



## *City of Caribou, Maine*

*Municipal Building*

*25 High Street*

*Caribou, ME 04736*

*Telephone (207) 493-3324*

*Fax (207) 498-3954*

### **AGENDA**

#### **Caribou Planning Board**

#### **Regular Meeting**

**Thursday, March 14, 2019 at 5:30 p.m.**

**City Council Chambers**

[www.cariboumaine.org](http://www.cariboumaine.org)

- I. Call Meeting to Order
- II. Approval of minutes from the February 14, 2019 Planning Board meeting. Pgs. 2-4
- III. Public Hearing
  - a. Chapter 13 City of Caribou Zoning Code Revisions Pg. 5
- IV. New Business
  - a. Home Occupation Application from Sonia Godin, d/b/a Serenity Beauty Spa a Salon at 11 Summer Street Map 32, Lot 157. Pgs. 6-20
  - b. Use Permit for Derrell Richardson Pgs. 21-25
  - c. Consider Site Design Review for Caribou Senior Living, LLC. Pgs. 26-32
  - d. Consider Building Permit for Caribou Senior Living, LLC. Pgs. 33-53
  - e. Continue review of a Site Design Review application for Dunkin Brands, Inc. Pgs. 54-70
  - f. Consider Building Permit for Dunkin Brands. Inc. Pgs. 71-98
- V. New Communications
  - a. Proposed Registered Medical Marijuana Caregiver Activity
  - b. Proposed Registered Medical Marijuana Caregiver Bakery
- VI. Staff Report
  - a. Updates from Code Enforcement Officer/Zoning Administrator.
  - b. Comprehensive Plan Update progress
  - c. Update on Moratorium concerning owner operated personal services businesses related to a Medical Marijuana Caregiver status. (Extension)
- VII. Planning Board Training
- VIII. 2019 Planning Board Goals
- IX. Other Business
- X. Adjournment



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### **Caribou Planning Board Meeting Minutes Thursday, February 14, 2019 @ 5:30 pm City Council Chambers**

**Members Present:** Robert White, Philip McDonough III, Todd Pelletier and Christine Solman

**Members Absent:** Phil Cyr, Evan Graves and Daniel Bagley

**Others Present:** Ken Murchison –CEO & Zoning Administrator, Denise Lausier –Executive Assistant to the City Manager

- I. Call Meeting to Order** –The meeting was called to order at 5:30 pm.
- II. Approval of minutes from the January 10, 2019 Planning Board Meeting** – Todd Pelletier moved to accept the minutes as presented; seconded by Philip McDonough III. Motion carried with all in favor.
- III. Public Hearings** –
  - a. Use Permit application from Derrell Richardson, d/b/a Richardson Remedies for a Retail Glassware Shop at 9 Bog Road, Tax Map 15, Lot 51-B.** – CEO Ken Murchison explained to the Board this permit application has been looked at by the Board before and it was tabled due to it being incomplete. There is now a diagram which was included in the packet. It is in an appropriate zone. Todd Pelletier questioned if the Fire Marshal or Fire Chief needs to do a walk through. CEO Ken Murchison stated that it does not because it's an existing building and building permits were done for the site.

Matthew Hunter was present to speak on behalf of Derrell Richardson as his attorney. Mr. Hunter stated that there is no guidance in the ordinance. It is clearly a retail shop, similar to Cigaret Shopper, not a marijuana store. It's a pipe store and clothing. Mr. Hunter stated there is no reason it couldn't be granted.

Christine Solman questioned parking and traffic and what Mr. Richardson expects. Mr. Richardson stated that there isn't much traffic now. Ms. Solman questioned if he will see an increase in what they have now and Mr. Richardson replied there is room if needed. CEO Ken Murchison stated that for parking all planning documents are based on square footage of the retail shop.

Chairman Robert White opened the Public Hearing at 5:38 pm. With no public comment, the Public Hearing was closed at 5:38 pm.

Todd Pelletier stated that because of it being a store front, he would like to know if the Fire Marshal needs to inspect it. Derrell Richardson said that the State came to inspect it but no Fire

Marshal. Mr. Richardson already has a tobacco and retail license. His goal is to separate everything, the marijuana from the retail.

Todd Pelletier moved to accept the use permit application for Derrell Richardson, d/b/a Richardson Remedies for a Retail Glassware Shop at 9 Bog Road contingent upon life safety codes being met; seconded by Philip McDonough III. Motion carried with all in favor.

- b. Home Occupation application from Sonia Godin, d/b/a Serenity Beauty Spa for a Salon at 11 Summer Street, Tax Map 32, Lot 157.** – CEO Ken Murchison stated that Sonia Godin called and said she couldn't make the meeting tonight. Public Hearing was opened at 5:45 pm. Philip McDonough III stated the application was not complete. CEO Ken Murchison stated there is an entrance to one side and ample parking. The realtor is April Caron. Christine Solman questioned if it needs to meet life safety standards. Public Hearing was closed at 5:47 pm.

Philip McDonough III moved to table this application until the next meeting when Sonia Godin can be present to answer questions the Board may have; seconded by Christine Solman. Motion carried with all in favor.

The Board requested that CEO Ken Murchison let Ms. Godin know what is needed for the next meeting.

#### **IV. New Business –**

- a. Continue review of a Site Design Review application for Dunkin Brands, Inc.** – CEO Ken Murchison explained that Dunkin Donuts requested a building permit but have not completed the site design review.

Philip McDonough III moved to table the application until they have a purchase and sale agreement, MDOT permit and meet everything under existing ordinances; seconded by Todd Pelletier. Motion carried with all in favor.

- b. Site Design Review for Caribou Senior Living, LLC.** – CEO Ken Murchison explained that he has spoken with the architect but we don't have any plans as of yet. They have requested a building permit, but site design review needs to be done before we give them a permit. They have been doing a lot of façade work and parking area changes.

#### **V. New Communications –**

- a. Consider Building Permit for Dunkin Brands, Inc.** – This item is tabled.

- b. Inquiry of ongoing animal cruelty and abuse at Belanger Road address.** – CEO Ken Murchison explained this has been an ongoing complaint since 2018. A notice of violation was sent out but the issue was never truly resolved. There are chickens running around and the neighbor is saying there are other animals, goats, turkeys etc. that are not being taken care of. The State Animal Welfare was contacted but the neighbor has been feeding the animals and Animal Welfare said the animals are ok. They did give the owner a list of things that need to be accomplished. They need to license the many dogs they own by April 14<sup>th</sup>, the goats hooves need to be sheared and by June 1<sup>st</sup> the old manure needs to be cleaned up.

**VI. Staff Report –**

- a. Updates from Code Enforcement Officer/Zoning Administrator -** CEO Ken Murchison stated that he has had a couple of complaints of people being in substandard housing. The building behind the Rec Center is at stand still because of snow. Birdseye is at a stand still, it's almost all taken down. A scrap metal business has been hired to come in. Working on CDBG grants and letters of intent. One of the letters of intent is for an age friendly service, looking to do a transportation type project modeled after projects downstate. Jordyn Rossignol has been nominated for MaineBiz Business Leader of the Year. They have provided an anchor to the downtown and put a lot of people to work.
- b. Flood Plain Ordinance (redline copy) –** CEO Ken Murchison stated that the Flood Plain Ordinance is going to the City Council for a public hearing. The redline copy is a comparison of what we have to the updated State copy. It's ready for Council.
- c. Update on Moratorium concerning owner operated personal services businesses related to a Medical Marijuana Caregiver status. –** CEO Ken Murchison gave an update on the moratorium. Collected sample ordinances all over the state, everyone is dealing with this. An emergency moratorium gives us 60 days, subject to be extended. If we opt out, no more start ups, those in place would be grandfathered. If we opt in would give us ways to regulate zoning, odor plan etc.

We have a new interest of a registered medical marijuana caregiver that is interested in building in town. It's in the correct zone, away from neighbors. Christine Solman questioned if there are opt in and opt out regulations. CEO Ken Murchison stated that there are, would be able to come up with sample ordinances if we opt in. There are lawsuits here to California and across Canada. The Board will want to look at both opt in and opt out, there is language on both sides.

- d. Chapter 13, Zoning of Caribou Coe (redline copy, parking spaces by land use, and Official Zoning Map). –** CEO Ken Murchison stated that the Board can hold their public hearing on Chapter 13, Zoning at their next meeting on March 14<sup>th</sup>.

**VII. Planning Board Training –** None.

**VIII. 2019 Planning Board Goals –** No discussion.

**VIII. Other Business –** None.

**IX. Adjournment –** Philip McDonough III moved to adjourn the meeting at 6:30 pm; seconded by Todd Pelletier. Motion carried with all in favor.

Respectfully Submitted,

Philip McDonough III  
Planning Board Secretary

PM/dl



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### **Agenda Item # III a. Public Hearing for Chapter 13 City of Caribou Zoning Code Revisions**

Copies of these revisions are available to view in the City Clerk's Office at City Hall, 25 High Street between the hours of 8:00 – 5:00 Monday through Friday.

## Code Enforcement - Inspections

### Permit Fee Payments at front counter - first floor.

Date: 01/04/2019

Customer Name: Sonia Godin

		\$
13 - Building Permit: <i>Home Occupation</i>	Flat \$50 fee	<u>\$90.00</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: \$ 90.00

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



# City of Caribou Home Occupation 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.

**Please print or type all information**

Name of Applicant: Sonia Godin  
Business Name: Serenity Beauty Spa  
Location of Property (Street Locations): 11 Summer Street  
City of Caribou Tax Map: 32 Lot: 157 Zone: R2

### Applicant Information

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

Sonia Godin Phone: 207-227-9633

E-mail: Sonia.levesque@outlook.com

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

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

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

Leasing  
(Attach supportive legal documentation)

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

One person home base salon offering services in hair coloring and cutting, electrolysis, waxing, nail care and spray tanning.

General Information

Aroostook County Registry of Deeds: Book # 4243 Page # 138

What interest does the applicant have in any abutting property?

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

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

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

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

Indicate any restrictive covenants currently in the deed: NA

(Attach deed)

Anticipated start date for construction: / / Anticipated Completion: / /

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

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

Estimated sewerage disposal gallons per day: ( ) / day

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.
  - NA 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:

Sonia Godin

Date:

01/04/19

**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:**

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

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**PURCHASE AND SALE AGREEMENT**

("days" means business days unless otherwise noted, see paragraph 23)

January 4, 2019  
Offer Date

January 15, 2019 Effective Date  
Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between Gilles Levesque, Monique Levesque ("Buyer") and Carol Gauvin ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy  all  part of (if "part of" see para. 26 for explanation) the property situated in municipality of Caribou, County of Aroostook, State of Maine, located at 11 Summer St Caribou, Me 04736 and described in deed(s) recorded at said County's Registry of Deeds Book(s) 4243, Page(s) 138.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm windows, screens, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood/pellet stoves, sump pump, electrical fixtures, landscaping, and any others are included with the sale except for the following: no exceptions. Seller represents that all mechanical components of fixtures will be operational at the time of closing except: no exceptions.

