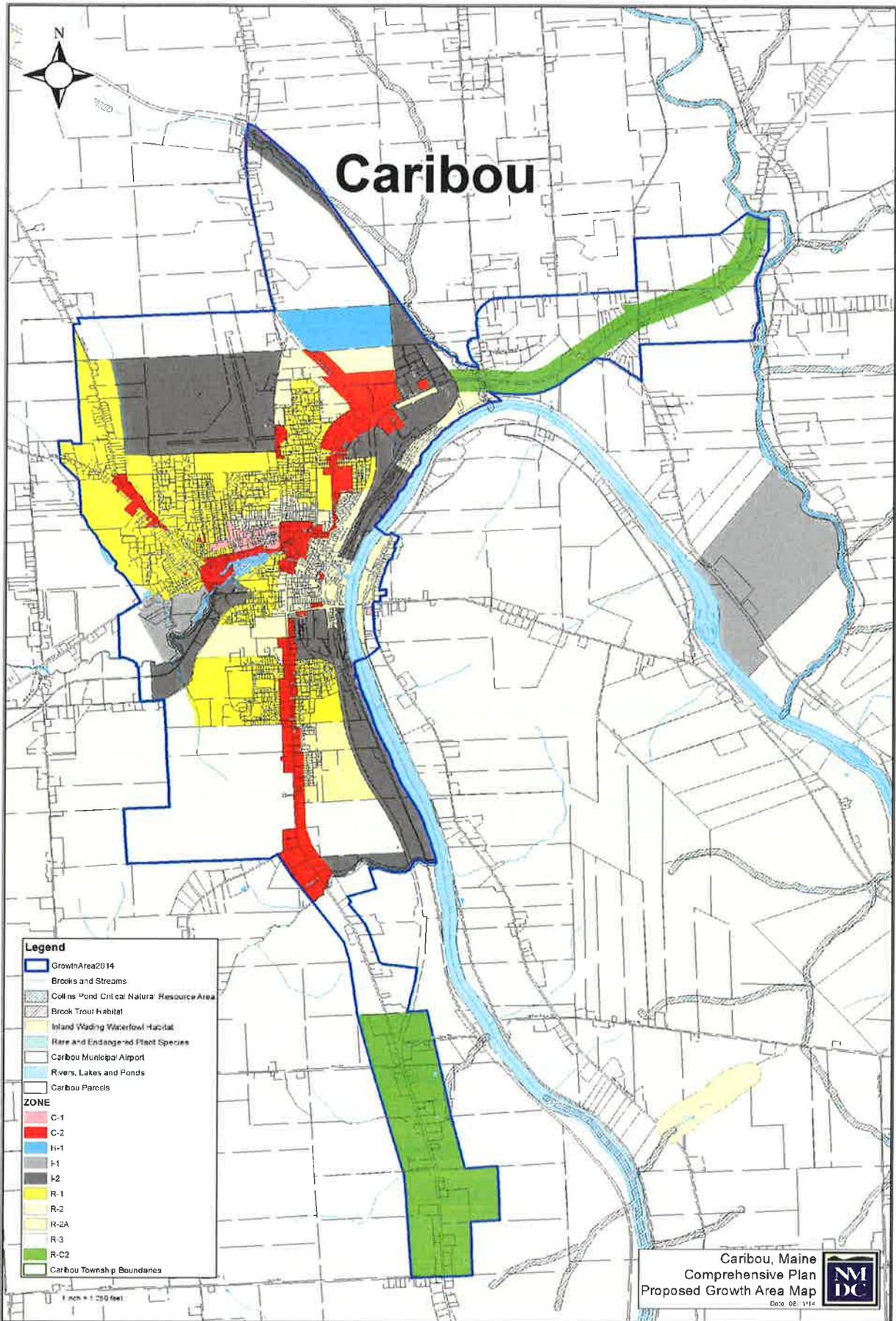
Home occupations play a minor but expanding role in the economic fabric of Caribou. In 2013 the City adopted a new ordinance reducing restrictions on home occupations. The Planning Board has stated its intention to further reduce the requirements and streamline the process for applicants seeking a home occupation. While the City has an abundance of available retail and commercial space the ease of home occupations will contribute to infill and stop the expansion of infrastructure that cannot be sustained in its current form. Furthermore, while there are relatively high vacancy rates in both homes and commercial spaces the influx of home occupation activity will allow large, primarily older homes in the urban core of the city to be repurposed; providing housing that is appropriate for single or younger individuals while making use of large family homes that are not as likely to have economic value with an aging population looking to downsize home options.

The City should continue to encourage the growth and development of home occupations as eco-friendly uses of neighborhoods both in and outside of the urban core. The further development of home occupations also creates opportunity for low entry entrepreneurial activities whose business plans otherwise may not gestate to positive cash flow in more expensive commercial space. There is also an opportunity to utilize the unique work skills and experience of workers in Aroostook County in home occupations rather than traditional commercial space.

## **OPPORTUNITIES FOR LARGE SCALE COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN CARIBOU**

The prime area for large commercial development is the Caribou Riverfront. The riverfront area offers an opportunity for large scale commercial development similar to waterfront areas in other parts of Maine and the country. The riverfront has declined in its value to the community from its peak as a transportation and industrial hub.

The Birds Eye site, a former industrial site along US Route 1 comprises over 18 acres of land with highway access, 3-phase power, rail access, and high visibility in the community. The daily traffic flow past this site exceeds 15,000 cars per day. Currently occupied by several large and outdated, vacant, and blighted industrial buildings, the site is perfectly situated for a large commercial, industrial, or residential development. While not suited for single or multi-family homes the site could accommodate a large condominium development, large apartment complex, or a senior/elderly housing/assisted living or 55+ community, which are often cited as needs in an area with a rapidly aging population. Commercial development opportunities could include a single large big box retailer (i.e. Target) or a series of smaller retail developments. A large commercial operation such as a casino or event venue could be accommodated at this site and zoning should be altered to allow such.





APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
**CARIBOU, MAINE**  
AROOSTOOK COUNTY

**PANEL 11 OF 18**  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER**  
230014 0011 C

**EFFECTIVE DATE:**  
AUGUST 1, 1980



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

Referenced to the National Flood Insurance Program (NFIP) Flood Hazard Boundary Map (FHBM) of 1974

**\*EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

**NOTES TO USER**

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:

APRIL 12, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS:

AUGUST 27, 1976



APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
**CARIBOU, MAINE**  
AROOSTOOK COUNTY

**PANEL 11 OF 18**  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

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GRIMES

ROAD

## Penny Thompson

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**From:** Mike Gahagan  
**Sent:** Monday, November 13, 2017 10:23 AM  
**To:** Penny Thompson; Dave Ouellette  
**Subject:** RE: 26 Garden Circle

I don't have a problem with 26 Garden Circle, as long as they are not parking in the street.

*Chief Michael W. Gahagan*



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

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**From:** Penny Thompson  
**Sent:** Monday, November 13, 2017 10:21 AM  
**To:** Mike Gahagan; Dave Ouellette  
**Subject:** 26 Garden Circle

Good morning –

Could you please provide feedback on the following property as it related to your department of the City of Caribou:

**Public Hearing #1:** Review of a Home Occupation Application from Patty Corriveau for the Thistle Shop / Design and Antique Restoration at 26 Garden Circle – Tax Map 39 Lot 151

Please let me know if you have any questions.

*Penny*

Penny Thompson

Phone: (207) 493 – 5961  
[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)

For your convenience, frequently requested information is available on the City of Caribou website on the tax assessment page: <http://www.cariboumaine.org/index.php/departments/66-2/> and the code enforcement page: <http://www.cariboumaine.org/index.php/departments/code-enforcement/>. Online assessing data from Trio is now available. See the instructions and link on the tax assessment department page!

## Penny Thompson

---

**From:** Scott Susi  
**Sent:** Tuesday, November 14, 2017 1:56 PM  
**To:** Penny Thompson  
**Subject:** RE: 26 Garden Circle Caribou

Penny, I have reviewed the area and have no concerns with emergency vehicle access at 26 Garden Circle. In the event of fire, the department, has a hydrant at the intersection of Garden Circle and North Main Street.

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

**From:** Penny Thompson  
**Sent:** Monday, November 13, 2017 10:27 AM  
**To:** Scott Susi <firechief@cariboumaine.org>  
**Subject:** 26 Garden Circle Caribou

Good morning Chief Susi –

Could you please provide feedback on the following property as it relates to your department of the City of Caribou:

**Public Hearing #1:** Review of a Home Occupation Application from Patty Corriveau for the Thistle Shop / Design and Antique Restoration at 26 Garden Circle – Tax Map 39 Lot 151

The Home Occupation checklist specifically asks: “Have the plans been reviewed and approved by the Caribou Fire Chief?”.

Also in the application, it asks that the plans show: “access for emergency vehicles”.

Please let me know if you have any questions.

*Penny*  
Penny Thompson

Phone: (207) 493 – 5961  
[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)

## Penny Thompson

---

**From:** Day, Gregory J <Gregory.J.Day@maine.gov>  
**Sent:** Tuesday, November 14, 2017 11:08 AM  
**To:** Penny Thompson  
**Subject:** RE: 26 Garden Circle

We would consider this incidental to the residence and would not require a permit from our office

Greg

**Gregory Day, CFI II**  
**Inspection Supervisor**  
**Maine Fire Marshal Office**  
**State House Station 52**  
**Augusta, Maine 04333-0052**  
**207.626.3880 (o)**  
**207-441-0622 (c)**

**This e-mail and any file attachments may be subject to the provisions of the Freedom of Access Act. The content of this e-mail or any response to it could be disclosed unless the information it contains is protected from disclosure under an exemption in the Act or another statute.**

**Email messages and any file attachments may contain confidential, legally privileged and/or law enforcement sensitive information and are only intended for the addressee. If you are not an addressee or it is apparent that you have received this communication in error, you are hereby notified that any dissemination, distribution, copying, or other use of this message is strictly prohibited. If you have received the email in error, you should delete the message and any attachments immediately, including any backups and temporary files and notify the sender.**

**From:** Penny Thompson [mailto:pthompson@cariboumaine.org]  
**Sent:** Monday, November 13, 2017 11:04 AM  
**To:** Day, Gregory J <Gregory.J.Day@maine.gov>  
**Subject:** RE: 26 Garden Circle

Good morning Mr. Day -

I am attaching the property record card and application.

- (1) One story ranch with full basement. The home occupation will be carried out in the basement.
- (2) First floor living space – approx.. 2260 sq ft, the application gives the area of the home occupation as 800 sq ft (walk-out basement)
- (3) Yes, it is the primary residence for the owner.

