



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday, November 8, 2018 at 5:30 p.m. City Council Chambers

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

- I. Call Meeting to Order
- II. Approval of minutes from the October 11, 2018 Planning Board meeting. Pgs 2-4
- III. New Business
 - a. Public Hearing for approval of a Home Occupation Permit Application for Jen Anderson DBA "Reflections with Jen" a therapeutic message service at 99 Lynn Drive, Tax Map 36 Lot 111 in an R-1 Zone. Pgs 5-15
 - b. Public Hearing for approval of a Site Design Review Application for Dunkin Brands, Inc. DBA "Caribou Dunkin Donuts" a Dunkin Donuts Drive Thru Restaurant at 43 Bennett Drive, Tax Map 34 Lot 103 in an R-2 Zone. Pgs 16-31
- IV. New Communications
 - a. Consider a Building Permit Application from Stan Brescia for the placement of a mobile home at 62 Aldrich Drive, Tax Map 11 Lot 4-W, in an I-2 Zone. Pgs 32-38
 - b. Meet with the Caribou Airport Advisory Committee for an update on airport activities and future planning.
- V. Staff Report
 - a. Updates from Code Enforcement Officer/Zoning Administrator.
 - b. Discussion of Housing Codes
- VI. Planning Board Training
- VII. Continue work on Chapter 13, Zoning of Caribou Code
 - a. Progress and Timing
- VIII. Other Business
- IX. Adjournment



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Caribou Planning Board Meeting Minutes Thursday, October 11, 2018 @ 5:30 pm City Council Chambers

Members Present: Phil Cyr, Philip McDonough III, Thomas Ayer, Evan Graves, Todd Pelletier and Matthew Hunter

Members Absent: Robert White

Others Present: Ken Murchison –CEO & Zoning Administrator, Dennis Marker –City Manager, Denise Lausier –Executive Assistant to the City Manager, Lois Wing, Donna Barnes, Charles Barnes, Rick Goduti – Goduti Thomas Architects, Shawn Pelletier –CS Management, Carl Soderberg and Gregg Collins

- I. Call Meeting to Order** –The meeting was called to order at 5:30 pm.
- II. Approval of minutes from the September 13, 2018 Planning Board meeting** – Todd Pelletier had one change to the minutes, he was not present at the last meeting. Thomas Ayer moved to accept the minutes with the one change to remove Todd Pelletier off members present; seconded by Philip McDonough III. Motion carried with all in favor.
- III. New Business –**
 - a. Public Hearing regarding the rezoning of portions of the Residential 1 (R-1) Zone to Residential 2 (R-2) to accommodate changing land use patterns. Effected areas are on Map 32 lots 48, 48-A, and 49 on Washburn Street with Map 32 Lot 48 changing from Commercial 2 (C-2) to R-2 and Map 32 Lots 48-A and 49 changing from Residential 1 (R-1) Zone to Residential 2 (R-2) R-1 to R-2. , on Paris Snow Drive, Map 26 Lots 61, 63, 64, 67, 70, 73, 75 and 77 and on Marshall Avenue, Map 26 Lots 25 and 78. The R-1 Residential District encompasses most of the older residential neighborhoods and contains mostly high density single family dwellings, the R-2 Residential district still features single family dwellings but also allows multi-family dwellings.**

Public Hearing was opened at 5:32 pm. Charles Barnes questioned what brought this on. CEO Ken Murchison explained that the Washburn Street area, corner of Dahlgren and Washburn Streets, there was a small market, kept commercial for years. This is just housekeeping. That lot and adjacent area could be R-2, would keep it residential for homes, but also gives a few more tools like having apartments. Area of Marshall Street and Paris Snow Drive, with the redevelopment of Hilltop School into Senior Housing it will need to be rezoned. The R-2 abuts, so instead of spot zoning, will extend onto Paris Snow Drive, Hilltop, little league fields and old subdivision, impacted four lots on each side. The subdivision was retired ten years ago and was bought by a developer. Charles Barnes questioned the land in behind the school, CEO Ken Murchison stated that it will remain an R-3. Lois Wing from Dorilda Circle had concerns that they will not be able to control what others do with the field between Newton and Peterson

Avenues. Ms. Wing was concerned with apartment buildings and things of that nature going up on that land and how it would change the whole flavor of the neighborhood. Ms. Wing was also concerned that it would make selling their homes difficult if apartments were built in the neighborhood. CEO Ken Murchison stated that there is no proposed development for that property at this time. Phil Cyr stated that there is an aging population in Caribou and many are having a hard time to maintain their homes. Mr. Cyr believes that Caribou needs more nice apartments. Philip McDonough III stated that we need to take a broader look at attracting people and what we need to move forward. Public Hearing was closed at 5:57 pm. Evan moved to send this item to the City Council as proposed; seconded by Todd Pelletier. Motion carried with all in favor.

b. Public Hearing for final approval of a building permit application from Caribou Senior Housing, LLC. for the rehabilitation of the former Hilltop Elementary School into an independent living, elderly housing facility at 19 Marshall Avenue, Caribou. Tax Map 26, Lot 78.

Public Hearing was opened at 6:02 pm. Rick Goduti of Goduti Thomas Architects gave a presentation on the project. They are going to utilize the existing school with no additions to provide housing for the elderly along with complimentary services, meals, meetings and social gatherings. The primary entrance will be at the same location with a carport. They will utilize the existing parking and have new parking on the side. Every two classrooms will be made into three units. 1.25 spaces for parking per unit. There will be a common area with access to an outdoor gathering area. Utilities will be in back of the building. There will be thirty eight units altogether and all will have exposure or access to outdoor space. Some units have washer/dryer hookups, some do not. There will be a common laundry room. Each unit is 400-500 sq ft. The outside of the building will be incorporated into the neighborhood. The outside is covered and protected, almost completely reclad to residential size. Building will be sprinkled with full automated fire alarm system.

Charles Barnes had concerns with parking during little league games, the former Hilltop school is usually packed with cars. They are looking at putting in a small lot for parking. CEO Ken Murchison asked if there will be an access path around the entire perimeter. This item was discussed but was not in the preliminary plans. Charles Barnes also questioned about the playground equipment. Carl Soderberg stated that the City is retaining the playground equipment and plan to move it just south of the parking lot. Another citizen had concerns with snow removal, having to move cars and no garages available. Shawn Pelletier, owner of CS Management stated that only a small percentage will have vehicles in this type of housing. Mr. Pelletier owns seventeen elderly living facilities throughout Maine. CEO Ken Murchison stated that this housing fills a gap for those who now have nowhere to go.