4. PERSONAL PROPERTY: The following items of personal property as viewed on January 4, 2019 are included with the sale at no additional cost, in "as is" condition with no warranties: All appliances in both units washer & dryer included also pellet stove that does not work.

5. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$                     . Buyer  has delivered; or  will deliver to the Agency within n/a days of the Effective Date, a deposit of earnest money in the amount \$                     . Buyer agrees that an additional deposit of earnest money in the amount of \$ n/a will be delivered n/a. If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit(s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. ESCROW AGENT/ACCEPTANCE: RE/MAX North Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until January 7, 2019 (date) @noon time  AM  PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on April 5, 2019 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. FUEL/UTILITIES/PRORATIONS: Buyer  shall  shall not pay Seller at closing for all fuel in any tanks remaining on the property calculated as of the closing date or such earlier date as required to comply with lender requirements, if any. The amount owed, if any, shall be determined using the most recently available cash price of the company that last delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) \_\_\_\_\_. The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. DUE DILIGENCE: Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real or personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Buyer's obligation to close under this Agreement is not subject to any due diligence investigations. Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

Buyer's obligation to close under this Agreement is subject to Buyer's satisfaction with the results of any due diligence investigations undertaken. Buyer shall have \_\_\_\_\_ days from the Effective Date of this Agreement to perform such due diligence investigations as Buyer deems necessary which may include, without limitation, any or all of the following:

General Building	Square Footage	Zoning	Survey/MLI	Habitat Review/Waterfowl
Sewage Disposal	Code Conformance	Pests	Lead Paint	Coastal Shoreland Septic
Water Quality	Registered Farmland	Pool	Flood Plain	Energy Audit
Water Quantity	Environmental Scan	Insurance	Chimney	Lot Size/Acreage
Air Quality	Smoke/CO Detectors	Mold	Tax Status*	Arsenic Wood/Water (see par. 13)

All investigations will be done at Buyer's expense by persons chosen by Buyer in Buyer's sole discretion. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property and its systems and fixtures in order to undertake the above investigations. If the result of any investigation is unsatisfactory to Buyer, Buyer may terminate this Agreement by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation is unsatisfactory to Buyer in Buyer's sole discretion, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer.

\* If the property is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within \_\_\_\_\_ days.  Yes  No

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

14. FINANCING: Buyer's obligation to close:

is not subject to a financing contingency. Buyer has provided Seller with acceptable proof of the funds.

is not subject to a financing contingency. Buyer shall provide proof of the funds acceptable to Seller within \_\_\_\_\_ days. If such proof is unacceptable to Seller, Seller may terminate this Agreement no later than \_\_\_\_\_ days from receipt. If proof of funds is not provided within such time period, Seller may terminate this Agreement which right shall end once such proof is received, however Seller retains the agreed upon time period to terminate if such proof is unacceptable. If Seller terminates in either case, the earnest money shall be returned to Buyer.

is subject to financing as follows:

a. Buyer's obligation to close is subject to Buyer obtaining a \_\_\_\_\_ conventional loan of \_\_\_\_\_ TBD % of the purchase price, at an interest rate not to exceed \_\_\_\_\_ TBD % and amortized over a period of \_\_\_\_\_ years. Buyer is under a good faith obligation to seek and obtain financing on these terms. If such financing is not available to Buyer as of the closing date, Buyer is not obligated to close and may terminate this Agreement in which case the earnest money shall be returned to Buyer.

b. Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within \_\_\_\_\_ 5 days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.

c. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee and Buyer's licensee.

d. After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide said financing, Buyer is obligated to provide Seller with the written documentation of the loan denial within two days of receipt. After notifying Seller, Buyer shall have \_\_\_\_\_ 5 days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.

e. Buyer agrees to pay no more than \_\_\_\_\_ 0 points. Seller agrees to pay up to \$ zero toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.

f. Buyer's ability to obtain financing  is  is not subject to the sale of another property. See addendum  Yes  No.

g. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

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15. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

April R Caron ( 010406 ) of RE/MAX North Realty ( )  
Licensee MLS ID Agency MLS ID  
is a  Seller Agent  Buyer Agent  Disc Dual Agent  Transaction Broker

Lehrle Kieffer ( ) of RE/MAX North Realty ( )  
Licensee MLS ID Agency MLS ID  
is a  Seller Agent  Buyer Agent  Disc Dual Agent  Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

16. DEFAULT/RETURN OF EARNEST MONEY: Buyer's failure to fulfill any of Buyer's obligations hereunder shall constitute a default and Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. Seller's failure to fulfill any of Seller's obligations hereunder shall constitute a default and Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

17. MEDIATION: Earnest money or other disputes within the jurisdictional limit of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive relief), then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who failed to first submit the dispute or claim to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

18. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties and may only be amended in writing, signed by both parties.

19. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

20. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.

21. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property  does  does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

22. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

23. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date: Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

24. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing.

25. ADDENDA: Lead Paint -  Yes  No ; Other -  Yes  No Explain: \_\_\_\_\_

The Property Disclosure Form is not an addendum and not part of this Agreement:

26. OTHER CONDITIONS: Home to appraise at or above contract price. Seller to update title to date of closing or in the alternative a title insurance within the last ten years. Subject to approval from city office to open beauty shop in home.

27. GENERAL PROVISIONS:

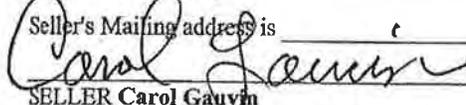
- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.
- e. Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with the Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

28. ELECTRONIC SIGNATURES: Pursuant to the Maine Uniform Electronic Transactions Act and Digital Signature Act, the parties authorize and agree to the use of electronic signatures as a method of signing/initialing this Agreement, including all addenda. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.

Buyer's Mailing address is 15 Avenue Du Rocher, Edmundston, NB E3V4-Y1

	09-15-19		
BUYER Gilles Levesque	DATE	BUYER	DATE

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

			
SELLER Carol Gauvin	DATE	SELLER	DATE

**COUNTER-OFFER**

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) \_\_\_\_\_ (time) \_\_\_\_\_ AM \_\_\_\_\_ PM.

SELLER	DATE	SELLER	DATE
--------	------	--------	------

The Buyer hereby accepts the counter offer set forth above.

BUYER	DATE	BUYER	DATE
-------	------	-------	------

**EXTENSION**

The closing date of this Agreement is extended until \_\_\_\_\_ DATE

SELLER	DATE	SELLER	DATE
--------	------	--------	------

BUYER	DATE	BUYER	DATE
-------	------	-------	------



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**Sonia Godin**

Serenity Beauty Spa

**Legend**

□ Feature 1

16



Sign

Summer St.

w/ h lawn

N

90 ft

Google Earth

GAUVIN, CAROL A  
11 SUMMER STREET  
CARIBOU ME 04736

B4243P138 B5230P264

Previous Owner  
GAUVIN, ROBERT O. & CAROL A.  
11 SUMMER STREET

CARIBOU ME 04736  
Sale Date: 11/15/2017

Previous Owner  
GAUVIN, ROBERT O.&CAROL A. &  
11 SUMMER STREET

CARIBOU ME 04736  
Sale Date: 3/31/2006

Previous Owner  
RICCI, RUBEN E. AND AND LYDIA GERRERO-  
% CENDANT MORTGAGE  
PO BOX 5452  
MT LAUREL, NJ 08054 5452  
Sale Date: 3/31/2006

Inspection Witnessed By:

X \_\_\_\_\_ Date \_\_\_\_\_

No./Date	Description	Date Insp.

Notes:  
11-15-2017: DATE OF DEATH, ROBERT GAUVIN

Property Data		
Neighborhood	25 25	
Tree Growth Year	0	
X Coordinate	0	
Y Coordinate	0	
Zone/Land Use	11 Residential	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	1 All Public	
1.Public	4.Dr Well	7.Septic
2.Water	5.Dug Well	8.Holding Ta
3.Sewer	6.Shared Wel	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None
TG PLAN YEAR	0	
ACTION NEEDED	0	

Sale Data		
Sale Date	11/15/2017	
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.C/I L&B
2.L & B	5.Other	8.
3.Building	6.C/I Land	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	5 Partial Interest	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record		Year	Land	Buildings	Exempt	Total
		2005	10,000	33,100	0	43,100
		2006	10,000	33,100	0	43,100
		2007	10,000	36,400	0	46,400
		2008	10,000	36,400	0	46,400
		2009	10,000	36,400	0	46,400
		2010	10,000	36,400	0	46,400
		2011	10,000	36,400	0	46,400
		2012	14,300	148,800	0	163,100
		2013	14,300	148,800	10,000	153,100
		2014	14,300	148,800	10,000	153,100
		2015	14,300	148,800	10,000	153,100
		2016	14,300	148,800	15,000	148,100
		2017	14,300	148,800	20,000	143,100
		2018	14,300	148,800	20,000	143,100

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.				%		1.Use
12.				%		2.R/W
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Vacancy
				%		8.Semi-Improved
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.				%		30.Rear Land 3
17.				%		31.Rear Land 4
18.				%		32.
19.				%		33.
20.				%		34.Tillable
				%		35.Pasture
Fract. Acre		Acreage/Sites				
21.	House Lot (Fra	21	0.25	100	%	0
22.	Baselot (Fract	28	0.19	100	%	0
23.		44	1.00	50	%	8
Acres					%	
24.	Houselot				%	
25.	Baselot				%	
26.					%	
27.					%	
28.	Rear Land 1				%	
29.	Rear Land 2				%	
<b>Total Acreage</b>				0.44		

- 1.Use
- 2.R/W
- 3.Topography
- 4.Size/Shape
- 5.Access
- 6.Restriction
- 7.Vacancy
- 8.Semi-Improved
- 9.Fract Share
- Acres
- 30.Rear Land 3
- 31.Rear Land 4
- 32.
- 33.
- 34.Tillable
- 35.Pasture
- 36.Orchard
- 37.Softwood TG
- 38.Mixed Wood TG
- 39.Hardwood TG
- 40.Wasteland
- 41.Gravel Pit
- 42.Mobile Home Ho
- 43.
- 44.Lot Improvemem
- 45.Mobile Home Pa
- 46.Golf Course pe

**Caribou**

Map Lot 032-157

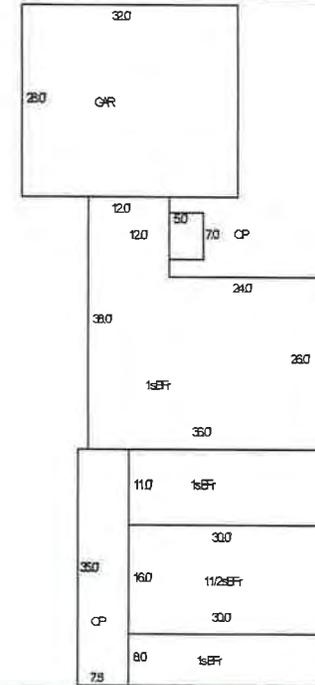
Account 4570

Location 11 SUMMER STREET

Card 1 Of 1

2/07/2019

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Condo	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Log	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Other	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Cottage 12.Gambrel	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Radiant 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.3.50	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.4	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls <b>2 Vinyl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Shingles 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vinyl 6.Brick 10.Alum	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 95%</b>
3.Compos. 7.Single 11.Log	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
4.Asbestos 8.Concrete 12.Stone	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.MS Grade
Roof Surface <b>3 Sheet Metal</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>480</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>7 Very Good</b>
3.Metal 6.Rolled R 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>5</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2007</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.Plb/Heat 7.
1.Concrete 4.Wood 7.ICF		2.O-Built 5. 8.Frac Sha
2.C Block 5.Slab 8.		3.Style 6. 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.Crawl Sp 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4.Dirt 7.		2.Refusal 5.Estimate 8.Exist R
2.Damp 5. 8.	3.Informed 6.Hanger 9.	
3.Wet 6. 9.	Information Code <b>1 Owner</b>	
	1.Owner 4.Agent 7.Vacant	
	2.Relative 5.Estimate 8.Exist R	
	3.Tenant 6.Other 9.For Sale	



Date Inspected 10/13/2011

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
7 1 Story Bsmt Fr	0	240	0 0	0	0	0 %	0 %	1.One Story Fram
7 1 Story Bsmt Fr	0	330	0 0	0	0	0 %	0 %	2.Two Story Fram
21 Open Frame	2007	262	0 0	4	0	0 %	100 %	3.Three Story Fr
7 1 Story Bsmt Fr	2007	1080	0 0	4	0	0 %	100 %	4.1 & 1/2 Story
21 Open Frame	2007	35	0 0	4	0	0 %	100 %	5.1 & 3/4 Story
23 Frame Garage	2007	896	3 105	4	0	0 %	100 %	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.End Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Finished 1/2 S
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic



10

- 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.