## Penny Thompson

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**From:** Demerchant, Raymond <Raymond.Demerchant@maine.gov>  
**Sent:** Tuesday, November 14, 2017 10:42 AM  
**To:** Penny Thompson  
**Subject:** RE: 26 Garden Circle Caribou

Penny,

This item is on a townway. Our concern would be the number of trips generated by the business if the trips generated was 100 trips or more at peak hour. Judging by the description of the business, it doesn't seem like the number of trips will be that high. The other concern would be proposed signage and making sure signage is installed in accordance with State Statutes.

Hope this feedback is helpful.

Ray E. DeMerchant, P.E.  
*Region Traffic Engineer*  
MaineDOT-Northern Region  
41 Rice Street  
Presque Isle, Maine 04769

Phone: 207-764-2218  
Cell: 207-592-6461  
Fax: 207-764-2204  
E-mail: [raymond.demerchant@maine.gov](mailto:raymond.demerchant@maine.gov)

**From:** Penny Thompson [mailto:[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)]  
**Sent:** Monday, November 13, 2017 10:24 AM  
**To:** Demerchant, Raymond <Raymond.Demerchant@maine.gov>  
**Subject:** 26 Garden Circle Caribou

Good morning Mr. Demerchant –

Could you please provide feedback on the following property as it relates to the DOT:

**Public Hearing #1:** Review of a Home Occupation Application from Patty Corriveau for the Thistle Shop / Design and Antique Restoration at 26 Garden Circle – Tax Map 39 Lot 151

Please let me know if you have any questions.

*Penny*  
Penny Thompson

Phone: (207) 493 – 5961  
[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)

For your convenience, frequently requested information is available on the City of Caribou website on the tax assessment page: <http://www.cariboumaine.org/index.php/departments/66-2/> and the code enforcement page: <http://www.cariboumaine.org/index.php/departments/code-enforcement/>. Online assessing data from Trio is now available. See the instructions and link on the tax assessment department page!



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CODE ENFORCEMENT OFFICE

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CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board  
From: Penny Thompson, Caribou Code Enforcement Officer  
Date: November 22, 2017  
Re: Staff report on Site Design Application from Paul Morgan for Access 89 Bar & Grill located at 539 Access Highway

For this public hearing item, I am enclosing the following (provided at last meeting):

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

Following the last meeting, Chairman Cyr asked that staff contact the applicants with a list of items that were needed for the final review. This set of items is a result of that:

Page 27: List of items required prior to the public hearing

Chairman Cyr and I also had a conversation about the review criteria. He requested that staff research what would need to be considered:

Page 28-31: All uses need to be consistent with the 2014 Comprehensive Plan, the section attached deals with home occupations (Mr. Morgan does live above his business) and development as a tourism destination (the business is on the trail system) (page 52); Proposed Growth area (page 106); Planning Board role in encouraging economic growth (page 48); “economic development must become the priority of every agency of the city and every organization in the community” (page 50)  
Page 32-33: All uses must be checked for location in a flood hazard area  
Page 34-38: Feedback from local and state agencies



## Site Design Application

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

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

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

**Please print or type all information**

Name of Property Owner / Developer: PAUL MORGAN

Development Name: ACCESS 89 BAR & GRILL

Location of Property (Street Locations): 539 ACCESS HWY

City of Caribou Tax Map: 15 Lot: 41 Zone: R-3

### Site Design Review Application – City of Caribou, Maine

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

**Applicant Information**

Please provide a brief description of this project.

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

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

Paul J. Morgan  
539 Access Highway  
Caribou ME 04736

Phone: 492-2024 office  
551-8687 cell

E-mail: BPCLEANERS@hotmail.com

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

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

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

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

owner of property  
(Attach supportive legal documentation)

**General Information**

Aroostook County Registry Deeds: Book # 5574 Page # 256 (attach copy of deed)

What interest does the applicant have in any abutting property? None

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

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

Total area or acreage of parcel: .68 Total area or acreage to be developed: remodeling section of building

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

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

Indicate any restrictive covenants to be placed in the deed -- (Please attach list) None

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

Recreation area(s) Estimated Area & Description: No

Common land(s) Estimated Area & Description: No

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

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

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

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

Estimated cost for infrastructure improvements: \$ 36,000.

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

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

Estimated sewerage disposal gallons per day: ( 850 / day)

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

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

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

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

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

*working on now*

**Concept Plan Review Criterion**

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

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

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

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

**Final Site Design Plan Requirements**

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

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

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

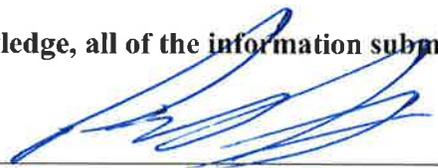
During the Final Site Design Review the Chairman or designee shall determine that all of the elements of review 7-a., through 7-n. above have been addressed. The chair may then call for a motion.

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

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

**Applicant Signature:**

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

Signature of Applicant:  Date: 12-1-17

**Final Site Design Review Criteria by Planning Board**

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

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

**City of Caribou, Maine  
Planning Board**

Site Design Review for: \_\_\_\_\_

Address: \_\_\_\_\_

On \_\_\_\_\_ (date) the members of the Caribou Planning Board met to consider the application for Site Design Review on the property referenced above.

The application was: **Denied** / **Approved** / **Approved with conditions**

**Approved by the Caribou Planning Board**

Signed: \_\_\_\_\_ Chairman of the Planning Board

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

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

**Conditions of Approval:**

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



*WARRANTY DEED*  
Maine Statutory Short Form

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

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

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

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

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

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

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

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

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

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

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

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

*Lisa M. Bennett*  
Witness

*Russell P. Levesque*  
RUSSELL P. LEVESQUE

STATE OF MAINE

August 10, 2016

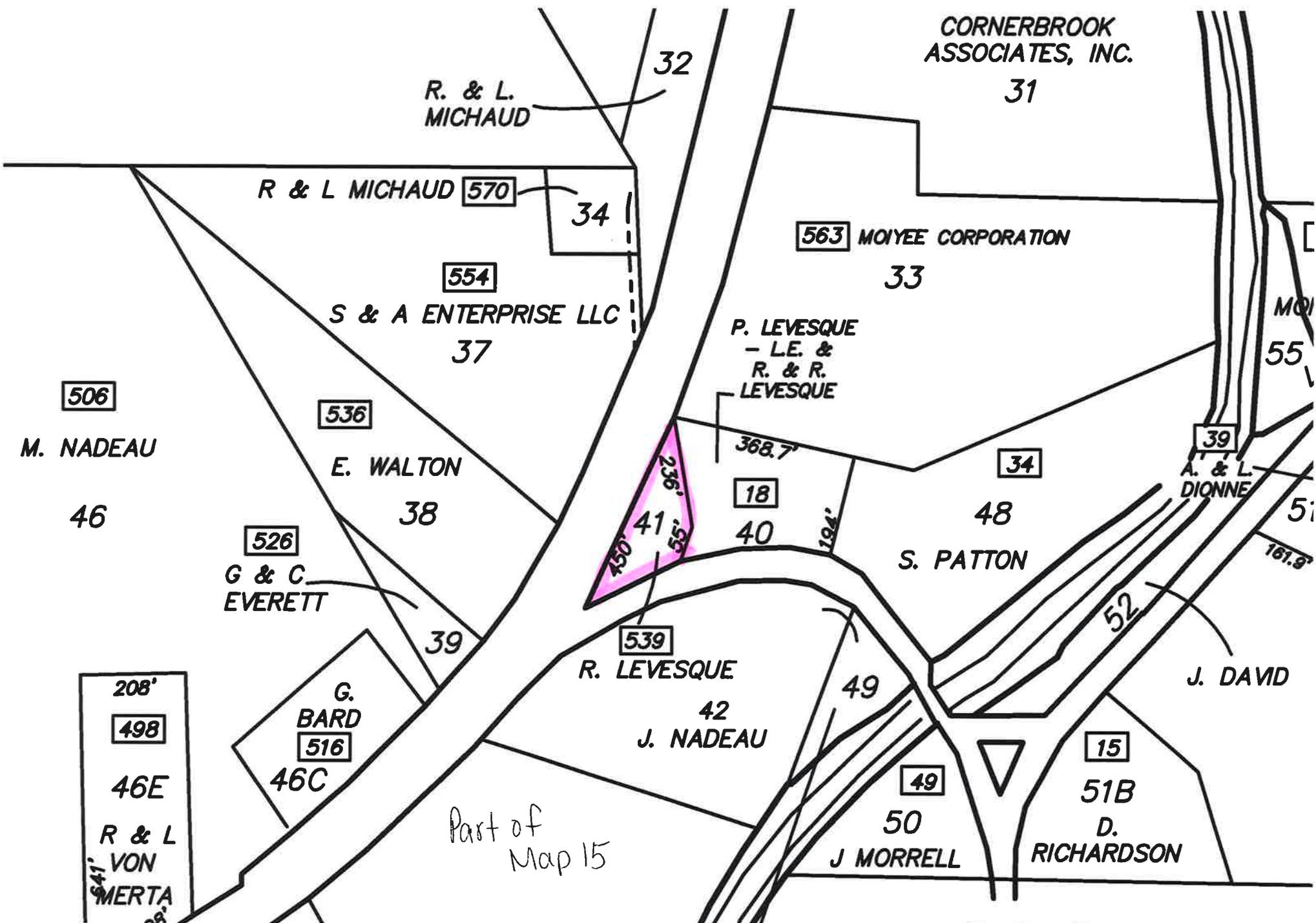
Aroostook, ss.

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

Before me,

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

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



CORNERBROOK ASSOCIATES, INC.