Todd Pelletier moved for final approval of a building permit application from Caribou Senior Housing, LLC. for the rehabilitation of the former Hilltop Elementary School into an independent living, elderly housing facility at 19 Marshall Avenue; seconded by Thomas Ayer. Motion carried with all in favor.

c. Public Hearing regarding the acceptance of a Floodplain Management Ordinance as suggested by the State of Maine Floodplain Management Program Department of Agriculture, Conservation & Forestry, to comply with the National Flood Insurance act of 1968 (P.L. 90-488, as amended) to replace Sec. 13-600 Flood Hazard Area Regulations, page 858 to 867 of Caribou Code.

Public Hearing was opened at 6:33 pm and closed with no general public to speak. After discussion, Matthew Hunter moved to accept the Floodplain Management Ordinance; seconded by Thomas Ayer. Motion carried with all in favor.

IV. New Communications - CEO Ken Murchison told the Board about a couple of applications that have come in. A Home Occupation application for therapeutic massage in the R-1 zone. No on street parking, limited hours. Will just be the applicant, a sole proprietor in her step father's house. Another application and formal proposal from Dunkin Brands, Inc. to have a Dunkin Donuts drive thru on Bennett Drive. Evan Graves had a concern with traffic with the new school going in. CEO Ken Murchison stated that they have addressed that in their application. This item will be on the next meeting agenda. They are proposing May 2019 with completion in June 2019.

V. Staff Report.

a. Updates from Code Enforcement Officer/Zoning Administrator - CEO Ken Murchison gave an overview of activities in the office. Twelve new notice of violations have gone out. DHHS requested code enforcement do an inspection at 20 Patten Street, it was a hoarder situation. LED street lights is ongoing with Real Term, will be getting estimates and savings. Birdseye, waiting on abatement to tear down. Still working on the effluent, will add wood ash to the remaining to cake it up and haul to the landfill. Looking at City owned property for re-development with CEGC. Working with CUD on properties that are not paid, study is on going. Lots of permits after the fact. Some blight, motor vehicles, rubbish and boundary line issues. Rubbish haulers not properly permitted. Trainings, meetings, compiling changes to Chapter 13. Airport Advisory Board would like to meet with the Planning Board in November. There has been more activity at the airport and potential development of property. Also in 2019, will be working on Airport Master Plan update. Caribou business survey will be going out to businesses as a follow up to meeting.

VI. Planning Board Training – None.

VII. Continue work on Chapter 13, Zoning of Caribou Code – None.

VIII. Other Business – None.

IX. Adjournment – Board adjourned at 6:50 pm.

Respectfully Submitted,

Philip McDonough III
Planning Board Secretary

PM/dl



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: Jen Anderson
Business Name: Reflections with Jen
Location of Property (Street Locations): 99 Lynn Drive
City of Caribou Tax Map: 36 Lot: 111 Zone: R-1

Applicant Information

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

Jen Anderson Phone: 717-333-5307
99 Lynn Drive
Caribou, ME 04736 E-mail: jenyette@gmail.com

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

Scott Appraisal Phone: 207-455-8251
Phone: _____

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

(Attach supportive legal documentation)

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

I will be providing professional therapeutic massage therapy services. I offer sports massage, Swedish, Deep Tissue, Prenatal, and Hot Stone massages. There would be minimal impact for noise, traffic and with the environment. I plan to schedule an average of 10 clients a week at this home address.

General Information

Aroostook County Registry of Deeds: Book # Volume 5249 Page # 243

Southern Aroostook Registry of Deeds 35
What interest does the applicant have in any abutting property? n/a

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: 3,824 Total sq ft of residence to be developed: n/a

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

Indicate any restrictive covenants currently in the deed: Plan Book 35 pg 2, volume 74/ pg 134

Registry of Deeds Book of Plans 35, pg 2
(Attach deed)

n/a Anticipated start date for construction: ___/___/___ Anticipated Completion: ___/___/___

Water Supply: Private Well: Public Water Supply:

Sewerage Disposal: Private SSWD: Public Sewer:

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

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

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

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

Does the building have an automatic fire detection system? (X) 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: Jan Anderson Date: Oct. 9 2018

Planning Board Requirements Checklist

- _____ The home occupation shall only employ residents of the dwelling unit.
- _____ The home occupation shall be carried on entirely within the principle or accessory structure.
- _____ 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%.
- _____ 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.
- _____ Objectionable noise, vibrations, smoke, dust, electrical disturbance, odors, heat, glare or other nuisances are not permitted.
- _____ 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: _____

Address: _____

Approved by the Caribou Planning Board

Date: ____/____/____

Signed:

Chairman, Caribou Planning Board

Conditions of Approval:

WARRANTY DEED

EDDIE SLEEM and NADIA K. RAJACK-SLEEM, of Caribou, in the County of Aroostook and State of Maine, whose mailing address is 99 Lynn Drive, Caribou, Maine 04736, for consideration paid, grant to **SCOTT ANDERSON and SUSAN ANDERSON**, both of Caribou, in the County of Aroostook and State of Maine, whose mailing address is 29 Pilgrim Road, Caribou, Maine 04736, with **WARRANTY COVENANTS**, as **JOINT TENANTS**, the land in Caribou, Aroostook County, Maine, as follows:

PARCEL ONE

A certain piece or parcel of land being a part of Lot numbered Three (3) in that part of Caribou formerly "T" Township, and being more particularly described as follows, to wit:

Lot Numbered One Hundred Eleven (111) according to the subdivision plan and survey prepared for P.L. Willey Company by Lee A. Doody, Jr. dated September 16, 1980, and recorded at the Southern Aroostook Registry of Deeds in Plan Book 35, Page 2.

In accepting this deed, the Grantees covenant and agree for themselves, their heirs and assigns, that no old buildings shall be moved on said land; that no buildings shall be erected on said land except a 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 said land shall be used solely for residential purposes; that no buildings shall be erected within thirty (30) feet of any street line; that no building shall be left unfinished or unpainted 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 buildings; that no building shall be used by more than two families; that no dwelling house shall be erected on said land unless its value, exclusive of the land exceeds \$50,000.00; that no livestock or 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 of owners of the other lots in said Subdivision and any owner of property in said Subdivision may enforce this covenant.

Said premises are conveyed subject to an easement to Maine Public Service Company and New England Telephone and Telegraph Company by Quitclaim Deed of Freeland E. Smith dated December 2, 1957, and recorded in said Registry of Deeds in Volume 741, Page 134.