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## Code Enforcement - Inspections

### Permit Fee Payments at front counter - first floor.

Date: Nov 16, 2018

Customer Name: Derrell Richardson

		\$
13 - Building Permit:	Flat \$50 fee	_____
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	<i>Use Permit Application</i>	<u>90.00</u>
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: \$ 90.00

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



# City of Caribou Use Permit Application

Planning & Code Enforcement  
25 High St.  
Caribou, Maine 04736  
(207) 493 - 3324 X 214  
kmurchison@cariboumaine.org

**Public Hearing Notification fee \$90.00**

**Date Received:** 11-16-2018

If Planning Board approval is required for your requested use, please be aware that the Board meets on the second Thursday of each month. Your application must be received in the Code Enforcement Office at least 15 business days in advance of the meeting in order to meet notification requirements. Please provide a dimensional site plan of your property showing the location of all buildings, parking and access from the public way.

**Owner of Property:** Derrell Richardson **Phone:** 207-768-0292

**Mailing Address:** 9 Bog Road  
Caribou, Maine  
04736      ↘ business name:  
"Richardson Remedies"

**Location of Property:** 9 Bog Road

**Tax Map:** 15    **Lot Number:** 51-B    **Zone:** R-3

**Requested Use:** Retail use 12' x 20' space, co-located  
with personal service business. Will  
have a separate entrance door from  
outside. Items for sale = glassware

**Signature of Applicant:**     **Date:** 11-16-2018

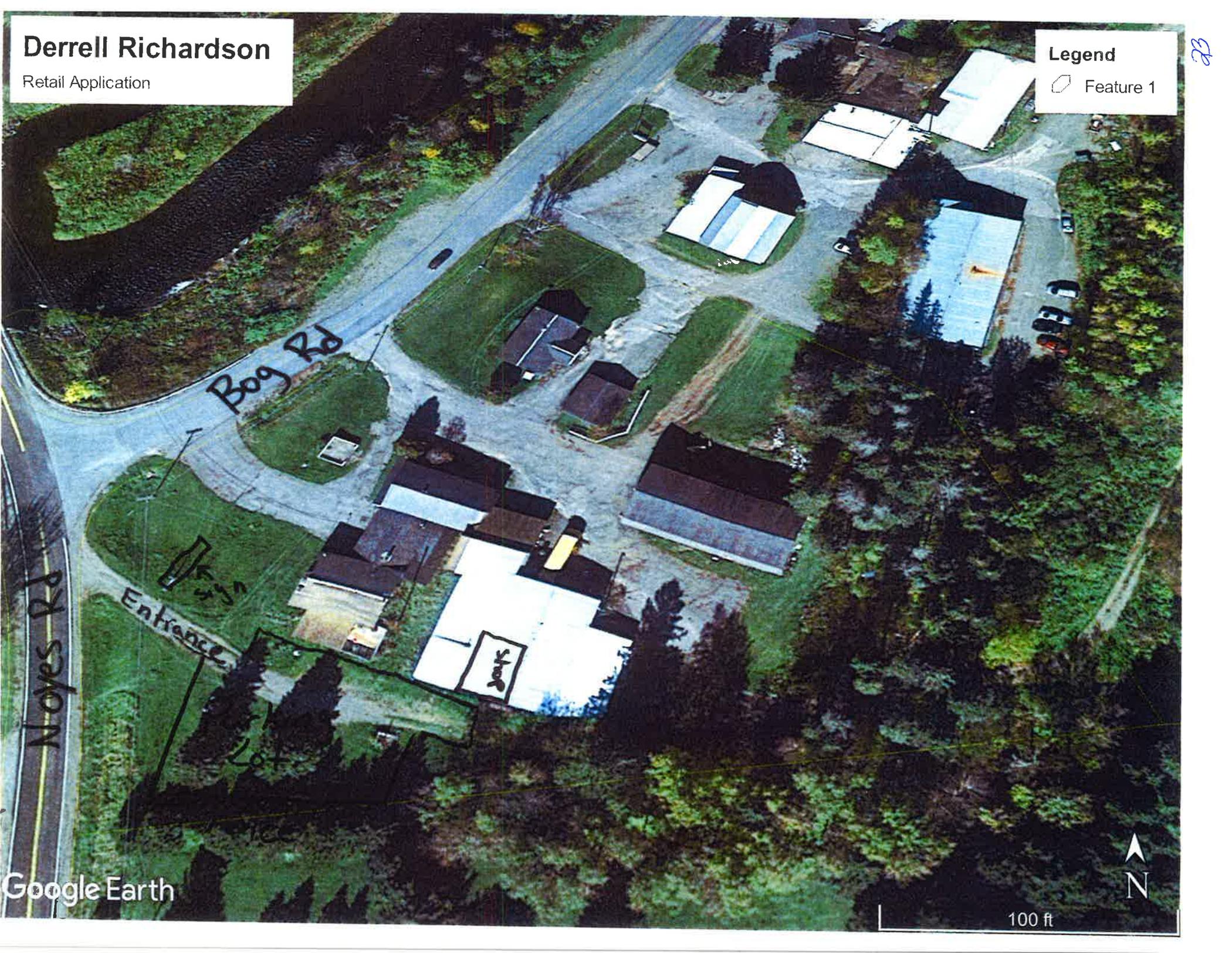
Derrell Richardson

Retail Application

Legend

Feature 1

23



Bog Rd

Noyes Rd

Entrance

JOYS

Lot



100 ft

Google Earth

**City of Caribou, Maine  
Planning Board**

Use Permit for: \_\_\_\_\_

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

On \_\_\_\_\_ (date) the members of the Caribou Planning Board met to consider the application for Use Permit 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:**

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

25

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



## 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: Caribou Senior Housing LLC  
Development Name: Hilltop Senior Residence  
Location of Property (Street Locations): 19 Marshal Ave.  
City of Caribou Tax Map: 026 Lot: 078 Zone: R-2

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.

Please provide a brief description of this project.

The former Hilltop School will be converted to 38 elderly apartments with common amenities including dining and elderly services located in the existing gym and kitchen area. Also in the existing gym, there will be office space for a future compatible tenant of approx. 1200 sq. ft. The building will be completely renovated including exterior materials, all new interior finishes and all new systems.

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

Carl Soderberg

Phone: 207-229-2829

Sam Collins

Shawn Pelletier

E-mail: \_\_\_\_\_

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)

Croutti/Thomas Architects, LLC

Phone: cell: 207-653-9939 ph. 207-775-3184

Phone: \_\_\_\_\_

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

Ownership

(Attach supportive legal documentation)

Aroostook County Registry Deeds: Book # 5849 Page # 165 (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: 7.5 Acres Total area or acreage to be developed: Approx. 1.5 Acres

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) school/open land field/woods

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 4 / 2019 Completion: 12 / 2019

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: \$ Approx. \$ 75,000.<sup>00</sup>

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  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

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. 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.
- X 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.
- N/A h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
- N/A 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.

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	_____	_____	_____

D. Parking & Vehicle Circulation	_____	_____	_____
	<u>Yes</u>	<u>No</u>	<u>N/A</u>
E. Pedestrian Circulation	_____	_____	_____
F. Site Conditions	_____	_____	_____
G. Open Space	_____	_____	_____
H. Sanitary Sewage	_____	_____	_____
I. Water	_____	_____	_____
J. Emergency Vehicle Access	_____	_____	_____
K. Waste Disposal	_____	_____	_____
L. Buffering	_____	_____	_____
M. Natural Areas	_____	_____	_____
N. Exterior Lighting	_____	_____	_____
O. Stormwater Management	_____	_____	_____
P. Erosion & Sediment Control	_____	_____	_____
Q. Buildings	_____	_____	_____
R. Existing Landscaping	_____	_____	_____
S. Infrastructure	_____	_____	_____
T. Advertising Features	_____	_____	_____
U. Design Relationship to Site & Surrounding Properties	_____	_____	_____
V. Scenic Vistas & Areas	_____	_____	_____
W. Utilities	_____	_____	_____
X. Mineral Exploration	_____	_____	_____
Y. General Requirements (Pg. 859)	_____	_____	_____

Z. Phosphorus Export

\_\_\_\_\_

**City of Caribou, Maine  
Planning Board**

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

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

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

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

**Approved by the Caribou Planning Board**

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

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

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

**Conditions of Approval:**

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

City of Caribou  
----- Receipt -----

# Code Enforcement - Inspections

## Payments at front counter - first floor.

09/11/18 4:05 PM ID:CJM #13002-1  
TYPE----- REF--- AMOUNT  
BUILDING PERMITS  
BDLG PER LOCAL 50.00  
Total: 50.00\*  
Paid By: Caribou Senior Housins, LL  
Remains Balance: 0.00

018

Caribou Senior Housing, LLC

Cash : 100.00  
Change : 50.00

Flat \$50 fee \$50.00  
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

# 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: CARIBOU Senior Housing LLC  
 Property Address: OLD Hilltop School  
 Mailing Address: 137 Bennett Drive, Caribou  
 CARL Ph: 207-227-2829 SHAWN Cell: 207-551-9339

**CONTRACTOR(S)**

General Contractor: CSH LLC  
 CARL Ph: 207-2829 SHAWN Cell: 551-9339  
 Excavating Contractor: SODERBERG CO. INC.  
 Ph: 498-6300 Cell: 207-2829  
 Foundation Contractor: N/A  
 Ph: \_\_\_\_\_ Cell: \_\_\_\_\_

**PROJECT DESCRIPTION**

Renovate the OLD Hilltop School Building into senior Housing units/offices.