R. & L. MICHAUD

R & L MICHAUD [570]

34

[563] MOIYEE CORPORATION

33

[554]

S & A ENTERPRISE LLC

37

P. LEVESQUE - LE. & R. & R. LEVESQUE

[506]

M. NADEAU

46

[536]

E. WALTON

38

368.7'

[18]

40

[34]

48

S. PATTON

[526]

G & C EVERETT

39

[539]

R. LEVESQUE

42

J. NADEAU

49

[49]

50

J MORRELL

[39]

A. & L. DIONNE

MOI

55

51

161.9'

J. DAVID

52

[15]

51B

D. RICHARDSON

208'  
[498]  
46E  
R & L VON MERTA  
541'

G. BARD  
[516]  
46C

Part of Map 15



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

Part of Map 15

**Caribou Land Use Table**

**Zoning District**

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

**D. Required Parking Spaces.**

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

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

Notes

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MAINE  
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

Filing Fee \$175.00

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

  
Deputy Secretary of State

A True Copy When Attested By Signature

  
Deputy Secretary of State

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

**FIRST:** The name of the limited liability company is:

**ACCESS 89 BAR & GRILL, LLC**

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

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

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

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

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

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

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

**Bar & Grill**

(Type of professional services)

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

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

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

Noncommercial Registered Agent

**Paul J. Morgan**  
\_\_\_\_\_  
(Name of noncommercial registered agent)

**539 Access Highway, Caribou, ME 04736**  
\_\_\_\_\_  
(physical location, not P.O. Box – street, city, state and zip code)

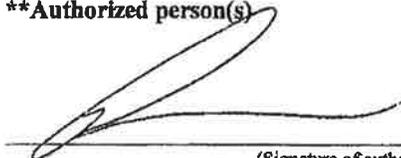
\_\_\_\_\_  
(mailing address if different from above)

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

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

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

Dated September 6, 2017

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

**Paul J. Morgan**  
\_\_\_\_\_  
(Type or print name of authorized person)

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

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

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

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

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

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

Submit completed form to:

**Secretary of State**  
**Division of Corporations, UCC and Commissions**  
**101 State House Station**  
**Augusta, ME 04333-0101**  
Telephone Inquiries: (207) 624-7752 Email Inquiries: CEC.Corporations@Maine.gov

PAUL J MORGAN  
539 ACCESS HWY  
CARIBOU ME 04736

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

Folder #: 1716658

Office Use Only:  
Do Not Bill  
CASH

Released: 11/3/2017

No. of Samples in Folder:(1)

1716658-01      TE1

### CERTIFICATION

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

Kenneth G. Pote, PhD., Director

Richard French, Quality Assurance Officer

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

Approved by:



Christopher Montagna  
Inorganics Supervisor/Chemist III

Continued from Previous Page

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



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

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

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

Continued from Previous Page

EXPLANATION OF FLUORIDE RESULTS

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

If your lab result ("Result") is:

<.2 - .29 ppm\*

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

.3 - .6 ppm

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

>.6 ppm or higher\*

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

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

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

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

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

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

+ Recommended by the American Dental Association (1994)

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

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

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

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

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

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

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

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

Continued from Previous Page

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

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

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

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

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

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

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

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

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

## Units & Measurement

"mg/L" = Milligrams per liter;

"ug/L" = Micrograms per Liter;

"mg/Kg" = Milligrams per Kilogram;

"ug/Kg" = Micrograms per Kilogram;

"NTU" = Nephelometric Turbidity Units;

"pCi/L" = Picocuries per Liter;

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

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

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

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

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

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

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

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

## Disclaimer

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

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

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

Continued from Previous Page

**Qualifiers Legend:**

**User selectable**

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



DEPARTMENT OF HEALTH & HUMAN SERVICES  
 HEALTH & ENVIRONMENTAL TESTING LABORATORY  
 TEL: (207) 287-1716 FAX: (207) 287-1884

**PAID**

NOV 1 2017 AM 7:18 *CS*

DATE REC'D @ LAB

PAUL J MORGAN  
 539 ACCESS HWY

CARIBOU, ME 04736

TE1 1716658  
 CASH

This kit expires on: 9/28/2018

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

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

NAME: Paul Morgan  
 STREET: 539 Access Hwy  
 TOWN: Caribou, ME  
 ZIP CODE: 04736  
 PHONE (EVE): 207-492-2024  
 E-MAIL: bp cleaners@hotmail.com

DO NOT REMOVE THIS LABEL

PHONE (DAY): 207-551-8687

( ) PLEASE CHECK HERE IF YOU WOULD LIKE A SIMPLIFIED FINAL REPORT

Date Collected: 10/31/17 Collector's Name: Paul Morgan

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

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

Chlorine Treatment:  None ( ) Bleach ( ) Chlorinator ( ) Other

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

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

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

**COLLECTION PROCEDURE**

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

SEE BACK FOR ADDITIONAL INSTRUCTIONS AND WHEN TO EXPECT LABORATORY RESULTS

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

WELL SETBACK RELEASE FORM

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

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

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

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

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

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

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

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

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

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

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

\*\*\*\*\*  
\*\*\*

State of Maine  
County of Arroostook ss Date 11/6/17  
Then personally appeared the above named Russell Levesque (and Bob Levesque  
\_\_\_\_\_) and (severally) acknowledged the foregoing instrument to be his

(or their) free act and deed.

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

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

HHE-306 Rev 10/01/02

Paul Morgan checklist of items needed before public hearing November 30, 2017

\$90 Application Fee

Applications / plans require the following information. This is from pages 4 & 5 of the Site Design Application.

Approval from the State Fire Marshal's Office. (If you do not have it, the Planning Board will either table your request or approve with conditions.)

Sketch showing the layout of the property interior showing number & location of seats, location of kitchen, pool tables etc.

Sketch showing the layout of the property exterior showing number & location of parking spots (guidelines for number of parking spaces required is attached), property lines, existing buildings (including dimensions and setbacks from property lines), location of well and septic system(s), storage areas, fences, signage and accessory structures, exterior lighting (to include type, radius of light, ground level intensity in foot candles.), arrows showing how storm water runs off the property.

Easement from DOT (for septic system)

Approved septic plan for the Access 89 Bar & Grill

Final site design review items. This is from Pages 6 & 7 of the Application. The Planning Board will review this checklist when deciding whether to approve your application. The more information you can provide, the quicker they can make a decision.

Traffic / site access / circulation (vehicle and pedestrian) – it might be helpful to get a letter from the DOT with an approval on the increase in traffic and ingress / egress from the property

Emergency Vehicle access – once the State Fire Marshal has issued the permits, forward to the Fire Chief for his review

Waste Disposal – how is trash generated going to be handled – do you have a dumpster, do you haul it to Tri-Community yourself?

Utilities – did you make any improvements to your electrical system when you made these improvements to the property? If so, it would be good to include a statement about that.

Phosphorus – is any phosphorus containing material used on site? If yes, explain.

General requirements – about Flood Hazard areas – is this property in a Flood Hazard area?

## **TOURISM AND CARIBOU'S FUTURE AS AN ALL SEASON DESTINATION**

Caribou has the opportunity to develop itself as a year round tourism destination. The growth of community activities in the winter as well as continued municipal support for trail grooming operations will ensure viability of the winter tourism season, which most of the lodging establishments in the community rely on to remain open. In addition, the City should look into the possibility of developing summer tourist attractions including expedited development of the Caribou waterfront area and the possibility of summer and seasonal homes in conjunction with man-made lakes. With most of the waterfront property concentrated in the St. John Valley Caribou would stand to benefit greatly from the development of man-made lakes and other water bodies to expand the seasonal and year around tourism base as well as adding to the tax base in the community.

## **THE ROLE OF HOME OCCUPATIONS IN CARIBOU**

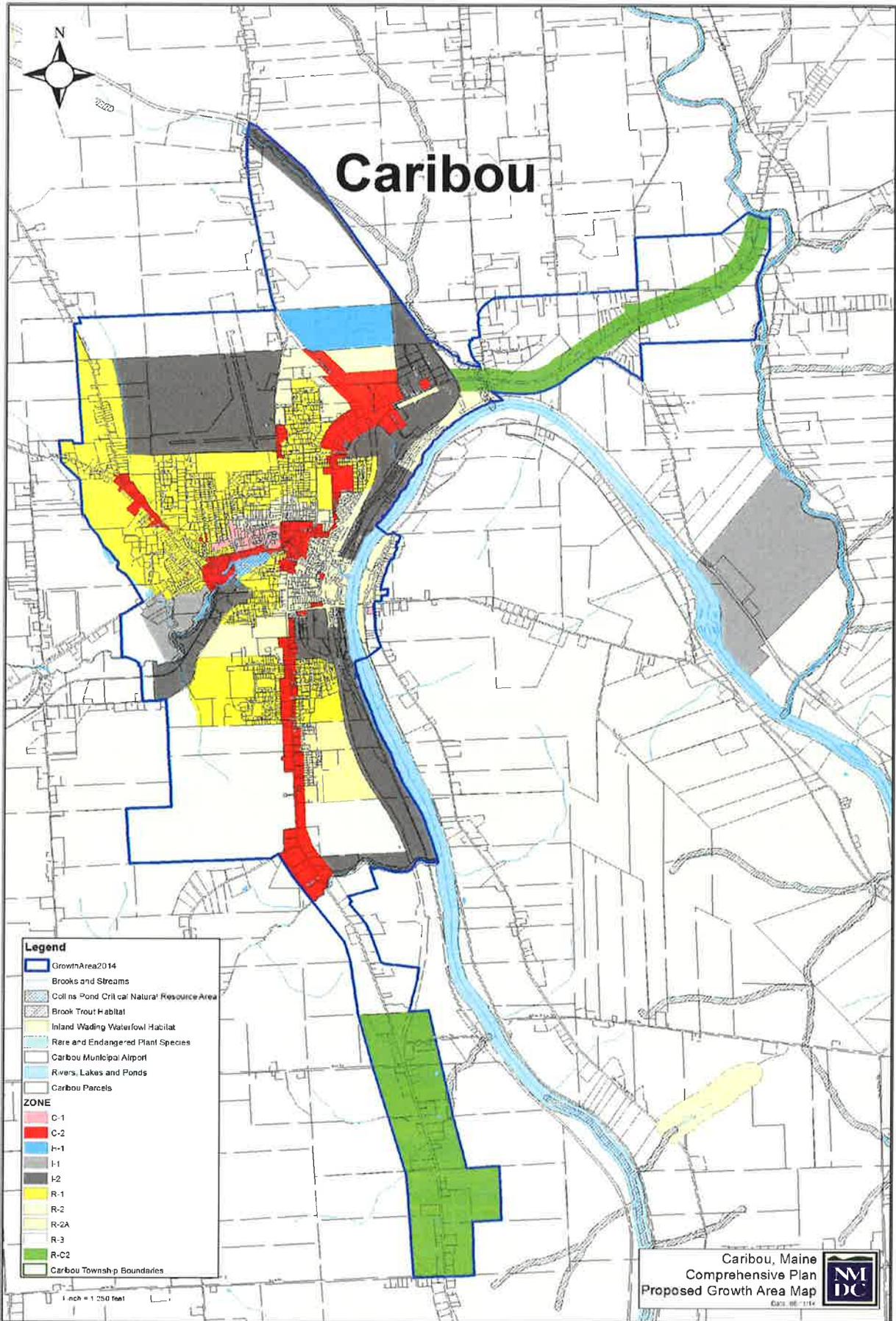
Home occupations play a minor but expanding role in the economic fabric of Caribou. In 2013 the City adopted a new ordinance reducing restrictions on home occupations. The Planning Board has stated its intention to further reduce the requirements and streamline the process for applicants seeking a home occupation. While the City has an abundance of available retail and commercial space the ease of home occupations will contribute to infill and stop the expansion of infrastructure that cannot be sustained in its current form. Furthermore, while there are relatively high vacancy rates in both homes and commercial spaces the influx of home occupation activity will allow large, primarily older homes in the urban core of the city to be repurposed; providing housing that is appropriate for single or younger individuals while making use of large family homes that are not as likely to have economic value with an aging population looking to downsize home options.

The City should continue to encourage the growth and development of home occupations as eco-friendly uses of neighborhoods both in and outside of the urban core. The further development of home occupations also creates opportunity for low entry entrepreneurial activities whose business plans otherwise may not gestate to positive cash flow in more expensive commercial space. There is also an opportunity to utilize the unique work skills and experience of workers in Aroostook County in home occupations rather than traditional commercial space.