PARCEL TWO

A one-fifth (1/5) interest in common to a certain piece or parcel of land being a part of Lot No. 3 in that part of Caribou, Maine, formerly "I" Township and being more particularly described as follows, to wit:

The circle within the limits of the public way as shown on Subdivision Plan and Survey prepared for P.L. Willey Co., by Lee A. Doody, Jr., dated September 16, 1980, and recorded in the Southern District of the Aroostook Registry of Deeds in Book of Plans 35, Page 2.

Said premises are subject to any easements granted to Maine Public Service Company and the New England Telephone and Telegraph Company.

Being the same premises conveyed to **ROBERT KRUL and TAMMY KRUL** by Warranty Deed, Joint Tenancy of **JOANNE LABBE, f/k/a Joanne Willett** dated March 21, 2005 and recorded at the Southern Aroostook Registry of Deeds in Volume 4114, Page 209.

Being the same premises conveyed to **EDDIE SLEEM and NADIA K. RAJACK-SLEEM** by Warranty Deed, Joint Tenancy, of **ROBERT KRUL and TAMMY KRUL** dated October 4, 2013, and recorded at the Southern Aroostook Registry of Deeds in Vol. 5249, Page 243.

WITNESS our hands this 22nd day of June, 2018.



Eddie Sleem



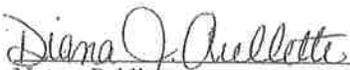
Nadia K. Rajack-Sleem

STATE OF MAINE
AROOSTOOK, SS.

June 22, 2018

Personally appeared the above-named EDDIE SLEEM and NADIA K. RAJACK-SLEEM and acknowledged the foregoing instrument by them signed to be their free act and deed.

Before me,



Notary Public (Seal)
Diana J. Ouellette
Notary Public, State of Maine
My Commission Expires
April 3, 2019

Printed Name // Commission Expires

How the covenant is enforced depends on the type of community the property is located in. If the property is located in a condominium complex or planned community (i.e. sub-division) it is likely that a homeowner's association exists. In that case, the homeowner's association is vested with the authority to enforce covenants, and in extreme cases, bring a lawsuit against a homeowner on the behalf of the other homeowners. If there is not a homeowner's association, and a homeowner wishes to prevent his neighbor from breaching a covenant, he must enforce it himself or better yet, come together with fellow neighbors who also wish to enforce the covenant.

While on the subject on home occupations, there is conflicting information within chapter 13.

I am bringing that to your attention also in case it has not yet been addressed by the Planning Board.

- 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.

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.



Plymouth Engineering, Inc.

P.O. Box 46 - 30 Lower Detroit Road
Plymouth, Maine 04969
info@plymouthengineering.com
Tel: (207) 257-2071 fax: (207) 257-2130

October 11, 2018

Mr. Ken Murchison, CEO
City of Caribou
25 High Street
Caribou, ME 04736

Preliminary Site Design Review Application: Dunkin' Donuts Restaurant, 43 Bennett Drive, Caribou, Maine

General Description:

On behalf of the applicant, Dunkin' Brands, Inc., we are pleased to submit this Preliminary Site Design Review Application for the proposed construction of a 1,875 square foot Dunkin' Donuts Drive-Thru Restaurant at 43 Bennett Drive in Caribou, Maine. The property is currently undeveloped and previously supported a single-family residential use. The property is approximately 0.47 Acres in size and is located adjacent to the Irving gas station and across the street from the large, new school project.

The proposed development includes a new restaurant building that will service both walk-in and drive-thru customers. There are 18 total parking spaces proposed on the site and a drive-thru lane that supports a queue of 15 cars on the site. A bypass lane is also proposed so vehicles not involved with the drive-thru service can maneuver in and out of the site without waiting in a queue.

The applicant is proposing a single entrance and exit on Bennett Drive and a secondary access point to Angle Street. This secondary access point is mostly to ensure that a delivery truck can exit the site without needing to encircle the building. Due to the traffic numbers associated with a Dunkin Donuts business, the applicant is applying to the Maine Department of Transportation for a Traffic Movement Permit (TMP). It is expected that an extension of a center turn lane on Bennett Drive will be required of the applicant as a condition of the TMP. Additionally, the construction of a sidewalk along the property's frontage on Bennett Drive is expected to be required. This sidewalk section will integrate with the proposed sidewalks for the new school project.

The project will be serviced by underground power lines, public water (within Bennett) and public sewer. The sewer connection is proposed to be a new connection to an existing manhole within Angle Street, as requested by the Caribou Utilities District. This is needed because there is an existing sewer main that traverses the project site, about half way between Angle and Bennett. The sewer main reportedly services the two northerly neighbors, the project site and the Irving gas station. The Utilities District would like this main removed or discontinued and new services established to Angle Street for the three most northerly properties. The applicant will work with the northerly neighbors to construct new services for their properties.

Please find attached, preliminary plans showing the site layout, site features, utility connections, architectural elevations and sign and lighting locations. The applicant is proposing to use their modern architectural design package for this building. Comments on the attached architectural elevations are welcome, as the architect would like to move forward with construction drawings for the building itself, if the Planning Board is satisfied with the initial design.

The site design is based on vehicle queuing and maneuvering within the property boundaries. The building is located in the center to promote thru-traffic patterns on either side. Pavement is set back five feet from any property line and the building and dumpster enclosure are outside of the ten-foot building setback, per the C-2 Zoning standards. Landscaping will be included along portions of the

property that are not paved and fencing may be installed to buffer the site from neighboring uses. These details will be finalized prior to the Final Site Design submittal. We expect to finalize plans and reports fairly quickly and hope to be back in front of the Board in November. Construction will most likely start in the Spring of 2019, but the land closing would potentially occur before the end of 2018, depending on approvals.

We appreciate the Board reviewing this initial application at their next meeting and sharing their thoughts and comments. We look forward to working with you and the Board through this exciting project. Please feel free to contact us with any questions in the meantime.

Respectfully,
PLYMOUTH ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Jon H. Whitten, Jr.", written in a cursive style.

Jon H. Whitten, Jr., P.E.
Senior Project Manager



City of Caribou Site Design Review Application

Planning & Code Enforcement
25 High St.
Caribou, Maine 04736
(207) 493 – 3324 X 214
kmurchison@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: Dunkin Brands, Inc. (applicant)

Development Name: Dunkin Donuts Drive-Thru restaurant

Location of Property (Street Locations): 43 Bennett Drive

City of Caribou Tax Map: 34 Lot: 103 Zone: C-2

Site Design Review Application – City of Caribou, Maine

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

Applicant Information

Please provide a brief description of this project.