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

**ESTIMATED COST OF PROJECT**

\$ 3 million

**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:

1 Present  
1 Proposed  
1 Total

Height of Buildings:

30 Present  
30 Proposed  
30 Total

Number of Bathrooms:

	FULL	HALF
Present	<u>—</u>	<u>—</u>
Proposed	<u>38</u>	<u>—</u>
Total	<u>38</u>	<u>—</u>

Number of Bedrooms:

— Present  
38 Proposed  
38 Total

Present Septic System is approved for — Bedrooms

city sewer  
**Type of Use (Check one)**

- Year Round
- Seasonal

## Residential Site Plan:

Please indicate the following items on the site plan:

Exact position of all new construction and existing structures (including accessory structures).

- Setback distances from property lines to all structures (front, back, and sides)
- Location of well and septic system including distances from structures and property lines
- Area to be cleared of trees and other vegetation
- Any wetlands or water bodies and setback distances from shoreline if applicable

**Note:** For all projects in the shoreland zone involving filling, grading or other soil disturbance, you must provide a soil erosion control plan describing the measures to be taken to stabilize areas before, during, and after construction.

**Note:** The State of Maine has adopted the following codes and standards and has mandated that Caribou enforce these codes as well as all existing fire and life safety codes as of January 23, 2018:

2015 International Building Code  
2015 International Residential Code  
2009 International Energy Conservation Code  
2015 International Existing Building Code  
2013 ASHRAE 62.1, Commercial Ventilation Standard  
2013 ASHRAE 62.2, Residential Ventilation Standard  
2013 ASHRAE 90.1, Commercial Energy Standard  
2008 ASTM E 1465, Radon Code

## Building Plans:

**Note:** All new construction of both Residential and Commercial structures now requires a complete set of Building Plans and Energy Conservation Detail Plans.

Floor Plan & Elevations  
Complete Foundation  
Radon Collection System  
Complete Framing for Floors, Walls, Roof System, Stairways & Decks  
Energy Conservation Detail for Basement Slab, Walls, Ceiling, Windows & Doors,

**Note:** All new construction of Commercial & Residential structures now require a complete set of Building Plans and Energy Conservation Detail Plan. Commercial building plans must be stamped by a Maine Licensed Professional Engineer or Architect. COMcheck Compliance Certificate is required for commercial projects. REScheck Compliance Certificate is required for residential construction.

**Note:** Storage and similar small buildings of 120 square feet or less do not require building permits.

# 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

- I understand that building permits do not include plumbing, septic, or electrical work.
- I understand that building permits are valid for one year.
- I agree to comply with all applicable Building Codes, Energy Conservation Codes, Fire Codes & the 2009 Life Safety Code.
- Existing* I understand that my building(s) cannot be within the set back from my property line.
- I agree to schedule all inspections and get written permission before backfilling the foundation.
- Done* I agree to schedule an inspection of the Radon Control System prior to placement of the basement slab.
- I will not close in the walls until the framing, insulation, vapor barrier, electrical, and plumbing has been inspected.
- I authorize inspections necessary to insure compliance with regulations.
- I understand that a Certificate of Occupancy is required prior to occupying the building.
- I certify that all information given in this application is accurate and complete.

Applicant Signature

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:

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---

**DENIED**

Reason for denial:

---



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\_\_\_\_\_  
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"/> _____	_____	_____	_____

# CITY OF CARIBOU

## Code Enforcement Office

As of July 1, 2012, the State of Maine requires that MUBEC be enforced in a municipality with a population of over 4,000 residents. MUBEC is the Maine Uniform Building and Energy Code. MUBEC was last updated January 23, 2018 and complete information can be found here:

<http://www.maine.gov/dps/bbcs/>

**The following information is required to be submitted before a residential building permit can be issued:**

1. A completed "City of Caribou Building Permit Application" (4-pages)
2. A complete set of building plans which show the following (if applicable):
  - a. Footing detail including drain
  - b. Foundation detail including anchors
  - c. Radon collection detail if it is to be installed
    - If you are building a new home, please request a copy of the EPA publication "Building Radon Out"
  - d. Detail for column footings
  - e. Detail for chimney footing
  - f. Insulation detail for basement walls and floor
  - g. Floor plan for each floor indicating room use
  - h. Framing detail for floor systems
  - i. Framing detail for walls, doors, windows
  - j. Insulation and vapor barrier detail for all exterior walls
  - k. Framing detail for all stairs and stairwells
  - l. Framing detail for roof system
    - Trusses must be engineered
  - m. Ventilation detail for roof system
  - n. Insulation and vapor barrier detail for ceiling
  - o. Energy ratings for doors, windows and HVAC equipment
3. Site plan which shows the following:
  - a. Any existing buildings, structures or features that may affect construction
  - b. Set back compliance to property lines
  - c. Location of water source (well)
  - d. Location of subsurface wastewater disposal system (septic system)
    - Location of both tank and leach field
    - Proof that the system is appropriately sized for use
  - e. Location of driveway or access
  - f. Location of any pond, stream or wetland within 250 feet
  - g. Topography changes of lot within 100 feet of structure

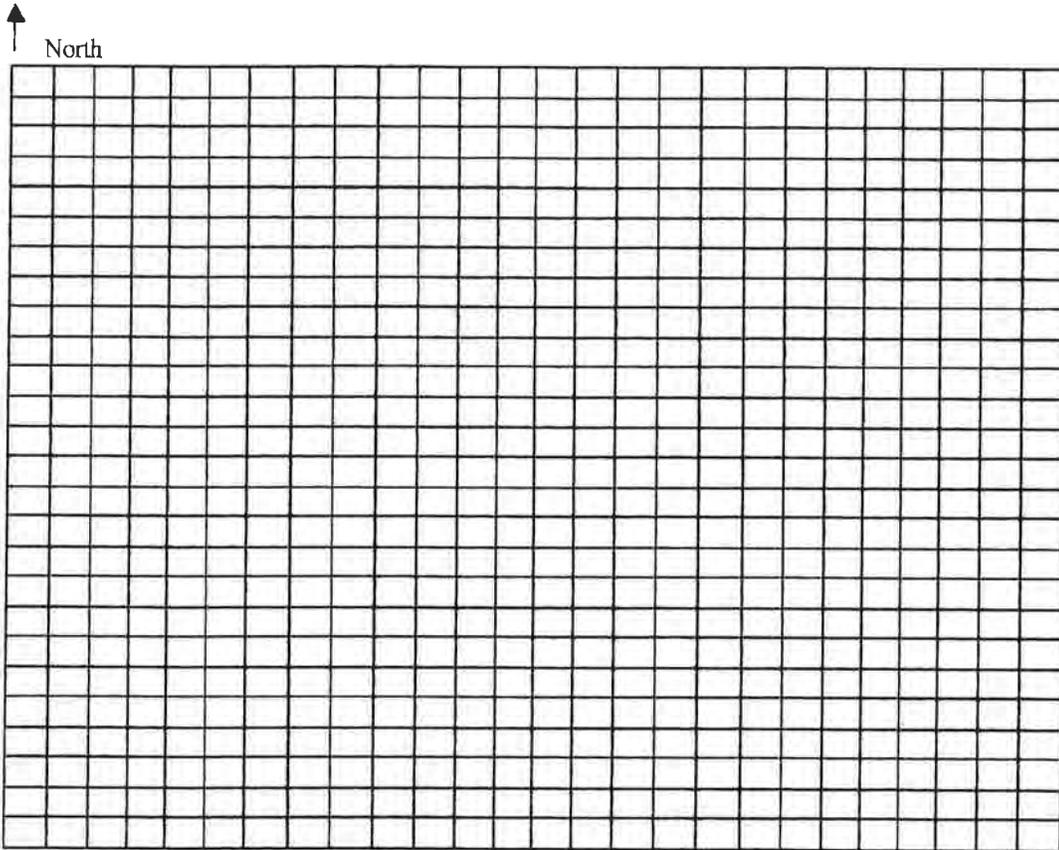
**\*\* YES – THE APPLICABLE ITEMS ARE REQUIRED FOR GARAGES ALSO! \*\***

**FRONT OR REAR ELEVATION**

**SIDE ELEVATION**

Draw a simple sketch showing both the existing and proposed structures.

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.



Scale: \_\_\_\_\_ = \_\_\_\_\_ Ft.

# Residential Decks

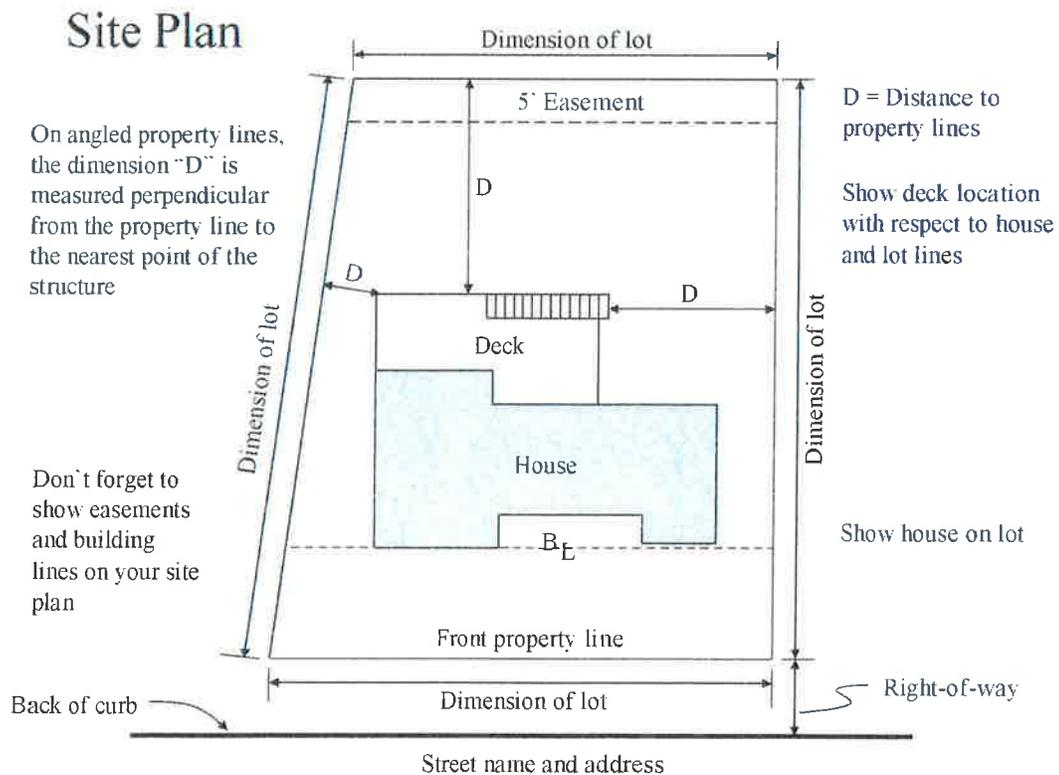
## Permit and Construction Guidelines

*Builders and homeowners are required to obtain a permit prior to constructing, altering or replacing a deck.*

### Plan Submittals

The following information shall be submitted to the building department for their review in order to obtain a deck permit. All of the information shown on the sample documents should be contained in all plan submittals. Additional information may be necessary.