## **OPPORTUNITIES FOR LARGE SCALE COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN CARIBOU**

The prime area for large commercial development is the Caribou Riverfront. The riverfront area offers an opportunity for large scale commercial development similar to waterfront areas in other parts of Maine and the country. The riverfront has declined in its value to the community from its peak as a transportation and industrial hub.

The Birds Eye site, a former industrial site along US Route 1 comprises over 18 acres of land with highway access, 3-phase power, rail access, and high visibility in the community. The daily traffic flow past this site exceeds 15,000 cars per day. Currently occupied by several large and outdated, vacant, and blighted industrial buildings, the site is perfectly situated for a large commercial, industrial, or residential development. While not suited for single or multi-family homes the site could accommodate a large condominium development, large apartment complex, or a senior/elderly housing/assisted living or 55+ community, which are often cited as needs in an area with a rapidly aging population. Commercial development opportunities could include a single large big box retailer (i.e. Target) or a series of smaller retail developments. A large commercial operation such as a casino or event venue could be accommodated at this site and zoning should be altered to allow such.



# Local Economy

## *Local Economy*

Goal: Promote an economic climate that increases job opportunities and overall economic well-being.

<i>Policies</i>	<i>Strategies</i>	<i>Responsibility</i>	<i>Implementation</i>
To support the type of economic development activity the community desires, reflecting the community's role in the region.	Assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).	City Council	Ongoing
To make a financial commitment, if necessary, to support desired economic development, including needed public improvements	Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	Planning Board	2015
To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)	City Council/Caribou Economic Growth Council/City Manager	Ongoing
	Participate in any regional economic development planning efforts.	City Manager	Ongoing
	Establish riverfront development committee/corporation to begin development of the riverfront	City Manager/Caribou Economic Growth Council	2015

the University of Maine Presque Isle, and Northern Maine Community College are perhaps the region's best hope for a net inflow of youth.

Caribou must focus on growing the local economic base to ensure viability of services and the viability of the community as a whole in the future. The only method to reduce population decline is through the availability of job opportunities. While retail and commercial development is important and should be encouraged, businesses and industries that provide jobs are more critical and must be sought out and developed as the primary focus of the community over the next ten years. Economic development must become the priority of every agency of the city and every organization in the community. The risk from not doing so is too great, the very survival of Caribou as a viable community to live and work in is at stake, and the need for economic growth cannot be underestimated. Furthermore, the City must continue to fund investments in economic development, from attraction events, infrastructure investment, site amenities and more to direct support to businesses.

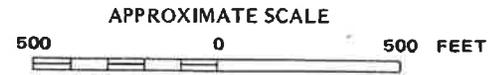
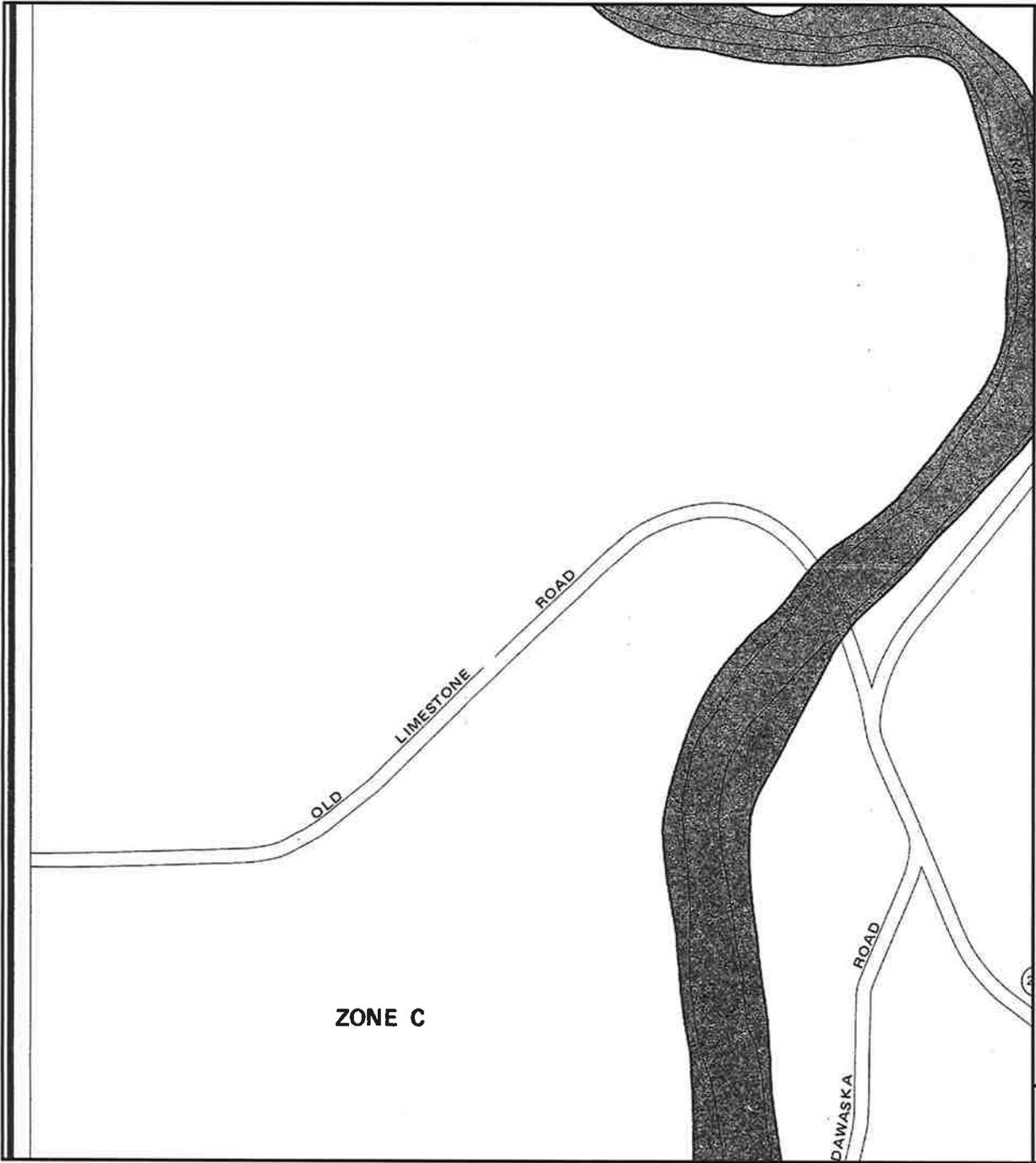
## **THE REVIVAL OF SWEDEN STREET AND THE REBIRTH OF ONE OF MAINE'S GREATEST DOWNTOWNS**

Sweden Street in Caribou once marked not only the commercial hub of Caribou, serving as its traditional downtown, but was a focal point for social and cultural amenities for generations. With the closure of Loring Air Force Base in the mid 1990's commercial space in Downtown Caribou began to empty, almost overnight. A thriving downtown was nearly dormant within a few years. The downtown mall area, originally designed as a pre-fabricated outdoor pedestrian area soon gave way to office space and service businesses. Interestingly enough, the outdoor pedestrian friendly indoor mall, constructed in the late 1970's was perhaps out of style for its time but the design concept has come full circle as larger retail developments focus on outdoor open air workable designs.

Sweden Street had historically been the place for community events including celebrations, holiday festivals and community events. The revival of Sweden Street began in earnest in 2013 with exceptional results. An internal analysis at the City of Caribou concluded that two primary problems existed in the community that impacted the growth and revival of Sweden Street as a thriving downtown. First was a lack of foot traffic, second was a lack of community support.

The foot traffic analysis is a routine development challenge, retail that can thrive in a dense downtown area needs foot traffic to sustain business yet with no retail attractions there will be no foot traffic. The community support also manifested itself in the community's psychological profile of its downtown area, which in many ways was a manifestation of community attitudes developed in response to the economic decline in the aftermath of the base closure. While population decline was swift in the aftermath of the base closure business flight was more pronounced.

The construction of the Downtown Mall permanently altered the street scape, traffic flow, and "look and feel" of the traditional downtown area. The project, which demolished slum and blighted buildings in the downtown area under the guise of urban renewal in the late 1960's became a microcosm for attitudes towards the rejection of development. Many residents, even today, point to the construction of the Downtown Mall as the singular event that "killed" downtown. Population had been declining in Caribou since the early-mid 1960's and the decline of Caribou's traditional downtown mimicked the decline of similar traditional downtowns throughout the country. Furthermore, while the traffic pattern surrounding Sweden Street and the Downtown Mall could at best be described as unique, the buildings replaced by the Mall and new traffic pattern were blighted properties not unlike some of the same properties the City began addressing in 2014. Despite this, the community had two successive generations of negative conscious towards downtown; the first upset with the utilitarian construction of the Downtown Mall that forever altered the Downtown they had known for years, and the second who grew



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
**CARIBOU, MAINE**  
AROOSTOOK COUNTY

**PANEL 9 OF 18**  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER**  
230014 0009 C

**EFFECTIVE DATE:**  
AUGUST 1, 1980



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

**KEY TO MAP**

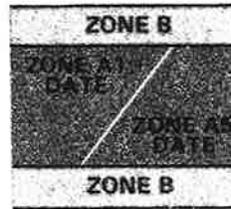
500-Year Flood Boundary —————>

100-Year Flood Boundary —————>

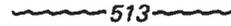
Zone Designations\* With  
Date of Identification  
e.g., 12/2/74

100-Year Flood Boundary —————>

500-Year Flood Boundary —————>



Base Flood Elevation Line  
With Elevation In Feet\*\*



Base Flood Elevation in Feet  
Where Uniform Within Zone\*\*

(EL 987)

Elevation Reference Mark

RM7 x

River Mile

• M1.5

\*\*Referenced to the National Geodetic Vertical Datum of 1929

**\*EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
**CARIBOU, MAINE**  
AROOSTOOK COUNTY

**PANEL 9 OF 18**  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER**  
230014 0009 C

**EFFECTIVE DATE:**  
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U.S. DEPARTMENT OF HOUSING  
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SAWYER

SCHOOL

## Penny Thompson

---

**From:** Mike Gahagan  
**Sent:** Monday, November 13, 2017 10:52 AM  
**To:** Penny Thompson; Dave Ouellette  
**Subject:** RE: 539 Access Highway Caribou

As long as Fire is all set I will be all set for 539 Access Highway.

*Chief Michael W. Gahagan*



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

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**From:** Penny Thompson  
**Sent:** Monday, November 13, 2017 10:34 AM  
**To:** Mike Gahagan; Dave Ouellette  
**Subject:** 539 Access Highway Caribou

Good morning –

Could you please provide feedback on the following property as it relates to your department of the City of Caribou:

**Public Hearing #2:** Review of Site Design Application from Paul Morgan for Access 89 Bar & Grill located at 539 Access Highway – Tax Map 15 Lot 41

If possible, I would like to know prior to Tuesday November 21, 2017 in order to make packets for the Planning Board.