New, 1,875 sq. ft. Dunkin Donuts Restaurant with 16 parking spaces and drive-thru lane.

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

Jon Whitten, PE
Plymouth Engineering, Inc.
PO Box 46
Plymouth, ME 04967

Phone: (207) 257-2071

E-mail: jon.whitten@plymouthengineering.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)

Engineer: Plymouth Engineering, Inc.

Phone: (207) 257-2071

Surveyor: BRSA

Phone: (207) 764-3661

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

(Attach supportive legal documentation)

General Information

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

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

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

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

Total area or acreage of parcel: 0.69 AC +/- Total area or acreage to be developed: 0.69 AC +/-

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

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

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: None

Common land(s) Estimated Area & Description: None

Anticipated start date for construction: month / year 04 / 19 Completion: 06 / 19

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: \$Not known at this time.

Water Supply: Private Well: Public Water Supply:

Sewerage Disposal: Private SSWD: Public Sewer:

Estimated sewerage disposal gallons per day: (256 / 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. x Name and address of the owner of record and applicant (if different).
2. x Name of the proposed development and location.
3. x Names and addresses of all property owners within 500 feet of the property.

- 4. X 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. X Names and addresses of all consultants working on the project.
- 6. X 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:**

- X a. Graphic scale and north arrow.
- NA b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
- X c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
- X d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
- X e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
- X 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.
- X g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
- X h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
- X i. Conceptual treatment of on and off site storm water management facilities.
- X j. Location and sizes of existing and proposed sewer and water services including connections.
- X k. Conceptual treatment of landscaping buffers, screens, and plantings.
- X l. Location of outdoor storage areas, fences, signage and accessory structures.
- X 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.

- x 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: _____

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	_____	_____	_____

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
D. Parking & Vehicle Circulation	_____	_____	_____
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.

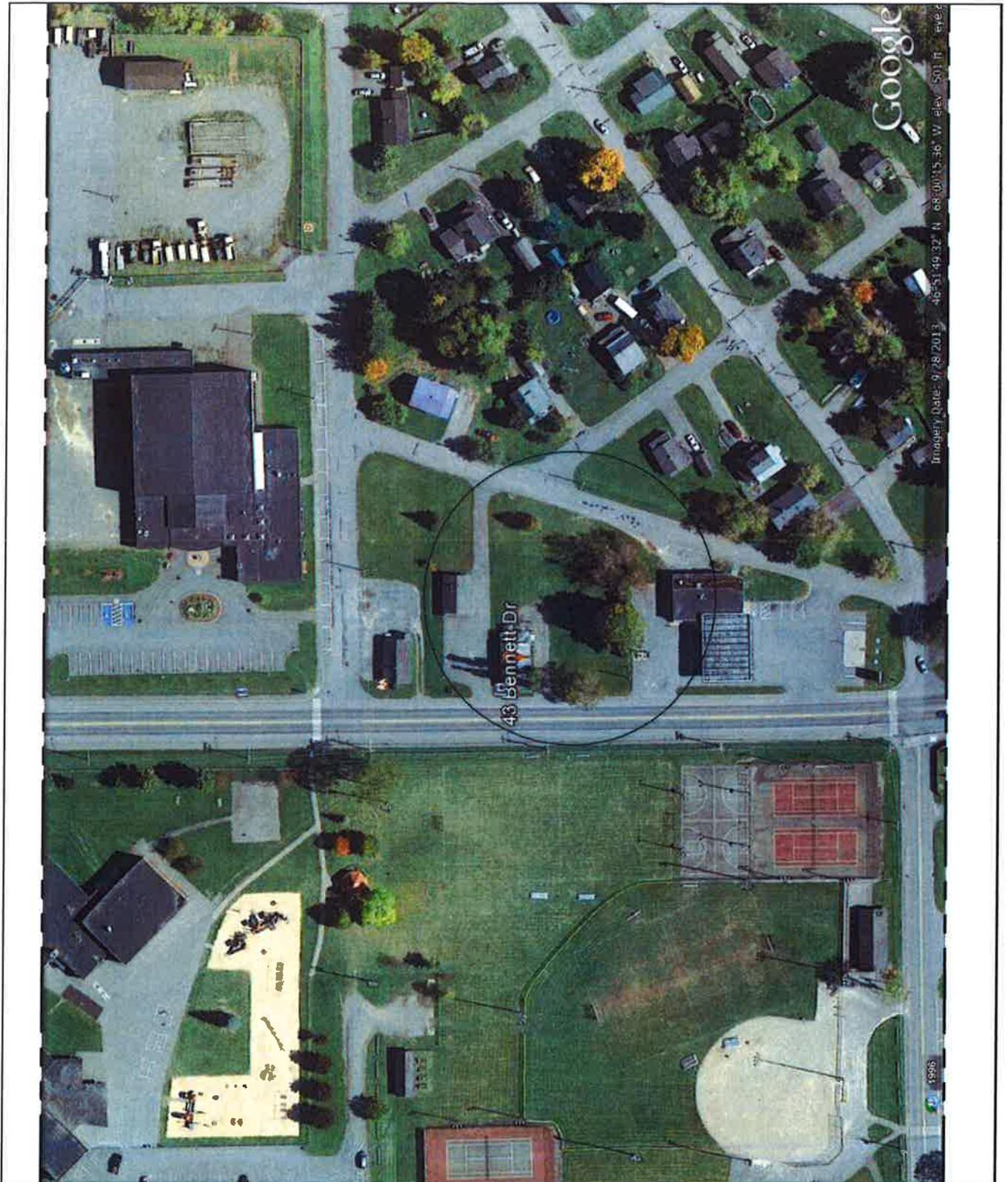
The application was: **Denied** / **Approved** / **Approved with conditions**

Approved by the Caribou Planning Board

Signed: _____ Chairman of the Planning Board

Date: ____ / ____ / ____

Conditions of Approval:



 <p>Plymouth Engineering, Inc. P.O. Box 46 Detroit Road Plymouth, Maine 04969 Fax: (807) 887-8198 Tel: (807) 887-8071 engineering@midmaine.com</p>	DESIGNED: JES	PROJECT NO. 18141	PROJECT NAME:	
	DRAWN: JES	DRAWING NO. DWG#	CARIBOU DUNKIN DONUTS	
	CHECKED: JHW	FIELDBOOK: N/A	NEWPORT	
	APPROVED: JHW	SCALE:	MAINE	
	PLAN DATE: 6/29/18	DATE ISSUED: 6/29/18	SHEET NAME:	
CLIENT:	DUNKIN' BRANDS, INC. 130 ROYAL ST. CANTON, MA 02021	SHEET:		
		AERIAL PHOTO		C1