The first requirement is submittal of a **Site Plan**, drawn to scale, for the property where the deck is to be built. Please provide all the information shown on the sample.



**Figure 1**

All lot dimensions shall be shown on the Site Plan. The distances to property lines must meet any side and rear yard setback requirements. This Site Plan may be drawn by the builder or the homeowner and does not have to be sealed by a design professional.



# City of Caribou Demolition Permit Application

Planning & Code Enforcement  
25 High St.  
Caribou, Maine 04736  
(207) 493 – 3324 X 214  
kmurchison@cariboumaine.org

To the BUILDING OFFICIAL and/or CODE ENFORCEMENT OFFICER of the City of Caribou, Maine:

The undersigned hereby applies for a permit to demolish the following building / structure in accordance with the Laws of the State of Maine and the City of Caribou municipal code.  
NOTE: DEP Asbestos Inspection Form and Asbestos Building Demolition (2-paged Form D – 2011) attached

Location of building: Hilltop School

City of Caribou Tax Map and Lot number: Map #: \_\_\_\_\_ Lot#: \_\_\_\_\_

Description of building / structure to be demolished:  
interior walls/ceilings/windows/floors ↓  
doors to be renovated

NOTE: Each building / structure required a separate completed application and fee!

Owner name: Caribou Senior Housing LLC

Owner address: 137 Bennett Drive

Owner phone: 207-227-2829 Cell phone: 207-551-9339

Anticipated date for demolition: Nov 1-2018 thru MAY-2019

By signing below, I agree to the following:

- I have read, understand & will comply with Caribou municipal code Section 4-103.3 Building Demolition
- I have read and I understand the 8-page bulletin “Asbestos Issues in Maine”
- I understand that the Maine DEP requires that an Asbestos Inspection Form be completed prior to renovation or demolition projects and a copy of this form is attached hereto

- I understand that if the building / structure to be demolished requires asbestos inspection or abatement that it will be conducted in accordance with Maine DEP regulations
- I understand that a Demolition Permit will not be issued until the City of Caribou has received all information. No work may begin until a Demolition Permit has been issued.
- The above information and the information contained on any attachments is correct.

Owner or authorized individual signature:

*Carl Soderberg*

Date:

*9/10/18*

Printed name: CARL SODERBERG

NOTE: Any contractor applying for a Demolition Permit on behalf of the property owner must also provide a copy of a signed contract by the owner.

\*\*\* This section to be completed by municipal official. \*\*\*

Date Application Received:

\_\_\_\_\_

Received By:

\_\_\_\_\_

(initials)

Pre-demolition inspection date:

\_\_\_\_\_

Inspected By:

\_\_\_\_\_

(initials)

DEP Asbestos Form attached:

\_\_\_\_\_

\$25 fee paid:

\_\_\_\_\_

Demolition instructions:

\_\_\_\_\_

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

Date permit issued:

\_\_\_\_\_

Permit Issued By:

\_\_\_\_\_

Authorized Signature

Printed name:

\_\_\_\_\_

Title:

\_\_\_\_\_

### **Sec. 4-103.2 Building Demolition**

a. Any building or structure to be demolished within the City of Caribou, (urban or suburban) requires a Demolition Permit issued by the Code Enforcement Office. Any property owner wishing to obtain a demolition permit must provide the CEO with proof of ownership or a copy of the deed, a completed Demolition Permit Application and schedule of demolition activity. All demolition, clean up and at least one foot of gravel cover with loam and mulch must be completed within one year from the date the permit is issued.

Any contractor applying for a Demolition Permit on behalf of the property owner must also provide a copy of a signed contract by the owner. Any person wishing to demolish a building must provide written proof that all utility providers have removed service from the building to be razed.

b. The Caribou Fire Department must be notified at least 5 business days in advance of the commencement of demolition. At the discretion of the Caribou Fire Chief or their designee, the Fire Department may choose to burn the building as a training exercise provided the property owner initially request such action for consideration.

c. Prior to the commencement of demolition, on the day the building is to be razed, the site must be inspected by the Caribou Building Inspector. The inspection must be scheduled with at least a 24 hour notice in advance.

d. No demolition debris may be buried on site within the Urban Compact Zone.

Demolition debris may be buried on site if located outside of the Urban Compact Zone with the following provisions:

- 1.) No debris may be buried within 100 feet of any property line.
- 2.) No debris may be buried within 100 feet of an existing water well.
- 3.) Biodegradable and inert demolition debris may be buried on site.
- 4.) Inert materials such as brick, concrete or stone may be buried on site, hauled to an off site gravel pit or delivered to a Licensed Disposal Facility.
- 5.) All non biodegradable debris such as asphalt shingles, asbestos, carpeting, sheetrock, vinyl or metal siding, painted materials or similar materials must be delivered to the Tri Community Landfill or another Licensed Disposal Facility. If materials are to be delivered to a Licensed Disposal Facility, a copy of the contract with the Disposal Facility must accompany the Demolition Permit Application.
- 6.) The burial site must be covered with sufficient loam and seeding to prevent erosion of the site unless established as impervious surface pursuant to the redevelopment of the site.

e. A final inspection is required. The owner or contractor must notify the Code Enforcement Officer at the completion of site recovery.

Note: Maine State Law requires demolition notification to the Department of Environmental Protection for certain buildings and buildings with asbestos to be made by the owner.

A record of any demolished building buried on site must be recorded at the Registry of Deeds for Aroostook County in Houlton.

### **Sec. 4-104 Saving Clause**

Nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

### **Sec. 4-105 Date of Effect**

The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published as required by law; and the Ordinance shall take full force and effect September 1, 1997, adopted July 14, 1997.



# ASBESTOS INSPECTION FORM

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Lead & Asbestos Hazard Prevention Program  
17 State House Station, Augusta, Maine 04333



This form is used to determine if an inspection for asbestos is required prior to renovation or demolition projects

**If your project involves the demolition and or renovation of a single family residence or a residential building with less than 5 units, please answer the following questions to determine whether you need to have your inspection performed by a Maine-licensed Asbestos Inspector:**

Does this demolition/renovation project involve more than ONE residential building at the same site with the same owner?	Y	N
Is this building currently being used, or has it <b>EVER</b> been used, as a commercial, government, daycare, office, church, charitable or other non-profit place of business?	Y	N
Is this building to be demolished as part of a highway or road-widening project?	Y	N
Is this building part of a building cooperative, apartment or condo building?	Y	N
Is this building used for military housing?	Y	N
Have other residences or non-residential buildings at this site been scheduled to be demolished now, or in the future, as part of a larger project?	Y	N
Is more than ONE building to be lifted from its foundation and relocated?	Y	N
Will this building be intentionally burned for the purpose of demolition or fire department training?	Y	N

**IF YOU ANSWER "NO" TO ALL THE QUESTIONS ABOVE, YOUR BUILDING CAN BE INSPECTED BY A KNOWLEDGEABLE NON-LICENSED PERSON AS APPLICABLE (SEE REVERSE SIDE)**

**ANY "YES" ANSWERS TO THE ABOVE QUESTIONS REQUIRES AN INSPECTION BY A MAINE-LICENSED ASBESTOS INSPECTOR**

Remember:

If your renovation project requires the removal of asbestos containing materials, the removal of those materials must be done by a Maine-licensed asbestos abatement contractor.

Before you can demolish any building, including single-family residences, all asbestos materials must be removed from the building. The removal of those materials must be done by a Maine-licensed asbestos abatement contractor, except single-family homeowners may remove some asbestos under certain circumstances (Contact DEP for more information).

With the exception of a single family home, building owners are required to submit the Asbestos Building Demolition Notification to the DEP at least five (5) working days prior to the demolition **EVEN IF NO ASBESTOS** is present.

Once the asbestos is removed, the renovation or demolition project may be performed by any preferred contractor.

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Print Name: Owner/Agent

Title

Signature

Telephone #

FAX #

Date

Keep this completed form for your records



## Instructions for Completing the Asbestos Inspection Form

Contact: (207) 287-2651

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State and Federal laws require that buildings be inspected for asbestos-containing materials before renovation or demolition activities begin. To determine whether you need to have an inspection performed by a Maine-licensed Asbestos Inspector, or whether you can have an evaluation performed by a knowledgeable non-licensed individual familiar with asbestos containing building materials, (e.g. building inspectors and CEO's who have asbestos-awareness training) depends on the age of the building, current/past use, and number of units. If you are renovating a building you need only inspect the area(s) that will be impacted by the renovation. If you are demolishing the building, the entire structure must be inspected.

For projects in single family residences and residential buildings with less than 5 units, please read and answer the questions on the Asbestos Inspection Form provided on the reverse side. You are not required to submit the form to our department, however, you should sign and keep a copy for your records. If you answer Yes to any question, you need to have your building inspected by a Maine-licensed Asbestos Inspector.

Except as noted above, the following applies:

- Buildings other than residential buildings with less than 5 units (ie institutional, commercial, public, industrial) must be inspected by a Maine-licensed Asbestos Inspector.
- Residential buildings with 2-5 units that were built before 1981 can be surveyed for likely asbestos-containing materials by knowledgeable non-licensed people (e.g. building inspectors and CEO's who have asbestos-awareness training); any materials likely to contain asbestos must be tested by a DEP-licensed inspector or assumed to be ACM.
- Single-family residences and residential buildings built after 1980 are not required to be surveyed for asbestos-containing materials prior to demolition (residential buildings built after 1980 are not likely to contain ACM).

**In lieu of any required inspection you may assume suspect material to be positive for asbestos and have it removed accordingly. You may never assume material to be non-asbestos.**

If your renovation project will impact more than 3 square feet or 3 linear feet of asbestos containing materials, the ACM must be removed by a Maine-licensed asbestos abatement contractor prior to renovation, except single-family homeowners may remove some asbestos under certain circumstances (Contact DEP for more information). Before you can demolish any building, including single-family residences, all asbestos materials must be removed from the building; again the removal of ACM must be done by a Maine-licensed asbestos abatement contractor. Once the asbestos is removed, the renovation or demolition project may be performed by any preferred contractor.

With the exception of a single family home, building owners are required to submit the **Asbestos Building Demolition Notification** to the DEP at least five (5) working days prior to the demolition EVEN IF NO ASBESTOS is present.

If you have any questions or need assistance completing the forms do not hesitate to call the Maine DEP Asbestos Program at (207) 287-2651. You may also go to

[www.maine.gov/dep/rwm/asbestos/index.htm](http://www.maine.gov/dep/rwm/asbestos/index.htm) to access forms and other information on asbestos.

**Asbestos Building Demolition Notification**

State of Maine  
Department of Environmental Protection  
Lead & Asbestos Hazard Prevention Program  
17 State House Station, Augusta, ME 04333  
TEL (207) 287-2651 FAX (207) 287-6220

**FORM D**

Page 1 of 2  
2015

**Notice**

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a MDEP-licensed Asbestos Consultant is required for all buildings regardless of construction date, except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector.