Please let me know if you have any questions.

*Penny*

Penny Thompson

Phone: (207) 493 – 5961  
[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)

For your convenience, frequently requested information is available on the City of Caribou website on the tax assessment page: <http://www.cariboumaine.org/index.php/departments/66-2/> and the code enforcement page: <http://www.cariboumaine.org/index.php/departments/code-enforcement/>. Online assessing data from Trio is now available. See the instructions and link on the tax assessment department page!

## Penny Thompson

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**From:** Scott Susi  
**Sent:** Tuesday, November 14, 2017 1:59 PM  
**To:** Penny Thompson  
**Subject:** RE: 539 Access Highway Caribou

Penny, I have reviewed the area and have no issue with emergency vehicle access for 539 Access HWY. Because this is a rural business the nearest hydrant location for shuttle is on Rt.89, Crown Park Inn.

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

**From:** Penny Thompson  
**Sent:** Monday, November 13, 2017 10:29 AM  
**To:** Scott Susi <firechief@cariboumaine.org>  
**Subject:** 539 Access Highway Caribou

Good morning Chief Susi –

Could you please provide feedback on the following property as it relates to your department of the City of Caribou:

**Public Hearing #2:** Review of Site Design Application from Paul Morgan for Access 89 Bar & Grill located at 539 Access Highway – Tax Map 15 Lot 41

The Site Design Application checklist specifically asks: “Have the plans been reviewed and approved by the Caribou Fire Chief?”.

Also in the application, it asks that the plans show: “access for emergency vehicles”.

Please let me know if you have any questions.

*Penny*  
Penny Thompson

Phone: (207) 493 – 5961  
[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)

## Penny Thompson

---

**From:** Paul Morgan <bpcleaners@hotmail.com>  
**Sent:** Tuesday, November 14, 2017 2:47 PM  
**To:** Penny Thompson  
**Subject:** BAR

Good Afternoon

The fire Marshal issued my permit yesterday so that should be all set can we meet tomorrow let me know the time

Thanks

Paul

## Penny Thompson

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**From:** Demerchant, Raymond <Raymond.Demerchant@maine.gov>  
**Sent:** Tuesday, November 14, 2017 11:01 AM  
**To:** Penny Thompson  
**Subject:** RE: 539 Access Highway Caribou

Penny,

Since this item is on a state highway, a MaineDOT Entrance Permit would be necessary due to the change in use of the existing entrance. If the peak hour trips was 100 or more, a traffic movement permit would be triggered. It probably won't exceed 100 trips, but that's a concern that needs to be considered. Signage would need to be installed in accordance with State Statutes.

Just to confirm, Mr. Morgan has been working with the Department regarding an easement for his septic system.

Let me know if you have any questions.

Ray E. DeMerchant, P.E.  
*Region Traffic Engineer*  
MaineDOT-Northern Region  
41 Rice Street  
Presque Isle, Maine 04769

Phone: 207-764-2218  
Cell: 207-592-6461  
Fax: 207-764-2204  
E-mail: [raymond.demerchant@maine.gov](mailto:raymond.demerchant@maine.gov)

**From:** Penny Thompson [mailto:[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)]  
**Sent:** Monday, November 13, 2017 10:40 AM  
**To:** Demerchant, Raymond <Raymond.Demerchant@maine.gov>  
**Subject:** 539 Access Highway Caribou

Good morning Mr. Demerchant –

Could you please provide feedback on the following property as it relates to the Maine DOT? It is my understanding that Mr. Morgan has been in touch with someone in your office about an easement for his septic system.

**Public Hearing #2:** Review of Site Design Application from Paul Morgan for Access 89 Bar & Grill located at 539 Access Highway – Tax Map 15 Lot 41

The Site Design Review application also contains the following review criteria:

Traffic  
Site Access  
Parking & Vehicle Circulation

Do you have any idea if any of these items are a concern for the DOT? Mr. Morgan is already operating a convenience store with a gas pump, deli and bottle redemption at that location.

## Penny Thompson

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**From:** Paul Morgan <bpcleaners@hotmail.com>  
**Sent:** Wednesday, November 15, 2017 1:21 PM  
**To:** Penny Thompson  
**Subject:** Re: BAR

just talked to Brent Bubar he is going to sign off on the LIMITED USE LICENSE AND GET IT TO AUGUSTA AND IT WILL BE RECORDED  
he states the first of the week or so

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**From:** Penny Thompson <pthompson@cariboumaine.org>  
**Sent:** Wednesday, November 15, 2017 9:10 AM  
**To:** Paul Morgan  
**Subject:** RE: BAR

Did I send you the link for the MaineDOT access permit?

You can call the Presque Isle Office at 764-2200 and request to have an application mailed or use the web site below to view the rules and print an application.

<http://maine.gov/mdot/traffic/accessmgmt/>

## Access Management - Traffic Division | MaineDOT

maine.gov

I already have a driveway, so can I move forward with building any structure including a home, garage or business? If the property is on a state roadway, an existing ...

---

**From:** Paul Morgan [mailto:bpcleaners@hotmail.com]  
**Sent:** Tuesday, November 14, 2017 4:25 PM  
**To:** Penny Thompson <pthompson@cariboumaine.org>  
**Subject:** Re: BAR

I will have this resolved Tomorrow

Sent from my iPhone



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CODE ENFORCEMENT OFFICE

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CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board  
From: Penny Thompson, Caribou Code Enforcement Officer  
Date: November 22, 2017  
Re: Staff report on Site Design Application from Tammy Belanger for Clippity-Do Dog Grooming located at 32 Roberts Street

For this public hearing item, I am enclosing the following (provided at last meeting):

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

There is nothing in Chapter 13 on Pet Grooming businesses.

Following the last meeting, Chairman Cyr asked that staff contact the applicants with a list of items that were needed for the final review. This set of items is a result of that:

Page 16: List of items required prior to the public hearing; \$90 application paid  
Page 17: DBA License from City Clerk

Chairman Cyr and I also had a conversation about the review criteria. He requested that staff research what would need to be considered:

Page 18-22: All uses need to be consistent with the 2014 Comprehensive Plan, the section attached deals with “older homes in the urban core of the city to be repurposed” (page 52); Proposed Growth area (page 106); Planning Board role in encouraging economic growth (page 48); “economic development must become the priority of every agency of the city and every organization in the community” (page 50)  
Page 23-24: All uses must be checked for location in a flood hazard area  
Page 25-29: Approvals from local and state agencies



## Site Design Application

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

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

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

### Please print or type all information

Name of Property Owner / Developer: Tammy Belanger

Development Name: Clippity-Do Dog Grooming

Location of Property (Street Locations): 32 Roberts Street

City of Caribou Tax Map: 031 Lot: 215

Zone: currently R1 -  
re-zoning to R2 is  
underway.

### Site Design Review Application – City of Caribou, Maine

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

**Applicant Information**

Please provide a brief description of this project.

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

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

Tammy Belanger  
417 E. Presque Isle Rd.  
Cambou ME 04736

Phone: 207-227-4174

E-mail: tammab@4@yahoo.com

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

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

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

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

owner  
(Attach supportive legal documentation)

**General Information**

Aroostook County Registry Deeds: Book # 818 Page # 391 (attach copy of deed)

What interest does the applicant have in any abutting property? none

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

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

Total area or acreage of parcel: \_\_\_\_\_ Total area or acreage to be developed: \_\_\_\_\_

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) (vacant) 2 story apartment building =  
top floor will be used for storage, bottom floor will be used for dog grooming business

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

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

Recreation area(s) Estimated Area & Description: N/A

Common land(s) Estimated Area & Description: N/A

Anticipated start date for construction: month / year N/A / Completion: 1 / existing structure.  
There will be no "construction", this is an existing structure.

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

Does this development require extension of public services?  Yes  No

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

Estimated cost for infrastructure improvements: \$ N/A

Water Supply: Private Well:  Public Water Supply:

Sewerage Disposal: Private SSWD:  Public Sewer:

Estimated sewerage disposal gallons per day: unknown / average / day

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

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

Does the building have an automatic sprinkler system?  Yes  No

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

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

### Concept Plan Review Criterion

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

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

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



**Final Site Design Review Criteria by Planning Board**

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

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

**City of Caribou, Maine  
Planning Board**

Site Design Review for: Tammy Belanger  
 Address: 32 Roberts St., Caribou ME 04736

On \_\_\_\_\_ (date) the members of the Caribou Planning Board met to consider the application for Site Design Review on the property referenced above.

The application was: **Denied / Approved / Approved with conditions**

**Approved by the Caribou Planning Board**

Signed: \_\_\_\_\_ Chairman of the Planning Board  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

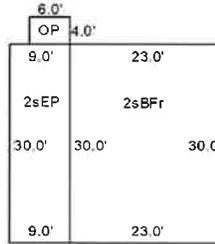
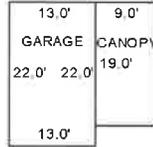
**Conditions of Approval:**

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

Account: 3257

BELANGER, TAMMY

Printed: 11/02/2017



Building Value:  
Land Value:

41,400  
11,700

Location:  
Address:

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

Book	Page	Map / Lot
5696	52	031-215

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

Total Acres: 0.15

**Land Detail:**

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

**Total Value of Land:**

11,746

**Building Detail:**

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

**Total Value of Buildings:**

41,422

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE (TESTATE)

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

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

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

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

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

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

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

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

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

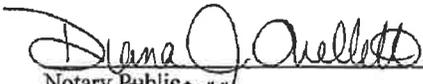
Tammy Belanger, Personal Representative  
of the Estate of Antoinette Michaud

STATE OF MAINE  
AROOSTOOK, SS.