CARIBOU UTILITIES DISTRICT

Hugh A Kirkpatrick
General Manager
Sue Sands
Office Manager
Russell Plourde
Operator Water
Paul Rossignol
Operator Wastewater

WATER & WASTEWATER
PO Box 879 ~ 176 Limestone Street
Caribou ME 04736
(207) 496-0911 ~ (207) 496-0921 fax

TRUSTEES
Nancy Solman
President
Janine Murchison PE
Treasurer
Scott Willey
David Belyea PE
W. Louis Greenier

July 17, 2018

Jon H Whitten Jr PE
Plymouth Engineering
30 Lower Detroit Road
PO Box 46
Plymouth, Maine 04969

Re: Water and sewer service to lot on 43 Bennett Drive (map 34, lot 103) in Caribou, Maine

As requested below is a not to exceed estimate for water to the above referenced lot. You are free to get quotations from contractors if you wish. The estimate for water service is to the property line at the street front. You are responsible for the additional piping from the new curb shut-off valve onto your property to the dwelling. CUD specifications for water lines must be followed when installed by contractors and is subject plan review, approval or inspection during construction. You will need visit the office to fill out applications for services at this location, submit plans for review and pay the estimated amount. This project may qualify for an additional water meter, at additional cost(s), to net out sewer charges ongoing for water served to customers.

Estimate for Services

43 Bennett Drive, Map 34, Lot 103, Dunkin Donuts						
Item	Qty	Unit	Price	Sub Tot	Note	
New service, water	1	each	\$ 20.00	\$ 20.00	Permit / Application	
New service, sewer	1	each	\$ 100.00	\$ 100.00	Permit / Application	
3/4" curb stop	1	each	\$ 69.00	\$ 69.00		
3/4" corporation	1	each	\$ 40.00	\$ 40.00		
Curb box and rod	1	each	\$ 15.00	\$ 15.00		
3/4 inch Type K copper pipe	30	LF	\$ 4.15	\$ 124.50		
Bituminous pavement	0.75	ton	\$ 160.00	\$ 120.00		
Labor (2 operators * 6hrs * 1 days)	12	hours	\$ 33.00	\$ 396.00		
Loader-Backhoe, Wheel, FEMA 8570	6	hours	\$ 16.00	\$ 96.00		
Truck, Dump, FEMA 8720	6	hours	\$ 42.25	\$ 253.50		
Misc., Fittings, Shop Supplies, Etc.	5	%		\$ 60.00		
CUD contribution, sewer service	0	each	\$ 2,000.00	\$ -	saddle w / permit(s)	
Total				\$ 1,294.00		

Sewer mains exists adjacent to this property on Angle and onto Veronica Streets. The District does not install sewer services but does provide a saddle to intercept the main. There is a \$100.00 charge to connect to the District's sewer system, but it is the owner's responsibility to contract for installation of the sewer service lateral at their cost. Several area contractors are available to do this work. CUD specifications for sewer lines must be followed when installed by contractors and is subject plan review, approval and inspection during construction. You will need visit the office to fill out applications for services at this location and submit plans of the sanitary system for review.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Hugh A. Kirkpatrick

Hugh A. Kirkpatrick, General Manager

cc.

Joan Martin, Accounts Representative
Russell Plourde, Operator Water

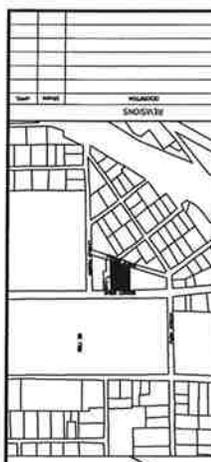
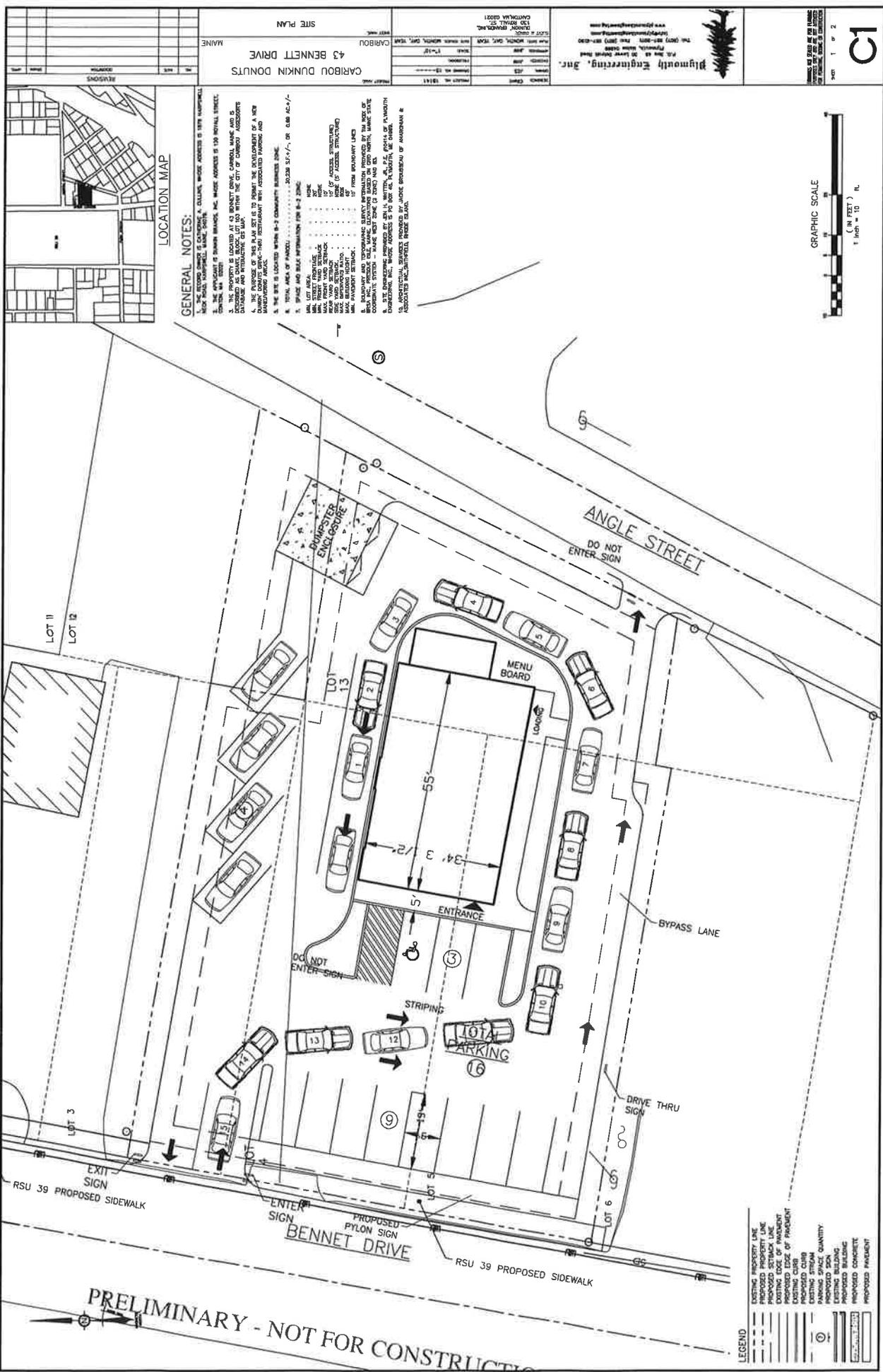