If your project involves the demolition of a single family residence or a residential building with less than 5 units, please answer the following questions to determine whether you need to have your inspection performed by a MDEP-licensed Asbestos Consultant:

- Does this demolition/renovation project involve more than ONE residential building at the same site with the same owner?  Yes  No
- Is this building currently being used, or has it **EVER** been used, as a commercial, government, daycare, office, church, charitable or other non-profit place of business?  Yes  No
- Is this building to be demolished as part of a highway or road-widening project?  Yes  No
- Is this building part of a building cooperative, apartment or condo building?  Yes  No
- Is this building used for military housing?  Yes  No
- Have other residences or non-residential buildings at this site been scheduled to be demolished now, or in the future, as part of a larger project?  Yes  No
- Is more than ONE building to be lifted from its foundation and relocated?  Yes  No
- Will this building be intentionally burned for the purpose of demolition or fire department training?  Yes  No

**If you answer "no" to all the questions above, your building can be inspected by a knowledgeable non-licensed person as applicable.**

**Any "yes" answers to the above questions requires an inspection by a MDEP-licensed Asbestos Consultant.**

**Important Notice**

Before you can demolish any building, including single-family residences, all asbestos materials must be removed from the building. The removal of those materials must be done by a MDEP-licensed Asbestos Abatement Contractor, except single-family homeowners may remove some asbestos under certain circumstances (Contact MDEP for more information).

With the exception of a single family home, building owners are required to submit the Asbestos Building Demolition Notification to the MDEP at least five (5) working days prior to the demolition **EVEN IF NO ASBESTOS** is present.

**Inspection/Survey Results:**

Were asbestos-containing building materials identified or presumed positive?  Yes  No

If Yes, is the removal of ACM subject to MDEP asbestos regulations?  Yes  No

If No, explain WHY NOT: \_\_\_\_\_

property address: <i>Hilltop School                  CARIBOU, Maine 04736</i>	building description: <input type="checkbox"/> pre 1981 residential with 2-4 units <i>School</i> <input type="checkbox"/> post 1980 residential with 2-4 units <input checked="" type="checkbox"/> other:
asbestos survey/inspection performed by: (name & address) <i>C.E.S. - Brewer, Maine</i>	asbestos abatement contractor <i>TBD</i>
telephone: 	telephone: 
property owner: (name & address) <i>CARIBOU Senior Housing LLC</i>	demolition contractor: (name & address) <i>CSH LLC</i>
telephone: <i>207-227-2829</i>	telephone: <i>207-227-2829</i>
demolition start date:	demolition end date:

Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the Maine Asbestos Management Regulations by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check [www.maine.gov/dep/rwm/asbestos/index.htm](http://www.maine.gov/dep/rwm/asbestos/index.htm) for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the MDEP requests that **municipalities** have applicants for municipal demolition permits complete this form and fax it to the MDEP at 207-287-6220. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

*This demolition notification does not take the place of the Asbestos Project Notification if applicable*

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT		
<i>CARL SODERBERG</i> Print Name: Owner/Agent	<i>Partner</i> Title	 Signature
Telephone #	FAX #	Date

# State of Maine

Department of Environmental Protection  
Lead & Asbestos Hazard Prevention Program  
17 State House Station, Augusta, Maine 04333  
TEL (207) 287-2651 FAX (207) 287-6220

# Asbestos Abatement Project Visual Evaluation Form B

Asbestos Abatement Project Code:

### Important Notice

Pursuant to 06-096 CMR 425, Maine Asbestos Management Regulations, a documented visual evaluation for the following asbestos abatement activities when air clearance sampling is not required must be included in the final asbestos abatement project report: roofing removed by mechanical roof saws or cutters, removal of exterior cementitious products, glove bag and wrap and cut operations and final inspection after removal of containment. Individuals conducting visual evaluations must be certified or accredited as shown below. Completion of Form B and inclusion into the final abatement report constitutes compliance with the requirements of 06-096 CMR 425.

#### Choose one of the following:

- Roofing removed by mechanical roof saws or cutters (visual evaluation by contractor employed Asbestos Project Supervisor, Air Monitor, OSHA trained competent person or third party independent Air Monitor).
- Exterior cementitious products (visual evaluation by contractor employed Asbestos Project Supervisor, Air Monitor, OSHA trained competent person or third party independent Air Monitor).
- Glove bag and wrap and cut activities where "Project Totals" are less than 100 ((visual evaluation by contractor employed Air Monitor, or third party independent Air Monitor).
- Glove bag and wrap and cut activities where "Project Totals" are more than 100 (visual evaluation by **third party independent Air Monitor**).
- Final Inspection after Removal of Containment (visual evaluation by contractor employed Asbestos Project Supervisor, Air Monitor, or third party independent Air Monitor). **The Final Inspection is required for all asbestos abatement projects including the asbestos abatement activities listed above.**

#### Asbestos Abatement Contractor Name & Physical Address:

Company Name:  
Street:  
City: State: Zip:  
Telephone: FAX:  
Contact:

#### Asbestos Abatement Project Location:

Facility Name:  
Street:  
City: State: Zip:  
Owner:

#### Visual Evaluation by:

- Asbestos Abatement Contractor employee       Third party independent Air Monitor

#### Comments:

#### Signature:

I certify that I have personally examined the regulated area of the above named asbestos abatement project and found that the regulated area was clear of visible debris as required by 06-096 CMR 425, Maine Asbestos Management Regulations.

Signature \_\_\_\_\_

Date:

Print Name

Title:

ME Certification #:

Expiration Date:

## **Demolition/Renovation Asbestos Inspection Requirements**

### **Commonly Asked Questions for Commercial/Public Buildings And Buildings Housing 5 or more Dwelling Units or Leased/Rental Units**

**Question:** My reno/demo project is in a library building. Do I need to hire an inspector to perform an inspection for asbestos before I can begin the work?

**Response:** Yes. Public and Industrial use buildings are considered commercial. This means a Maine certified/licensed Asbestos Inspector must perform an inspection for asbestos-containing material (ACM) prior to commencement of work. If asbestos is identified removal by a Maine licensed Asbestos Contractor is required. In addition the project must be notified according to Maine asbestos regulations. This applies to all commercial buildings regardless of age unless documents exist that show no asbestos is present, such as a previous inspection report or letter from an architect verifying that no asbestos materials were used in the building construction.

**Note:** In lieu of any required inspection you may assume suspect material to be positive for asbestos and have it removed accordingly. You may never assume material to be non-asbestos.

**Question:** I am renovating a single family dwelling that was at one time used for commercial purposes. Do I need to have the building inspected?

**Response:** Yes. If the single family dwelling is currently or has ever been used as a commercial, government, daycare, office, church, charitable or other non-profit place of business it must be inspected as above.

Single family residences that were never used for commercial purposes, and residential dwellings constructed after 1980 that consist of two (2) to four (4) units, are exempt from the inspection requirement of Maine's Asbestos Regulations; however home owners should conduct a walk through of the building to identify any suspect asbestos-containing building materials. Homeowners are responsible for any disturbance of ACM in amounts greater than 3 square or 3 linear feet. If suspect material is found the homeowner should contact the Maine DEP, a licensed asbestos consultant or contractor for help.

Question: I am renovating an apartment building that has less than 5 units. Do I need to hire a state licensed inspection company?

Response: If the building was constructed before 1981 and consists of 2 to 4 dwelling units or leased/rental units you may do one of the following:

- Have an inspection for ACM performed by a Maine licensed Asbestos Inspector, or
- Have the inspection performed by a person familiar with ACM (such as a code enforcement officer or building inspector), or
- You may assume any suspect material to be asbestos and have those materials removed in accordance with state rules.

Question: What are suspect ACM materials?

Response: Suspect asbestos-containing building materials include thermal system insulation, ceiling tile, exterior cementitious siding, rigid panels, attic and wall insulation, vinyl floor tile and resilient floor covering (linoleum). Specific building materials that do not require inspection, sampling, and analysis for asbestos include: wood, fiberglass, glass, plastic, metal, laminates, and gypsum board when joint compound was used only as a filler and not as a layered component, and exterior caulking and glazings.

Question: Are there any other materials regulated in Maine that must be removed from a building prior to demolition?

Response: Any identified hazardous waste and other universal wastes should be part of any pre-demolition site assessment and cleanup phase. For instance it is illegal to dispose of PCB's and mercury-containing products in Maine. Fluorescent light fixtures made before 1980 contain a ballast that has PCB's in it. The most common mercury-containing products found in buildings are thermostats and fluorescent light bulbs. Check the Maine DEP website at [www.maine.gov/dep/rwm/hazardouswaste/pdf/uwrecyclingcompanies.pdf](http://www.maine.gov/dep/rwm/hazardouswaste/pdf/uwrecyclingcompanies.pdf) for locations and businesses that will recycle these "universal wastes."

**If you have any questions on asbestos, or state and federal asbestos regulations, please call the DEP's Lead & Asbestos Hazard Prevention Program at (207) 287-2651.**

**An up-to-date list of DEP-licensed asbestos contractors and consultants is available from the department by calling (207) 287-2651 or on the internet at [www.maine.gov](http://www.maine.gov).**

## **Burning Construction & Demolition Debris is Risky Business**

Smoke contains chemicals that can aggravate asthma, cause cancer and other health problems. Ash and runoff can pollute your drinking water and pose a risk to the health of your family and neighbors.

When CDD is burned, the **landowner is liable** for any contamination of ground and surface water and for the cost of cleanup.

Construction and Demolition Debris (CDD) may be buried only on the site where it was generated, provided the area of disposal is less than one acre and there are no additional disposal areas on the property. Otherwise, all CDD should be removed by a licensed solid waste transporter.

**Construction and Demolition Debris (CDD) is wood and non-wood wastes from the demolition or construction of buildings. CDD also includes road pavement (asphalt), fish nets, mattresses, and furniture.**

**For information on open burning permits, contact Maine Forest Service**

### **Southern Region Headquarters**

Bolton Hill, Augusta  
(207) 624-3700

### **Central Region Headquarters**

Old Town  
(207) 827-1800

### **Northern Region Headquarters**

Ashland  
(207) 435-7963

**It is legal to burn only the wood portion of Construction and Demolition Debris (CDD). It is illegal to burn treated wood, shingles, siding, wiring, insulation, and all other non-wood materials.**

**For information on disposal of CDD Contact Maine DEP**

### **Central Maine Regional Office**

Augusta  
800-452-1942

### **Eastern Maine Regional Office**

Bangor  
888-769-1137

### **Northern Maine Reg. Office**

Presque Isle  
888-759-1053

### **Southern Maine Reg. Office**

Portland  
888-769-1036

[www.maine.gov/dep/rwm/solidwaste](http://www.maine.gov/dep/rwm/solidwaste)

# **ARE YOU THINKING ABOUT BURNING CONSTRUCTION & DEMOLITION DEBRIS?**



**Protect Yourself and Others Follow the Law**



# Never Burn

**These materials produce especially dangerous smoke and ash:**

**treated wood  
plastics**

**styrofoam**

**wire insulation**

**vinyl siding**

**asbestos-containing materials**

**rubber**

**metals**

**food wastes**

**chemicals**

**trash**

**asphalt shingles**

**paper**

**cardboard**

**mattresses**

**furniture**

**tires**

**tar**

**paints**

**solvents**

**sludge**

**insulation**

**other solid and liquid wastes**

**Call a licensed solid waste transporter to safely dispose of CDD at a licensed solid waste disposal facility.**

**Contact the DEP for a list of licensed transporters:**

1-800-452-1942

# Ask these questions

## before you burn wood from CDD:

**Will you burn the debris on the site where it was generated?**

Wood from construction and demolition debris (CDD) may be disposed or burned only on the site where it is generated, provided the area of disposal is less than one acre and there are no additional disposal areas on the property.