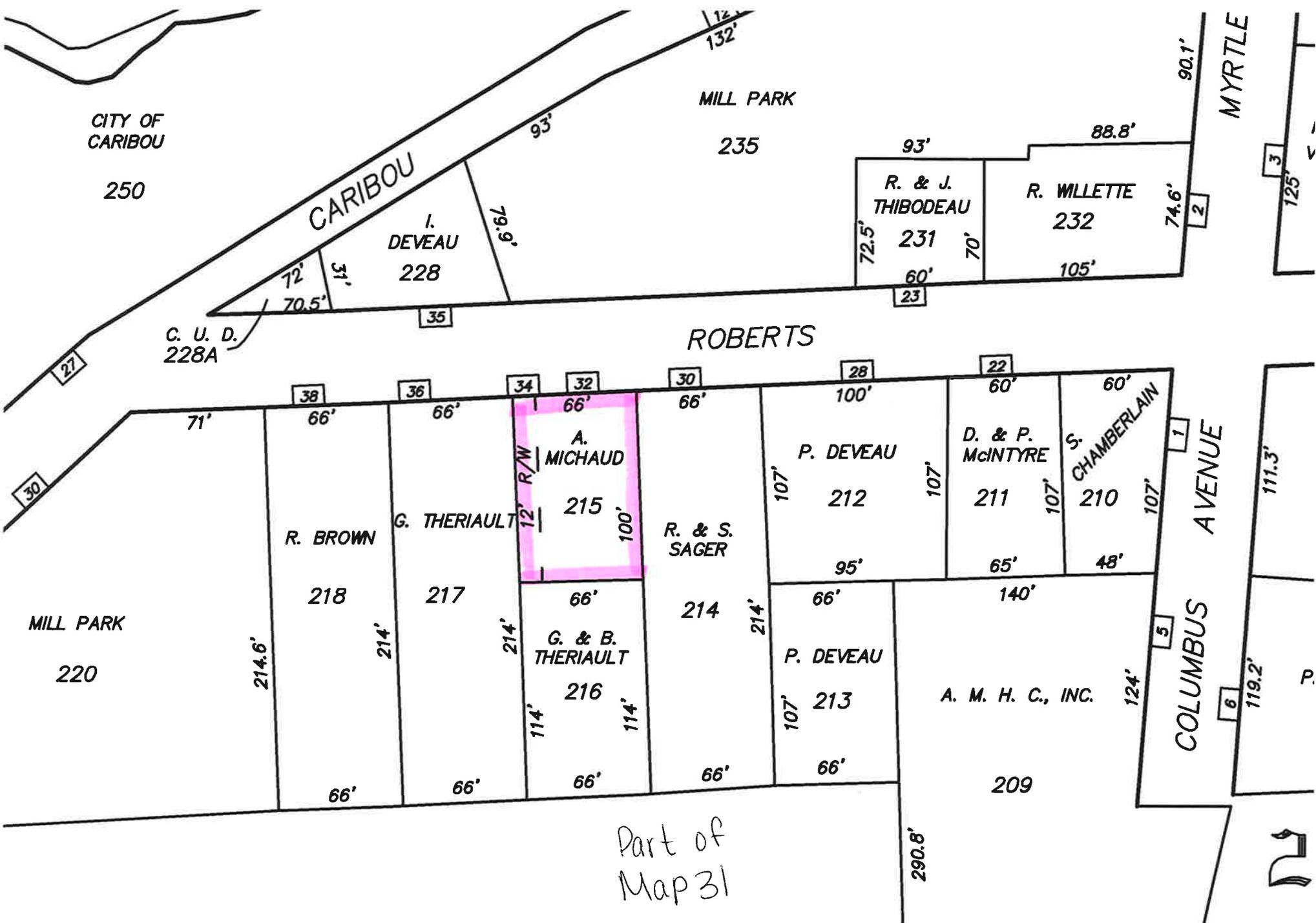
Aug 28, 2017

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

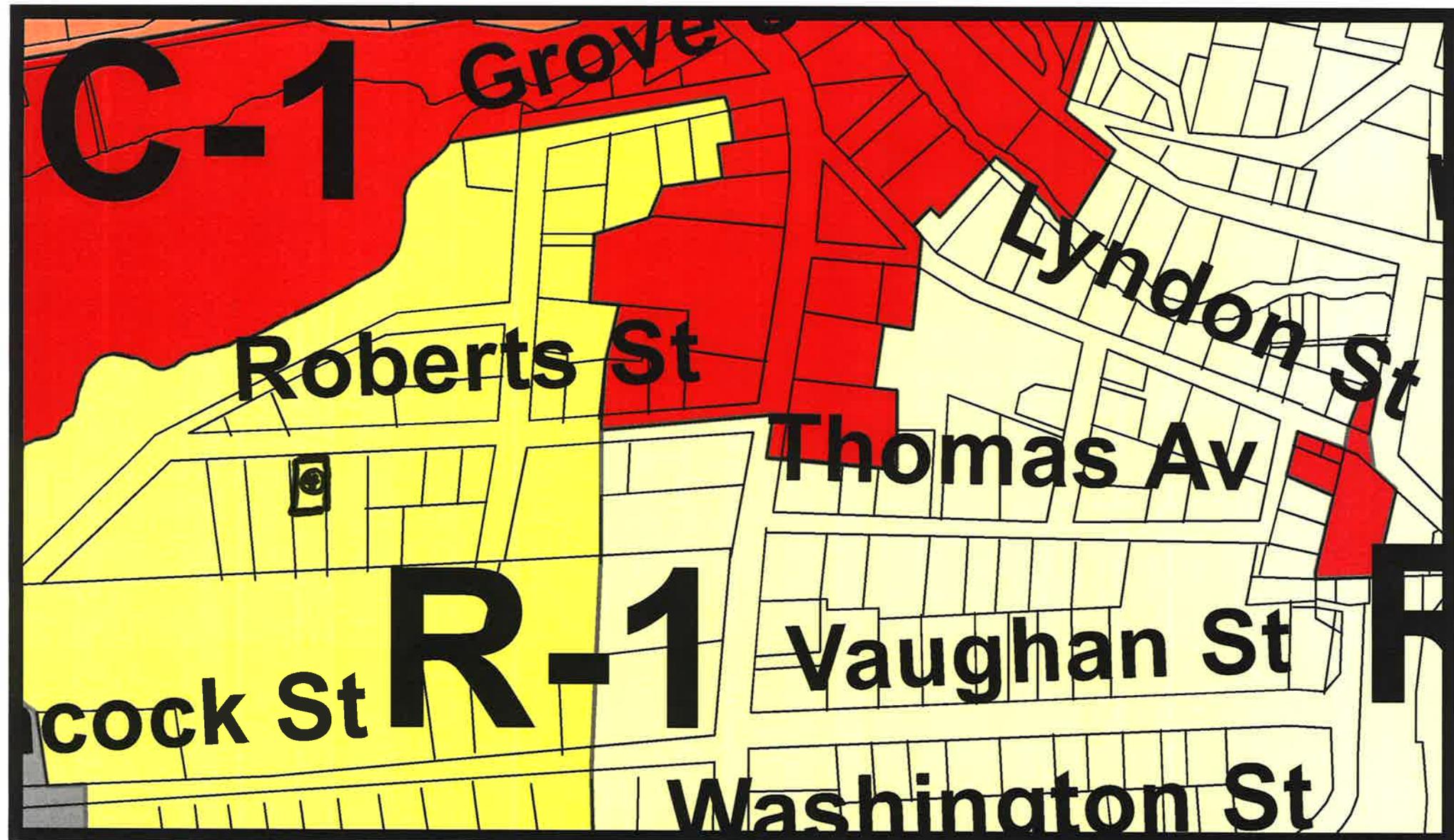
Before me,

  
\_\_\_\_\_  
Diana J. Ouellette  
Notary Public, State of Maine  
My Commission Expires  
April 3, 2019  
\_\_\_\_\_  
Printed Name // Comm. Exp. Date

Received  
AROOSTOOK SS  
MELISSA L. RICHARDSON, REGISTRAR



Part of  
Map 31



Part of Map 31

# Caribou Land Use Table

# Zoning District

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

**D. Required Parking Spaces.**

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

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

Notes

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

Tammy Belanger checklist of items needed before public hearing November 30, 2017

Applications / plans require the following information. This is from pages 4 & 5 of the Site Design Application.

Sketch showing the layout of the property interior showing type, number & location of grooming equipment stations, waiting area, doors, public or employee restrooms. Any areas that are not related to the business can be labeled as such.

Sketch showing the layout of the property exterior showing number & location of parking spots (guidelines for number of parking spaces required is attached), property lines, existing buildings (including dimensions and setbacks from property lines), location of storage areas, fences, proposed signage and accessory structures, exterior lighting (to include type, radius of light, ground level intensity in foot candles.), arrows showing how storm water runs off the property.

Final site design review items. This is from Pages 6 & 7 of the Application. The Planning Board will review this checklist when deciding whether to approve your application. The more information you can provide, the quicker they can make a decision.

Traffic / site access / circulation (vehicle and pedestrian) – I will forward to Dave Ouellette, Public Works Director, for input on the increase in traffic and ingress / egress from the property

Emergency Vehicle access – I will forward to the Scott Susi, Fire Chief, for his review

Waste Disposal – how is trash generated going to be handled – do you have a dumpster, do you haul it to Tri-Community yourself?

Utilities – did you make any improvements to your electrical or plumbing systems when you converted the residential unit to commercial space? Have you added features to make the business “barrier-free” (ramps, wider doors)? If so, it would be good to include a statement about that.

Phosphorus – is any phosphorus containing material used on site? If yes, explain.

General requirements – about Flood Hazard areas – is this property in a Flood Hazard area? (application says no)

**STATE OF MAINE**  
**CERTIFICATE OF SOLE PROPRIETOR OR PARTNERSHIPS ADOPTING NAME OTHER**  
**THAN**  
**HIS OR HER OWN**  
**PURSUANT TO TITLE 31, CHAPTER 1, §2**

The undersigned hereby certifies that he intends to engage in the **DOG GROOMING** business as sole proprietor thereof, and to adopt the name style and designation **CLIPPITY DO DOG GROOMING** in the conduct of said business.

**NAME: TAMMY S BELANGER**

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

*Tammy S. Belanger*

**RESIDENCE: 477 EAST PRESQUE ISLE ROAD, CARIBOU, MAINE 04736**

**STATE OF MAINE**

**Aroostook, ss**

Then personally appeared **TAMMY S BELANGER** and made oath to the foregoing certificate, that the same is true.

Before me, \_\_\_\_\_

*Jayne R. Farrin*

**Jayne R. Farrin**  
**City Clerk**

**Clerk's Office Municipality of Caribou**

**Received 11/14/2017**

**at 8 H 20 M AM and**

**recorded in Book 56 Page 1007**

**Attest:**

*Jayne R. Farrin*  
Clerk

## **TOURISM AND CARIBOU'S FUTURE AS AN ALL SEASON DESTINATION**

Caribou has the opportunity to develop itself as a year round tourism destination. The growth of community activities in the winter as well as continued municipal support for trail grooming operations will ensure viability of the winter tourism season, which most of the lodging establishments in the community rely on to remain open. In addition, the City should look into the possibility of developing summer tourist attractions including expedited development of the Caribou waterfront area and the possibility of summer and seasonal homes in conjunction with man-made lakes. With most of the waterfront property concentrated in the St. John Valley Caribou would stand to benefit greatly from the development of man-made lakes and other water bodies to expand the seasonal and year around tourism base as well as adding to the tax base in the community.