Maine Rural Water Association 2017 Maine's Best Tasting Drinking Water



26

LE



Plymouth Engineering, Inc.
 100 WATER STREET, SUITE 200, PORTLAND, MAINE 04101
 TEL: 603-876-1111 FAX: 603-876-1112
 WWW.PLYMOUTHENGINEERING.COM

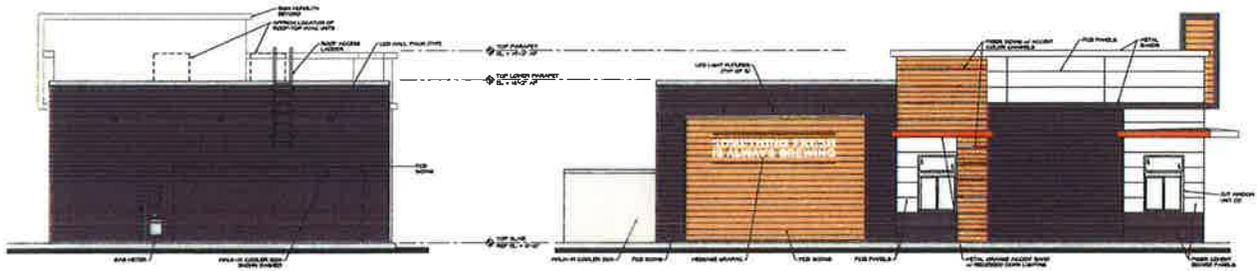
PROJECT: CARIBOU DUNKIN' DONUTS
CLIENT: CAROLINE A. COLLINS
DATE: 12/15/11
SCALE: 1" = 10'

SITE PLAN
 CARIBOU
 43 BENNETT DRIVE
 CARIBOU DUNKIN' DONUTS



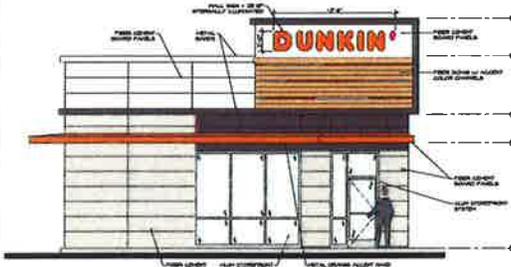
C1

PRELIMINARY - NOT FOR CONSTRUCTION

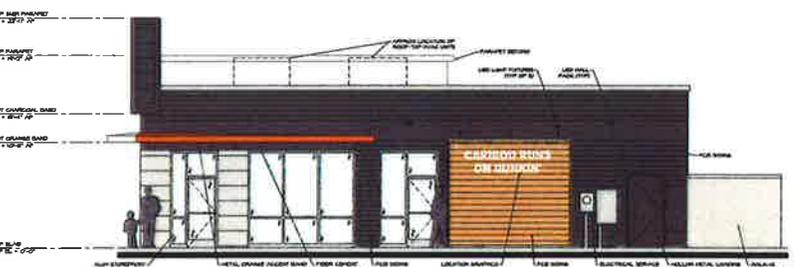


4 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

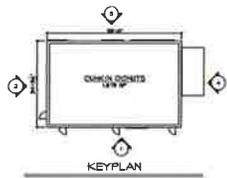
3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SHARON LEE
ARCHITECTS
1221 11/1/12

DUNKIN' DONUTS
48 BENNETT DRIVE
CARIBOU, MAINE
SEPTEMBER 21, 2012

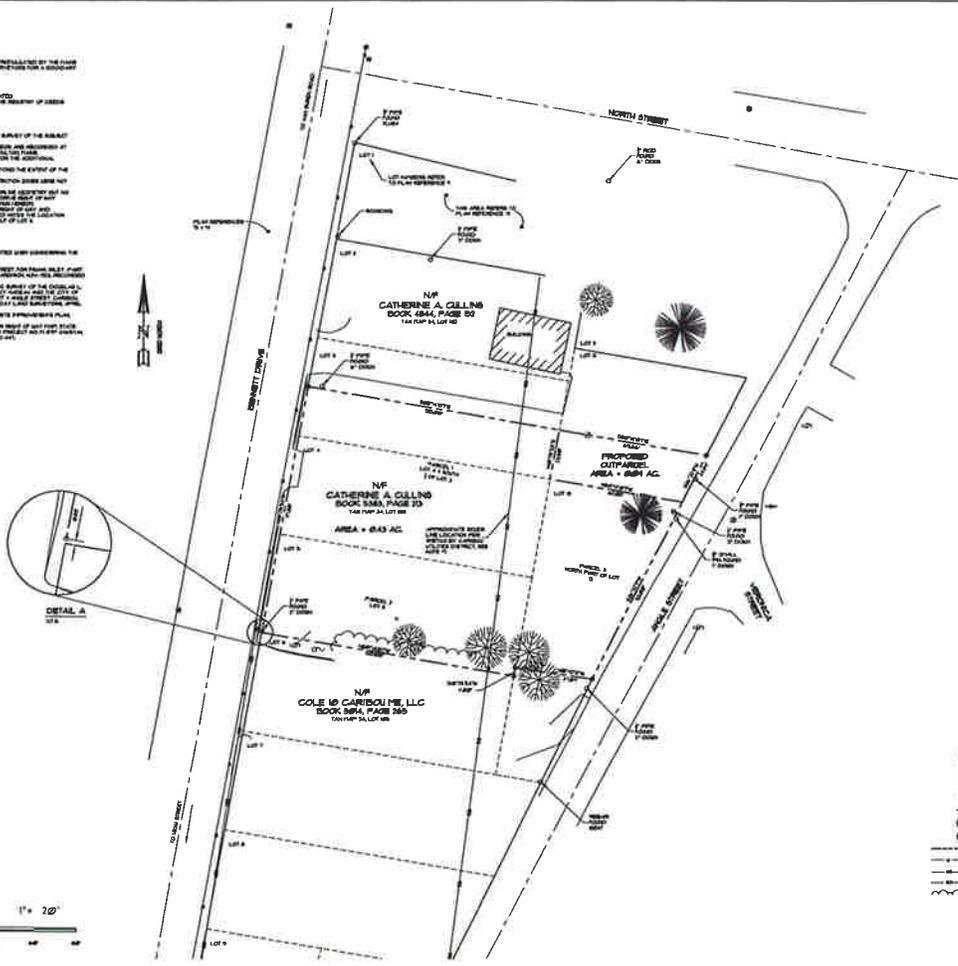
DECLARATION:
 THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY THE OWNER AS A RESIDENTIAL SINGLE-FAMILY DWELLING. THE LAND IS BEING OFFERED FOR A BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO TRAILERS FOR THIS PROJECT ARE OPEN
- NO BARNY, SHEDS OR PERMANENT
- NO ALL CONCRETE OR METAL ROOF NEWPORTS
- NO OTHER STRUCTURES ARE LOCATED WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY

NOTES:
 1. THIS SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOUNDARY SURVEY ACT, CHAPTER 470, F.S. AND THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS, CHAPTER 61, F.A.C. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR INTERESTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES OR INTERESTS.

REFERENCE PLANS:
 THE FOLLOWING PLANS AND RECORDS ARE REFERENCED AND INCORPORATED BY REFERENCE INTO THIS SURVEY:

- N.P. COLE & CARRISBONE, LLC BOOK 385A, PAGE 385 (2017 MAP 3A, LOT 10)
- N.P. CATHERINE A. GILLIS BOOK 384A, PAGE 30 (2017 MAP 3A, LOT 10)
- N.P. CATHERINE A. GILLIS BOOK 384A, PAGE 30 (2017 MAP 3A, LOT 10)



SCALE: 1" = 20'

- LEGEND**
- N.P. NOT ON PROPERTY
 - PHYSICAL EVIDENCE FOUND
 - TO BE REMOVED - CLIPPED TREE
 - UTILITY POLE
 - EASEMENT POLE
 - WATER VALVE
 - SIGN
 - EVIDENCE TREE FOUND
 - OBSCURED TREE FOUND
 - PROPERTY LINE
 - BOUNDARY LINE
 - EASEMENT BOUNDARY LINE
 - EASEMENT
 - APPROPRIATE TREE LINE



FINAL PLAN	
NO.	REVISION

BOUNDARY PLAN
 BOUNDARY SURVEY
 48 BENNETT DRIVE
 CAROLINA, FLORIDA

PROPERTY INFORMATION	
PROPERTY ADDRESS	PROPERTY VALUE

SV1.01

Chapter 13 Section 700 General Requirements
#25 Residences Excluded From Industrial Districts

1. It shall not be used for future building lots; and
2. Which portions of the usable open space, if any, may be dedicated for acceptance by the City.

D. The Final Plan application shall include the following:

1. Covenants for mandatory membership in the lot owners association setting forth the owners' rights, interests, and privileges in the association and the common property and facilities, to be included in the deed for each lot or dwelling.
2. Draft articles of incorporation of the proposed owners association as a non-profit corporation; and
3. Draft by-laws of the proposed lot owners association specifying the responsibilities and authority of the association, the operating procedures of the association and providing for proper capitalization of the association to cover the costs of major repairs, maintenance and replacement of common facilities.

E. In combination, the documents referenced in paragraph D above shall provide for the following:

1. The homeowners association shall have the responsibility of maintaining the common property or facilities.
2. The association shall levy annual charges against all owners of lots or dwelling units to defray the expenses connected with the maintenance, repair and replacement of common property and facilities and tax assessments.
3. The association shall have the power to place a lien on the property of members who fail pay dues or assessments.
4. The developer or applicant shall maintain control of the common property, and be responsible for its maintenance until development sufficient to support the association has taken place. Such determination shall be made by the Planning Board upon request of the lot owners association, applicant, or developer.

25. Residences Excluded from Industrial Districts.

Residential uses are specifically excluded from Industrial Districts except for watchman, caretaker, or janitor, or other such use clearly incidental to a lawful industrial use.

26. Satellite Receiving Dish.

No satellite receiving dish, greater than 40" in diameter, shall be located within 100 feet of the right-of-way of a public road.

27. Sewage Disposal.

A. Public Sewage Disposal

1. Any development within 1000 feet of a public sewage disposal system, at its nearest point, shall make provisions for connection to the public system. When public sewage disposal service shall not be available at the time of construction, a "capped system" may be installed within the development, at the discretion of the Planning Board and after consultation with the Caribou Utilities District (CUD), to allow future connection when service becomes available without excavation within the right-of-way of any road within the development.
2. When a development is proposed to be served by the public sewage system, the complete collection system within the development, including manholes and pump stations, shall be installed at the expense of the applicant.
3. The CUD shall certify that providing public sewage service to the proposed development is within the capacity of the system's existing collection and treatment system or improvements planned to be complete prior to the construction of the development.
4. The CUD shall review and approve the construction drawings for the public sewage system. The size and location of laterals, collectors, manholes, and pump stations shall be reviewed and approved in writing by the District.
5. The public sewage disposal system(s) and related equipment for the development shall be designed by a Maine Registered Professional Engineer in full compliance with the requirements of the State of Maine, *Subsurface Wastewater Disposal Rules* and shall be approved by the CEO or Planning Board and the Health Office.

B. Private Sewage Disposal

Code Enforcement - Inspections

Permit Fee Payments at front counter - first floor.