**It is illegal to collect and stockpile or burn wood from CDD**

**generated offsite.** Wood Construction and Demolition Debris means wood wastes from the demolition or construction of buildings.

**Have you separated all non-wood waste from the pile?**

Only wood wastes and wood from CDD generated onsite may be burned. "Wood waste" means: brush, stumps, lumber, bark, wood chips, shavings, slabs, edgings, slash, sawdust and wood from production rejects that are not mixed with other solid or liquid waste. "Lumber" must be made entirely of wood and be free from metal, plastics, coatings and chemical treatments.

**Is the wood painted or stained?**

Assume anything built prior to 1978 contains lead paint. Airborne lead from burning lead-based paint can pose a health hazard. Ash resulting from burning wood coated in lead paint may contain harmful levels of lead. We recommend disposing of ash at a licensed solid waste facility (landfill).

**Is there a protected resource (i.e. stream, lake, ocean) nearby?**

Steps must be taken to prevent runoff from the burn pile from contaminating nearby waterbodies, such as installing a silt fence or other erosion barrier between the protected resource and the burn pile.

**Have you obtained an open burning permit?**

Burning on-site for disposal of wood wastes from CDD requires a permit from the Town Forest Fire Warden, Forest Ranger, or local fire prevention official. It is a Class E crime to burn without a permit.

## Ken Murchison

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**From:** Jon Whitten <jon.whitten@plymouthengineering.com>  
**Sent:** Thursday, March 7, 2019 8:44 AM  
**To:** Ken Murchison  
**Subject:** RE: Caribou Dunkin Doughnuts

Yes,

Dunkin has decided to eliminate the "on the go" lane and turn that lane into a bypass lane. They are also going to eliminate the "large order" window and have only one drive-thru window. The MDOT has requested that we open up the front parking spaces more, so customers can access those spots when cars are stacked up in the queue. To answer that concern, we are proposing to angle the spots adjacent to Bennett. MDOT is currently reviewing this new layout. I expect to hear something from them today or tomorrow. We will get you a new set of plans, as soon as we hear from MDOT.

Thanks,

Jon

**From:** Ken Murchison <kmurchison@cariboumaine.org>  
**Sent:** Thursday, March 07, 2019 8:17 AM  
**To:** Jon Whitten <jon.whitten@plymouthengineering.com>  
**Subject:** Caribou Dunkin Doughnuts

Jon,

We're putting our agenda together for our March Planning Board Meeting.

I've save a place for your Dunlin Brands project. Have you heard from MDOT yet?

Ken

City of Caribou, Maine  
Zoning Administrator/CEO



# 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.



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.  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.   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.

LD

- 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	_____	_____	_____

601

	<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)	_____	_____	_____

612

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

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

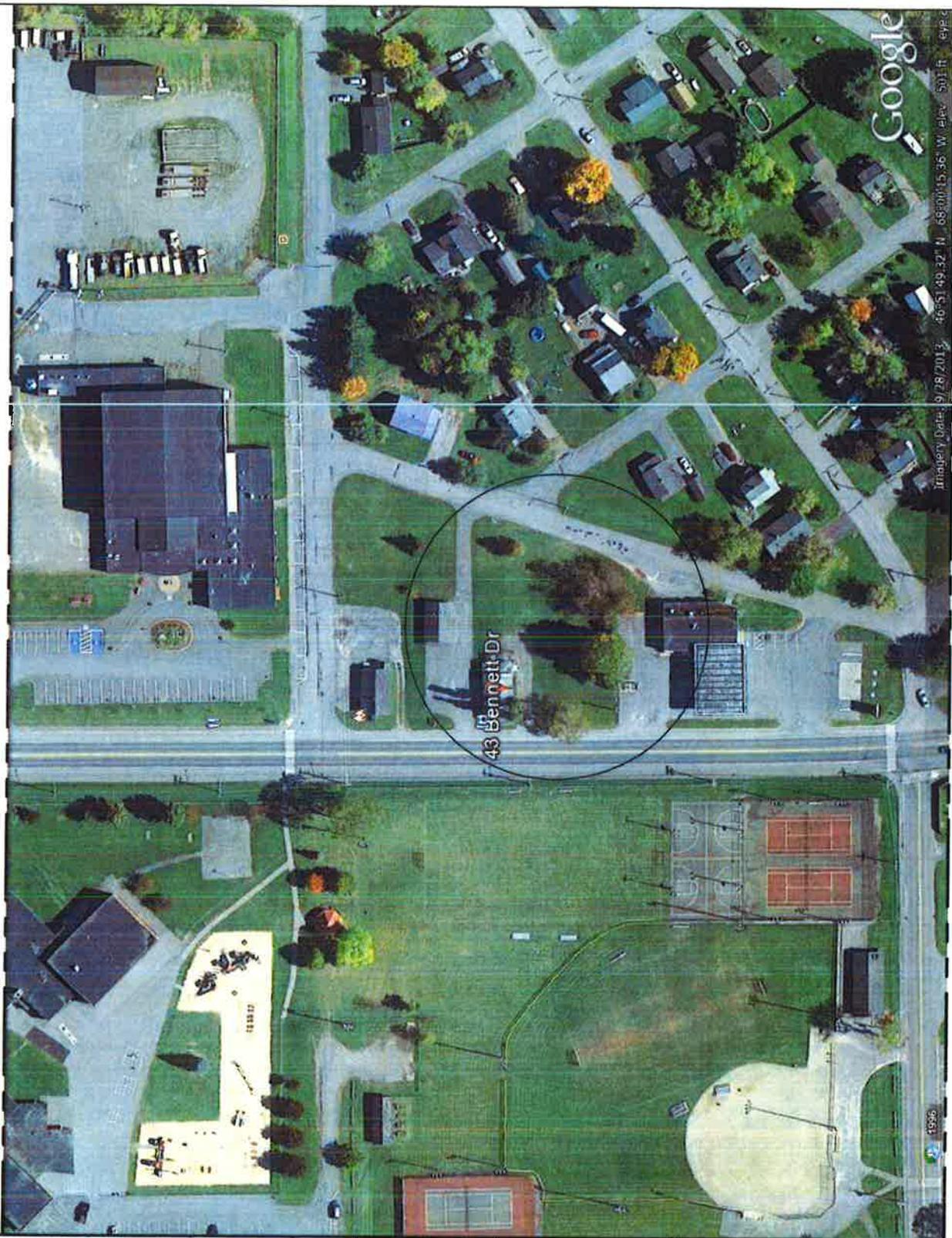
Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Conditions of Approval:**

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

Google

Imagery Date: 9/28/2013 46°51'49.32" N, 68°00'45.36" W, elev. 503 ft eye c



43 Bennett Dr

1996



**Plymouth Engineering, Inc.**  
 P.O. Box 48 Detroit Road  
 Frymouth, Maine 04909  
 Fax: (807) 867-8130 Tel: (807) 867-8071  
 engineering@midmaine.com

DESIGNED: JES	PROJECT NO. 18141
DRAWN: JES	DRAWING NO. DWG#
CHECKED: JHW	FIELDBOOK: N/A
APPROVED: JHW	SCALE:
PLAN DATE: 6/29/18	DATE ISSUED: 6/29/18
CLIENT: DUNKIN' BRANDS, INC. 130 ROYAL ST. CANTON, MA 02021	

PROJECT NAME:	
<b>CARIBOU DUNKIN DONUTS</b>	
NEWPORT	MAINE
SHEET NAME:	SHEET:
AERIAL PHOTO	<b>C1</b>

# 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, FBMA 8570	6	hours	\$ 16.00	\$ 96.00	
Truck, Dump, FBMA 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)
<b>Total</b>				<b>\$ 1,294.00</b>	

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

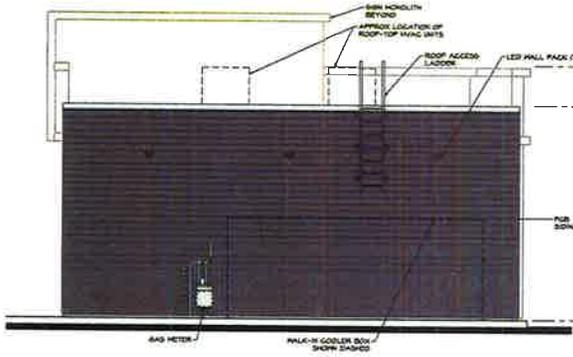


Maine Rural Water Association 2017 Maine's Best Tasting Drinking Water





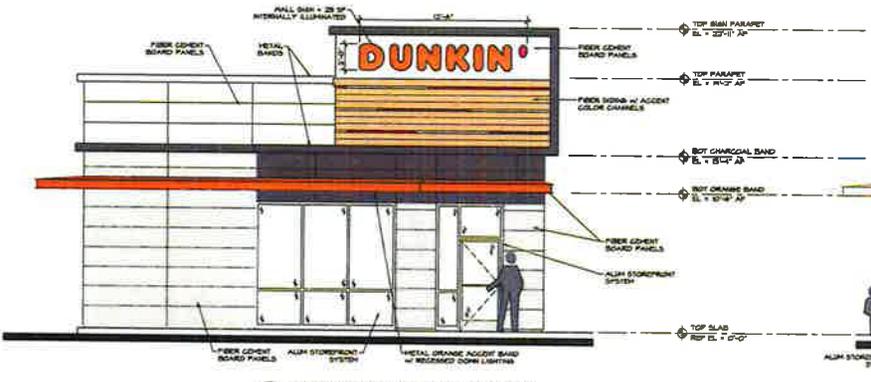




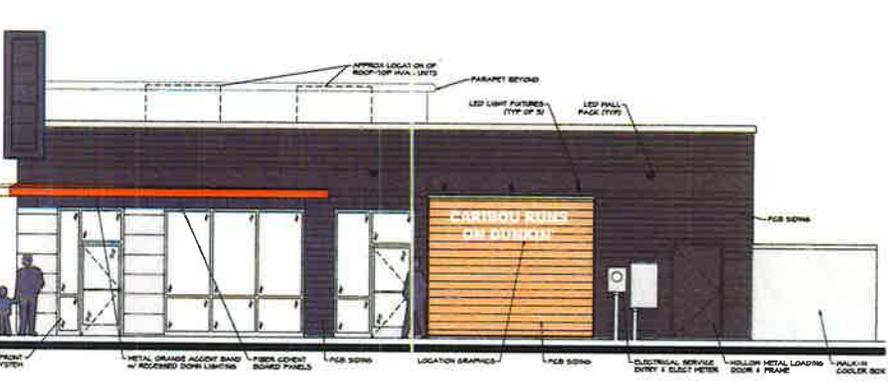
4 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