## **THE ROLE OF HOME OCCUPATIONS IN CARIBOU**

Home occupations play a minor but expanding role in the economic fabric of Caribou. In 2013 the City adopted a new ordinance reducing restrictions on home occupations. The Planning Board has stated its intention to further reduce the requirements and streamline the process for applicants seeking a home occupation. While the City has an abundance of available retail and commercial space the ease of home occupations will contribute to infill and stop the expansion of infrastructure that cannot be sustained in its current form. Furthermore, while there are relatively high vacancy rates in both homes and commercial spaces the influx of home occupation activity will allow large, primarily older homes in the urban core of the city to be repurposed; providing housing that is appropriate for single or younger individuals while making use of large family homes that are not as likely to have economic value with an aging population looking to downsize home options.

The City should continue to encourage the growth and development of home occupations as eco-friendly uses of neighborhoods both in and outside of the urban core. The further development of home occupations also creates opportunity for low entry entrepreneurial activities whose business plans otherwise may not gestate to positive cash flow in more expensive commercial space. There is also an opportunity to utilize the unique work skills and experience of workers in Aroostook County in home occupations rather than traditional commercial space.

## **OPPORTUNITIES FOR LARGE SCALE COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN CARIBOU**

The prime area for large commercial development is the Caribou Riverfront. The riverfront area offers an opportunity for large scale commercial development similar to waterfront areas in other parts of Maine and the country. The riverfront has declined in its value to the community from its peak as a transportation and industrial hub.

The Birds Eye site, a former industrial site along US Route 1 comprises over 18 acres of land with highway access, 3-phase power, rail access, and high visibility in the community. The daily traffic flow past this site exceeds 15,000 cars per day. Currently occupied by several large and outdated, vacant, and blighted industrial buildings, the site is perfectly situated for a large commercial, industrial, or residential development. While not suited for single or multi-family homes the site could accommodate a large condominium development, large apartment complex, or a senior/elderly housing/assisted living or 55+ community, which are often cited as needs in an area with a rapidly aging population. Commercial development opportunities could include a single large big box retailer (i.e. Target) or a series of smaller retail developments. A large commercial operation such as a casino or event venue could be accommodated at this site and zoning should be altered to allow such.



# Local Economy

## *Local Economy*

Goal: Promote an economic climate that increases job opportunities and overall economic well-being.

<i>Policies</i>	<i>Strategies</i>	<i>Responsibility</i>	<i>Implementation</i>
To support the type of economic development activity the community desires, reflecting the community's role in the region.	Assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).	City Council	Ongoing
To make a financial commitment, if necessary, to support desired economic development, including needed public improvements	Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	Planning Board	2015
To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)	City Council/Caribou Economic Growth Council/City Manager	Ongoing
	Participate in any regional economic development planning efforts.	City Manager	Ongoing
	Establish riverfront development committee/corporation to begin development of the riverfront	City Manager/Caribou Economic Growth Council	2015

the University of Maine Presque Isle, and Northern Maine Community College are perhaps the region's best hope for a net inflow of youth.

Caribou must focus on growing the local economic base to ensure viability of services and the viability of the community as a whole in the future. The only method to reduce population decline is through the availability of job opportunities. While retail and commercial development is important and should be encouraged, businesses and industries that provide jobs are more critical and must be sought out and developed as the primary focus of the community over the next ten years. Economic development must become the priority of every agency of the city and every organization in the community. The risk from not doing so is too great, the very survival of Caribou as a viable community to live and work in is at stake, and the need for economic growth cannot be underestimated. Furthermore, the City must continue to fund investments in economic development, from attraction events, infrastructure investment, site amenities and more to direct support to businesses.

### **THE REVIVAL OF SWEDEN STREET AND THE REBIRTH OF ONE OF MAINE'S GREATEST DOWNTOWNS**

Sweden Street in Caribou once marked not only the commercial hub of Caribou, serving as its traditional downtown, but was a focal point for social and cultural amenities for generations. With the closure of Loring Air Force Base in the mid 1990's commercial space in Downtown Caribou began to empty, almost overnight. A thriving downtown was nearly dormant within a few years. The downtown mall area, original designed as a pre-fabricated out door pedestrian area soon gave way to office space and service businesses. Interestingly enough, the outdoor pedestrian friendly indoor mall, constructed in the late 1970's was perhaps out of style for its time but the design concept has come full circle as larger retail developments focus on outdoor open air workable designs.

Sweden Street had historically been the place for community events including celebrations, holiday festivals and community events. The revival of Sweden Street began in earnest in 2013 with exceptional results. An internal analysis at the City of Caribou concluded that two primary problems existed in the community that impacted the growth and revival of Sweden Street as a thriving downtown. First was a lack of foot traffic, second was a lack of community support.

The foot traffic analysis is a routine development challenge, retail that can thrive in a dense downtown area needs foot traffic to sustain business yet with no retail attractions there will be no foot traffic. The community support also manifested itself in the community's psychological profile of its downtown area, which in many ways was a manifestation of community attitudes developed in response to the economic decline in the aftermath of the base closure. While population decline was swift in the aftermath of the base closure business flight was more pronounced.

The construction of the Downtown Mall permanently altered the street scape, traffic flow, and "look and feel" of the traditional downtown area. The project, which demolished slum and blighted buildings in the downtown area under the guise of urban renewal in the late 1960's became a microcosm for attitudes towards the rejection of development. Many residents, even today, point to the construction of the Downtown Mall as the singular event that "killed" downtown. Population had been declining in Caribou since the early-mid 1960's and the decline of Caribou's traditional downtown mimicked the decline of similar traditional downtowns throughout the country. Furthermore, while the traffic pattern surrounding Sweden Street and the Downtown Mall could at best be described as unique, the buildings replaced by the Mall and new traffic pattern were blighted properties not unlike some of the same properties the City began addressing in 2014. Despite this, the community had two successive generations of negative conscious towards downtown; the first upset with the utilitarian construction of the Downtown Mall that forever altered the Downtown they had known for years, and the second who grew

## GROWTH AREAS & IMPLEMENTATION

The urban core of Caribou is the area to which growth will be directed during the 10 year planning period. The growth anticipated will be a mix of new growth and infill however will primarily be commercial. Primary areas include the riverfront, which will transition from an industrial to a commercial use, as well as the site known as the “Birds Eye” site transitioning to a new commercial site that will accommodate any large-scale (i.e. “big box”) type retail development that is currently being sought by the City. Small scale and specialty retail will be located in the traditional downtown which has a high enough vacancy rate and space availability to accommodate projected growth during the planning period.

Residential growth will be limited to area within and immediately adjacent to the urban core. There exists a large amount of properties for sale in the urban core and that trend is anticipated to continue. Furthermore open lots are available for development into single or multi-family residential uses throughout the urban core therefore substantial residential construction is not anticipated and should be limited to the urban core. Currently several areas zoned residential exist that should be rezoned as rural as intended subdivisions were never developed and likely will not be developed during the planning period.

City has adequate space available for growth, even substantial commercial, industrial, and residential growth, within and immediately adjacent to the urban core that would not require additional municipal infrastructure. The goal of the City during the planning period should be to utilize these existing sites and areas so as to add to the tax base without increasing the level of investment. Much of Caribou’s infrastructure was designed for the community when it had a population totaling over 12,000 people; with just over 8,100 residents as of 2014 the City can grow substantially without increasing infrastructure.

The Future Land Use Plan will require condensing multiple district designations down to primarily 4 uses as well as rezoning some residential and commercial zones that are no longer utilized as such to rural zones. Land use ordinances will need to be changed to accommodate the streamlined zoning districts as well as reducing regulatory controls in the urban core while increasing setbacks and other requirements in the rural areas of town to reduce the potential for growth in infrastructure-costly parts of town.

### **Critical Natural Resources**

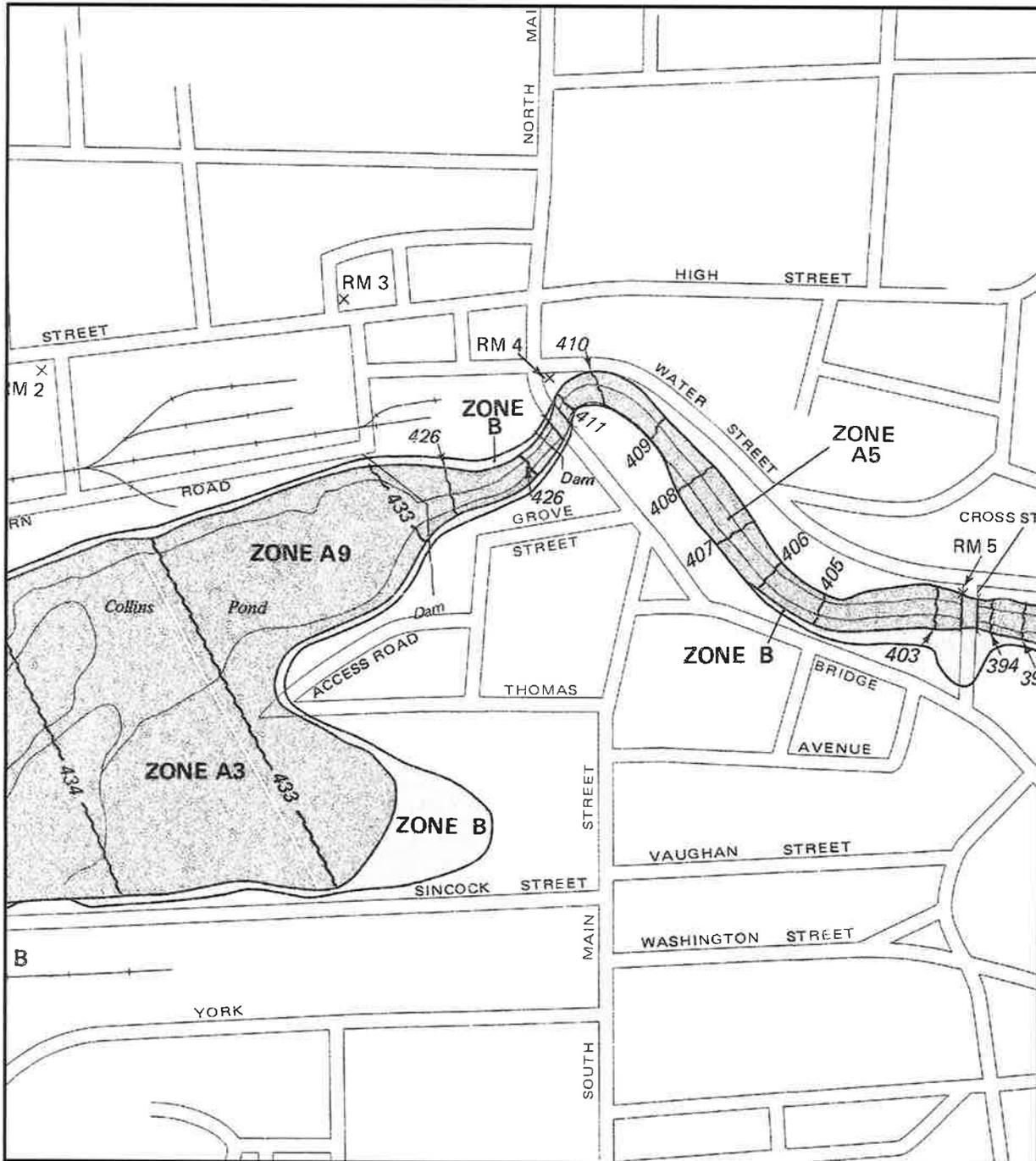
The City of Caribou has identified the Collins Pond area as a critical natural resource. Surrounded by high density development Collins Pond could be remediated to increase public access and use as well as improving the ecological conditions of the pond. The possibility exists for fishing in Collins Pond if the pond were to be dredged and stocked after some environmental repair. Given the Collins Pond walking path is an important recreational trail for the City the restoration of the Pond will enhance the walking path and increase its utilization and care.