Date: 10/18/2018

Customer Name: Stan Baescda

		\$
13 - Building Permit:	Flat \$50 fee	<u>\$50.00</u>
14 - Plumbing permit:	75% Caribou	_____
	25% State	_____
Shellfish Surcharge: \$15.00 (full system – external only)		_____
53 - Zoning Document fee:		_____
54 - Site Design Application: \$90 + \$10 / 2000 sq ft		_____
55 - Board of Appeals Application:		_____
56 - Certificate of Occupancy: \$25.00		_____
57 - Demolition Permit: \$25.00 – waived if received in advance		_____
58 - Sign Permit:	\$50.00 per sign X _____ =	_____
59 - Subdivision Application: \$180 (first three) + \$10/each add'l		_____
61 - Heating Equip. Installation Permit: \$20.00 each X _____ =		_____
62 - Misc. Inspection Service:	\$40.00 each X _____ =	_____

TOTAL: \$ 50.00

Plumbing Inspections: Please call Steve Wentworth, LPI 551-1007

Building Inspections: Please call Tony 493-5966

Planning Board agenda items: Please call Ken 493-5967

CLASS OF CAPITAL
 R F C B I P S
 *** MERCHANT ***
 10/10/18 11:11 AM ID: JKS
 REF:-----
 TYPE-----
 BUILDING PERMITS BUILDING P
 GOLD PER LOCAL
 TOTAL: 50.00
 PAID BY: CIVIL SERVICE
 Remaining Balance: 0.00
 Check # 1592 - 50.00
 50.00
 AMOUNT
 MARCH-1

CITY OF CARIBOU

BUILDING PERMIT APPLICATION

207-493-3324 ext. 3

DATE APPLICATION RECEIVED: _____
 No permits will be issued prior to 3 working days from receipt of application.

PROPERTY OWNER

Property Owner: STAN BRESCIA
 Property Address: 62 Aldrich DR
 Mailing Address: P.O. Box 575
 Ph: 496-2171 Cell: 551-9461

CONTRACTOR(S)

General Contractor: N/A
 Ph: _____ Cell: _____
 Excavating Contractor: _____
 Ph: _____ Cell: _____
 Foundation Contractor: _____
 Ph: _____ Cell: _____

PROJECT DESCRIPTION

TRAILER to be used for housing of SECURITY WATCHMAN AND JANITOR SERVICES

All Public Buildings require State Fire Marshal's Approval.
 Please ask for a SFMO Permit Application.

ESTIMATED COST OF PROJECT

\$ 2,500.00

OFFICE USE ONLY

Permit Number: _____
 Issue Date: _____
 Fee: \$ _____
 Approved By: _____

Map # _____ Lot # _____

Zone: _____

Setbacks:

Front _____ Rear _____ Sides _____

Special Zones:

- Shoreland
- Flood Zone
- Wetland
- Wellhead Protection District

BUILDING INFORMATION

Number of Stories:

_____ Present
 _____ Proposed
 _____ Total

Height of Buildings:

_____ Present
 _____ Proposed
 _____ Total

Number of Bathrooms:

	FULL	HALF
Present	_____	_____
Proposed	_____	_____
Total	_____	_____

Number of Bedrooms:

_____ Present
 _____ Proposed
 _____ Total

Present Septic System is approved for _____ Bedrooms

Type of Use (Check one)

- Year Round
- Seasonal

SIGNATURE & POLICY PAGE

ADDITIONAL REQUIREMENTS FOR NEW CONSTRUCTION ON AN UNDEVELOPED SITE

1. Property location, street address, map and lot number from City Assessor
2. Curb Cut / Culvert Permit from Public Works or MDOT
3. Sub Surface Waste Water Design, HHE-200 (if applicable)
4. Copy of Deed, Lease, or Purchase & Sale Agreement (for undeveloped lot)

Please read and initial each item below, sign, and date the application

SB I understand that building permits do not include plumbing, septic, or electrical work.

SB I understand that building permits are valid for one year.

SB I agree to comply with all applicable Building Codes, Energy Conservation Codes, Fire Codes & the 2009 Life Safety Code.

SB I understand that my building(s) cannot be within the set back from my property line.

SB I agree to schedule all inspections and get written permission before backfilling the foundation.

SB I agree to schedule an inspection of the Radon Control System prior to placement of the basement slab.

SB I will not close in the walls until the framing, insulation, vapor barrier, electrical, and plumbing has been inspected.

SB I authorize inspections necessary to insure compliance with regulations.

SB I understand that a Certificate of Occupancy is required prior to occupying the building.

SB I certify that all information given in this application is accurate and complete.

Stanley Bruscia
Applicant Signature

10-17-18
Date

BUILDING PERMIT FEES

Effective 1/1/2017: \$50

All building permits – now a flat \$50 permit fee

It is our policy to review and process applications as quickly as possible to ensure code compliance for your safety as well as the safety of others. Fees will be collected when your permit is issued. We accept cash or checks made payable to the City of Caribou.

ADDITIONAL PERMITS, APPROVALS, AND INSPECTIONS REQUIRED

<input type="checkbox"/> Plumbing Permit	<input type="checkbox"/> Swimming Pool Permit	<input type="checkbox"/> Fire Marshall's Office
<input type="checkbox"/> Electrical Permit	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> MDOT
<input type="checkbox"/> Septic/HHE200 Permit	<input type="checkbox"/> Culvert (Public Works)	<input type="checkbox"/> DEP
<input type="checkbox"/> Septic Variance	<input type="checkbox"/> Curb Cut (Public Works)	<input type="checkbox"/> EPA
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Road Opening (Public Works)	<input type="checkbox"/> ARMY Corp of Engineers
<input type="checkbox"/> Board of Appeals	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Wetland

OFFICE USE ONLY

This application is

APPROVED

The following conditions are prescribed:

DENIED

Reason for denial:

Building Official

Date

SCHEDULE OF INSPECTIONS

INSPECTION	DATE	INSPECTOR	INSPECTION NOTES
<input type="checkbox"/> Footings	_____	_____	_____
<input type="checkbox"/> Foundation	_____	_____	_____
<input type="checkbox"/> Radon	_____	_____	_____
<input type="checkbox"/> Framing	_____	_____	_____
<input type="checkbox"/> Insulation	_____	_____	_____
<input type="checkbox"/> Plumbing	_____	_____	_____
<input type="checkbox"/> Electrical	_____	_____	_____
<input type="checkbox"/> Septic	_____	_____	_____
<input type="checkbox"/> Final Occupancy	_____	_____	_____
<input type="checkbox"/> _____	_____	_____	_____
<input type="checkbox"/> _____	_____	_____	_____

PLEASE INCLUDE: Lot lines, area to be cleared of trees and other vegetation; the exact position of proposed structures, including decks, porches, and outbuildings with accurate setback distances from the shoreline, side and rear property lines; the location of proposed wells, septic systems; and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion.