The City should begin investigating grant opportunities to dredge Collins Pond and begin capital reserve savings towards matches or ultimately project completion with municipal funds. Restoration of Collins Pond would add usage and density right at the center of the urban core and adds activities to the downtown area.

## LAND USE DISTRICTS

### **Special Development Zones**

Special Development Zones are areas that could see large scale growth and development however the City does not want to limit the specific type of growth or development as a variety of options would suit the city’s overall development plan as well as nearby neighborhoods.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
**CARIBOU, MAINE**  
AROOSTOOK COUNTY

**PANEL 11 OF 18**  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER**  
230014 0011 C

**EFFECTIVE DATE:**  
AUGUST 1, 1980



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

### KEY TO MAP

500-Year Flood Boundary	—————	ZONE B
100-Year Flood Boundary	—————	ZONE A1 DATE
Zone Designations* With Date of Identification e.g., 12/2/74		ZONE A5 DATE
100-Year Flood Boundary	—————	ZONE B
500-Year Flood Boundary	—————	ZONE B
Base Flood Elevation Line With Elevation in Feet**	~~~~~	513
Base Flood Elevation in Feet Where Uniform Within Zone**		(EL 987)
Elevation Reference Mark		RM7 X
River Mile		• M1.5

\*\*Referenced to the National Geodetic Vertical Datum of 1929

### \*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave



APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

## FIRM FLOOD INSURANCE RATE MAP

CITY OF  
**CARIBOU, MAINE**  
AROOSTOOK COUNTY

PANEL 11 OF 18  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
230014 0011 C

EFFECTIVE DATE:  
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U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

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## Penny Thompson

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**From:** Mike Gahagan  
**Sent:** Monday, November 13, 2017 10:51 AM  
**To:** Penny Thompson; Dave Ouellette  
**Subject:** RE: 32 Roberts Street Caribou

I have no problem with 32 Roberts Street

*Chief Michael W. Gahagan*



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

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**From:** Penny Thompson  
**Sent:** Monday, November 13, 2017 10:33 AM  
**To:** Mike Gahagan; Dave Ouellette  
**Subject:** 32 Roberts Street Caribou

Good morning –

Could you please provide feedback on the following property as it relates to your department of the City of Caribou:

**Public Hearing #3:** Review of Site Design Application from Tammy Belanger for Clippity-Do Dog Grooming located at 32 Roberts Street – Tax Map 31 Lot 215

Please let me know if you have any questions.

*Penny*

Penny Thompson

Phone: (207) 493 – 5961  
[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)

For your convenience, frequently requested information is available on the City of Caribou website on the tax assessment page: <http://www.cariboumaine.org/index.php/departments/66-2/> and the code enforcement page: <http://www.cariboumaine.org/index.php/departments/code-enforcement/>. Online assessing data from Trio is now available. See the instructions and link on the tax assessment department page!

## Penny Thompson

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**From:** Scott Susi  
**Sent:** Tuesday, November 14, 2017 1:53 PM  
**To:** Penny Thompson  
**Subject:** RE: 32 Roberts Street Caribou

Penny, Roberts Street will provide plenty of access for emergency vehicles. I have reviewed the area and we have good water access at the intersection of Myrtle and Caribou Street in the event of a fire.

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

**From:** Penny Thompson  
**Sent:** Monday, November 13, 2017 10:31 AM  
**To:** Scott Susi <firechief@cariboumaine.org>  
**Subject:** 32 Roberts Street Caribou

Good morning Chief Susi –

Could you please provide feedback on the following property as it relates to your department of the City of Caribou:

**Public Hearing #3:** Review of Site Design Application from Tammy Belanger for Clippity-Do Dog Grooming located at 32 Roberts Street – Tax Map 31 Lot 215

The Site Design Application checklist specifically asks: “Have the plans been reviewed and approved by the Caribou Fire Chief?”.

Also in the application, it asks that the plans show: “access for emergency vehicles”.

Please let me know if you have any questions.

*Penny*  
Penny Thompson

Phone: (207) 493 – 5961  
[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)

For your convenience, frequently requested information is available on the City of Caribou website on the tax assessment page: <http://www.cariboumaine.org/index.php/departments/66-2/> and the code enforcement page: <http://www.cariboumaine.org/index.php/departments/code-enforcement/>. Online assessing data from Trio is now available. See the instructions and link on the tax assessment department page!

## Penny Thompson

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**From:** Demerchant, Raymond <Raymond.Demerchant@maine.gov>  
**Sent:** Tuesday, November 14, 2017 10:45 AM  
**To:** Penny Thompson  
**Subject:** RE: 32 Roberts Street Caribou

Penny,

This item is on a townway. Our concern would be the number of trips generated by the business if the trips generated was 100 trips or more at peak hour. Judging by the description of the business, it doesn't seem like the number of trips will be that high. The other concern would be proposed signage and making sure signage is installed in accordance with State Statutes.

Hope this feedback is helpful.

Ray E. DeMerchant, P.E.  
*Region Traffic Engineer*  
MaineDOT-Northern Region  
41 Rice Street  
Presque Isle, Maine 04769

Phone: 207-764-2218  
Cell: 207-592-6461  
Fax: 207-764-2204  
E-mail: [raymond.demerchant@maine.gov](mailto:raymond.demerchant@maine.gov)

**From:** Penny Thompson [mailto:[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)]  
**Sent:** Monday, November 13, 2017 10:43 AM  
**To:** Demerchant, Raymond <Raymond.Demerchant@maine.gov>  
**Subject:** 32 Roberts Street Caribou

Good morning Mr. Demerchant –

Could you please provide feedback on the following property as it relates to the Maine DOT?

**Public Hearing #3:** Review of Site Design Application from Tammy Belanger for Clippity-Do Dog Grooming located at 32 Roberts Street – Tax Map 31 Lot 215

The Site Design Review application also contains the following review criteria:

Traffic  
Site Access  
Parking & Vehicle Circulation

Do you have any idea if any of these items are a concern for the DOT? This was previously an owner – occupied two family residence on Roberts Street. The applicant intends to have her business on the first floor with the second floor used as storage.

If possible, I would like to know prior to Tuesday November 21, 2017 in order to make packets for the Planning Board.

## Penny Thompson

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**From:** Day, Gregory J <Gregory.J.Day@maine.gov>  
**Sent:** Friday, November 17, 2017 10:00 AM  
**To:** Penny Thompson  
**Subject:** RE: Planning Board item - Fire Marshal

Yes she was told as long as no use of 2<sup>nd</sup> floor for anything she will be all set with no permit from this office

Greg

**Gregory Day, CFI II**  
**Inspection Supervisor**  
**Maine Fire Marshal Office**  
**State House Station 52**  
**Augusta, Maine 04333-0052**  
**207.626.3880 (o)**  
**207-441-0622 (c)**

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**From:** Penny Thompson [mailto:[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)]  
**Sent:** Thursday, November 16, 2017 4:49 PM  
**To:** Day, Gregory J <Gregory.J.Day@maine.gov>  
**Subject:** FW: Planning Board item - Fire Marshal

Good afternoon Greg-

I received this today. Could you confirm that this is correct?

Thanks in advance for the help.

--Penny

**From:** Tammy Belanger [mailto:[tammartin4@yahoo.com](mailto:tammartin4@yahoo.com)]  
**Sent:** Thursday, November 16, 2017 4:33 PM

**To:** Penny Thompson <[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)>

**Subject:** Re: Planning Board item - Fire Marshal

Hi Penny,

Just to inform, I spoke with George McCarthy from The State fire Marshall's office his phone number is 626-3886 and he told me I will not be required to complete an application for "construction or barrier free permit" because my structure (1st floor for business) is less than 3000 sq.ft and I will not be using the second floor for business purposes. He acknowledged that as long as entrances and exits to upstairs are not accessible to the public without me unlocking that access will suffice for the purposes of my intent of the first floor of this building. The access to the upstairs location will not be accessible to the public without my physically unlocking those doors so I am within the state guidelines to move forward without an "application for construction or barrier free permit" per George McCarthy at the state fire marshalls's office. George assumed that I was told I would need the application because the only information that was disclosed from the city was that this was a two-story building and that it was not explained to the state that only the bottom floor would be used for business and the top floor would not be used for anything other than storage. Please let me know if there is anything I need to submit anything else to the city of Caribou in order to approve my request for grooming from this location. Thank you.

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, November 14, 2017, 8:59 PM, Penny Thompson <[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)> wrote:

Maybe you should call them. I don't know much about their process. I just run things by their office so we don't have issues later.

**From:** Tammy Belanger [<mailto:tammartin4@yahoo.com>]

**Sent:** Tuesday, November 14, 2017 8:27 PM

**To:** Penny Thompson <[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)>

**Subject:** Re: Planning Board item - Fire Marshal

Not sure if you've read the information on the attachment but it's confusing to me. I'm assuming they want me to do a "Barrier free permit" but none of the information seems to apply to my situation. There have been no "alterations", renovations or "new construction". There is no "business occupancy of more than 3000 sq.ft." Nor will the business be operating on more than one floor (although there is a 2nd floor). And this cannot be considered a "new construction project" so is the state Fire Marshall confused about my building and business specifics? And if this application should be submitted only to indicate an "occupancy change", since there is no other information on the application that is applicable, is it really necessary to complete and submit with fees? I apologize for needing clarification, as you know, I'll do what's needed to expedite the process but the application just doesn't seem at all applicable to my situation. Thanks!

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, November 14, 2017, 6:19 PM, Penny Thompson <[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)> wrote:

Good evening-



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CODE ENFORCEMENT OFFICE

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CARIBOU, MAINE

To: Chairman Cyr & Members of the Planning Board  
From: Penny Thompson, Caribou Code Enforcement Officer  
Date: November 22, 2017  
Re: Staff report on Concept Plan Review Submission for RSU#39 Proposed  
PreK-8 School; Phases 2 thru 5 Site Development Plans

On behalf of Eastern Aroostook RSU#39, Stance Consulting Services Inc. has provided a Site Design Application and accompanying materials for Concept Plan Review. This includes Phases 2 thru 5 Site Development Plans for the project.

Please take a copy to review prior to the next meeting. Representatives will be available to answer your questions at that time.