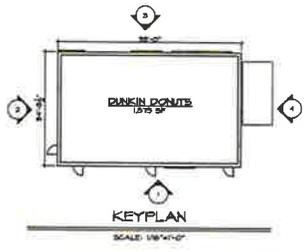
3 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



AHARONIAN  
ASSOCIATES INC  
ARCHITECTS  
401.712.0110  
www.aahar.com

**DUNKIN' DONUTS**  
43 BENNETT DRIVE  
CARIBOU, MAINE  
SEPTEMBER 27, 2018

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# 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: Dunkin' Brands, Inc. (attn: Christopher Jesson)

Property Address: 43 Bennett Drive, Caribou, ME

Mailing Address: 130 Royall Street, Canton, MA 02021

Ph: \_\_\_\_\_ Cell: 339-222-6471

### CONTRACTOR(S)

General Contractor: PGR Construction (attn: Paul G. Rebelo)

Ph: 508-252-4218 Cell: \_\_\_\_\_

Excavating Contractor: going to bid

Ph: \_\_\_\_\_ Cell: \_\_\_\_\_

Foundation Contractor: going to bid

Ph: \_\_\_\_\_ Cell: \_\_\_\_\_

### PROJECT DESCRIPTION

Construction of a Dunkin' drive-thru restaurant

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

### ESTIMATED COST OF PROJECT

**\$600,000.00 +/-**

**OFFICE USE ONLY**

Permit Number: \_\_\_\_\_

Issue Date: \_\_\_\_\_

Fee: \$ \_\_\_\_\_

Approved By: \_\_\_\_\_

---

Map # 34 Lot # 103

Zone: C-2

**Setbacks:**

<u>10</u>	<u>10</u>	<u>10</u>
Front	Rear	Sides

**Special Zones:**

Shoreland

Flood Zone

Wetland

Wellhead Protection District

### BUILDING INFORMATION

**Number of Stories:**

<u>0</u>	Present
<u>1</u>	Proposed
<u>1</u>	Total

**Height of Buildings:**

<u>0</u>	Present
<u>22'-11"</u>	Proposed
<u>22'-11"</u>	Total

**Number of Bathrooms:**

	FULL	HALF
Present	<u>0</u>	
Proposed	<u>2</u>	
Total	<u>2</u>	

**Number of Bedrooms:**

_____	Present
_____	Proposed
<u>N/A</u>	Total

Present Septic System is approved for N/A Bedrooms

**Type of Use (Check one)**

Year Round

Seasonal

## Residential Site Plan:

Please indicate the following items on the site plan:

Exact position of all new construction and existing structures (including accessory structures).

- Setback distances from property lines to all structures (front, back, and sides)
- Location of well and septic system including distances from structures and property lines
- Area to be cleared of trees and other vegetation
- Any wetlands or water bodies and setback distances from shoreline if applicable

**Note:** For all projects in the shoreland zone involving filling, grading or other soil disturbance, you must provide a soil erosion control plan describing the measures to be taken to stabilize areas before, during, and after construction.

**Note:** The State of Maine has adopted the following codes and standards and has mandated that Caribou enforce these codes as well as all existing fire and life safety codes as of January 23, 2018:

2015 International Building Code  
2015 International Residential Code  
2009 International Energy Conservation Code  
2015 International Existing Building Code  
2013 ASHRAE 62.1, Commercial Ventilation Standard  
2013 ASHRAE 62.2, Residential Ventilation Standard  
2013 ASHRAE 90.1, Commercial Energy Standard  
2008 ASTM E 1465, Radon Code

## Building Plans:

**Note:** All new construction of both Residential and Commercial structures now requires a complete set of Building Plans and Energy Conservation Detail Plans.

Floor Plan & Elevations  
Complete Foundation  
Radon Collection System  
Complete Framing for Floors, Walls, Roof System, Stairways & Decks  
Energy Conservation Detail for Basement Slab, Walls, Ceiling, Windows & Doors,

**Note:** All new construction of Commercial & Residential structures now require a complete set of Building Plans and Energy Conservation Detail Plan. Commercial building plans must be stamped by a Maine Licensed Professional Engineer or Architect. COMcheck Compliance Certificate is required for commercial projects. REScheck Compliance Certificate is required for residential construction.

**Note:** Storage and similar small buildings of 120 square feet or less do not require building permits.



## ADDITIONAL PERMITS, APPROVALS, AND INSPECTIONS REQUIRED

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

This application is

**APPROVED**

The following conditions are prescribed:

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**DENIED**

Reason for denial:

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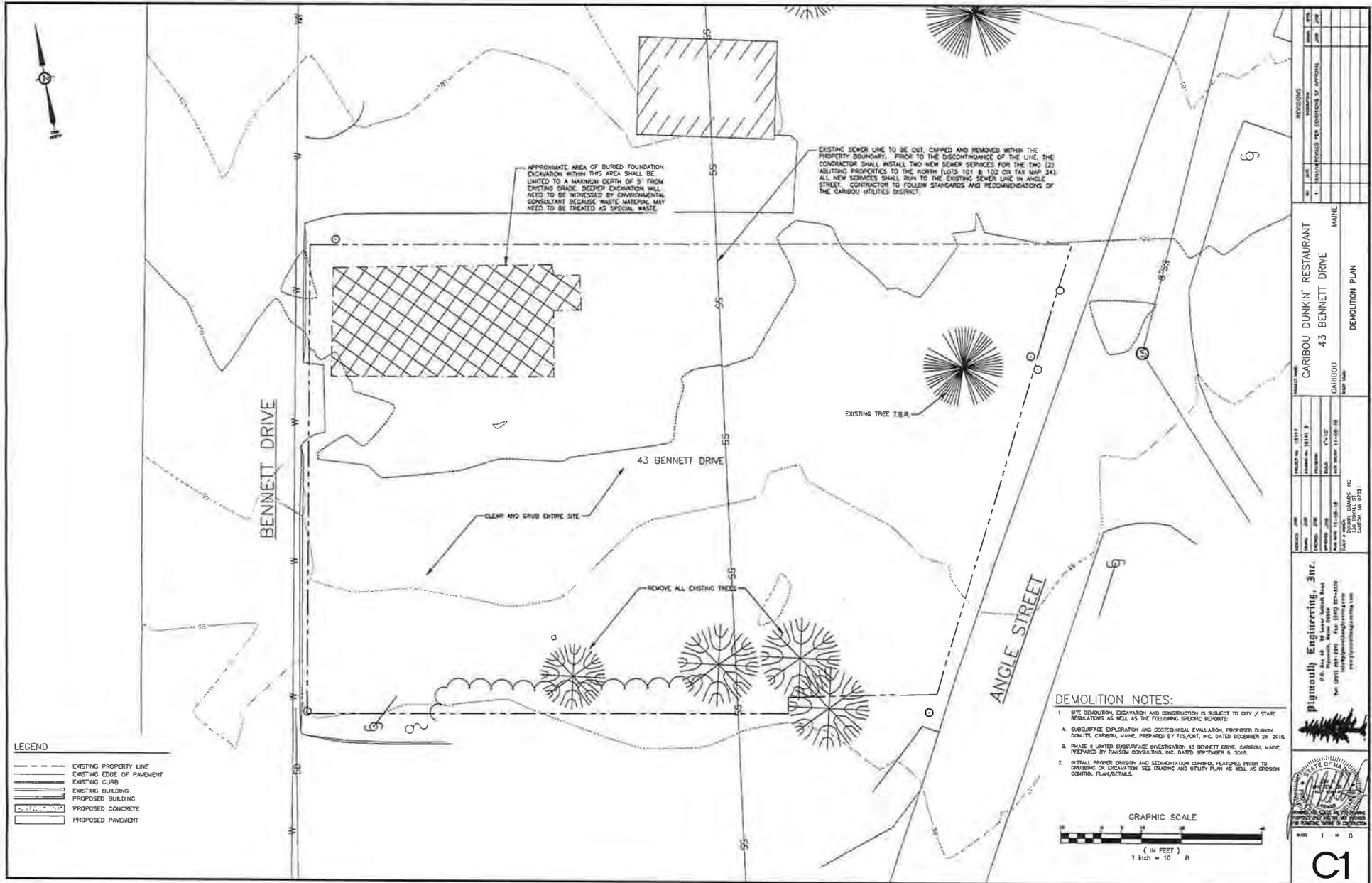
**Building Official**

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**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"/> _____	_____	_____	_____



**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED PAVEMENT

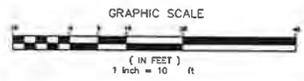
APPROXIMATE AREA OF BURIED FOUNDATION EXCAVATION WITHIN THIS AREA SHALL BE LIMITED TO A MAXIMUM DEPTH OF 3' FROM EXISTING GRADE. DEEPER EXCAVATION WILL NEED TO BE WITNESSED BY ENVIRONMENTAL CONSULTANT BECAUSE WASTE MATERIAL MAY NEED TO BE TREATED AS SPECIAL WASTE.

EXISTING SEWER LINE TO BE CUT, CAPPED AND REMOVED WITHIN THE PROPERTY BOUNDARY. PRIOR TO THE DISCONTINUANCE OF THE LINE, THE CONTRACTOR SHALL INSTALL TWO NEW SEWER SERVICES FOR THE TWO (2) ADJUTING PROPERTIES TO THE NORTH (LOTS 101 & 102 ON TAX MAP 24). ALL NEW SERVICES SHALL RUN TO THE EXISTING SEWER LINE IN ANGLE STREET. CONTRACTOR TO FOLLOW STANDARDS AND RECOMMENDATIONS OF THE CARIBOU UTILITIES DISTRICT.

EXISTING TREE T&R

**DEMOLITION NOTES:**

1. SITE DEMOLITION, EXCAVATION AND CONSTRUCTION IS SUBJECT TO CITY / STATE REGULATIONS AS WELL AS THE FOLLOWING SPECIFIC REPORTS:
  - A. SUBSURFACE EXPLORATION AND GEOTECHNICAL EVALUATION, PROPOSED DUNKIN DONUTS, CARIBOU, MAINE, PREPARED BY FCS/CMT, INC. DATED DECEMBER 28, 2018.
  - B. PHASE II LIMITED SUBSURFACE INVESTIGATION, 43 BENNETT DRIVE, CARIBOU, MAINE, PREPARED BY RAVENHAW CONSULTING, INC. DATED OCTOBER 6, 2018.
2. INSTALL PROPER EROSION AND SEDIMENTATION CONTROL FEATURES PRIOR TO GRUBBING OR EXCAVATION. SEE GRADING AND UTILITY PLAN AS WELL AS EROSION CONTROL PLAN/DETAILS.



NO.	DATE	DESCRIPTION
1		PREPARED FOR CONTRACTS BY APPROVAL

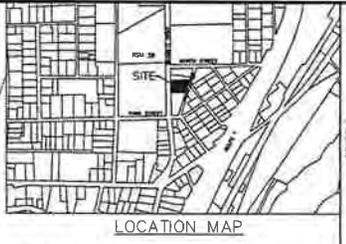
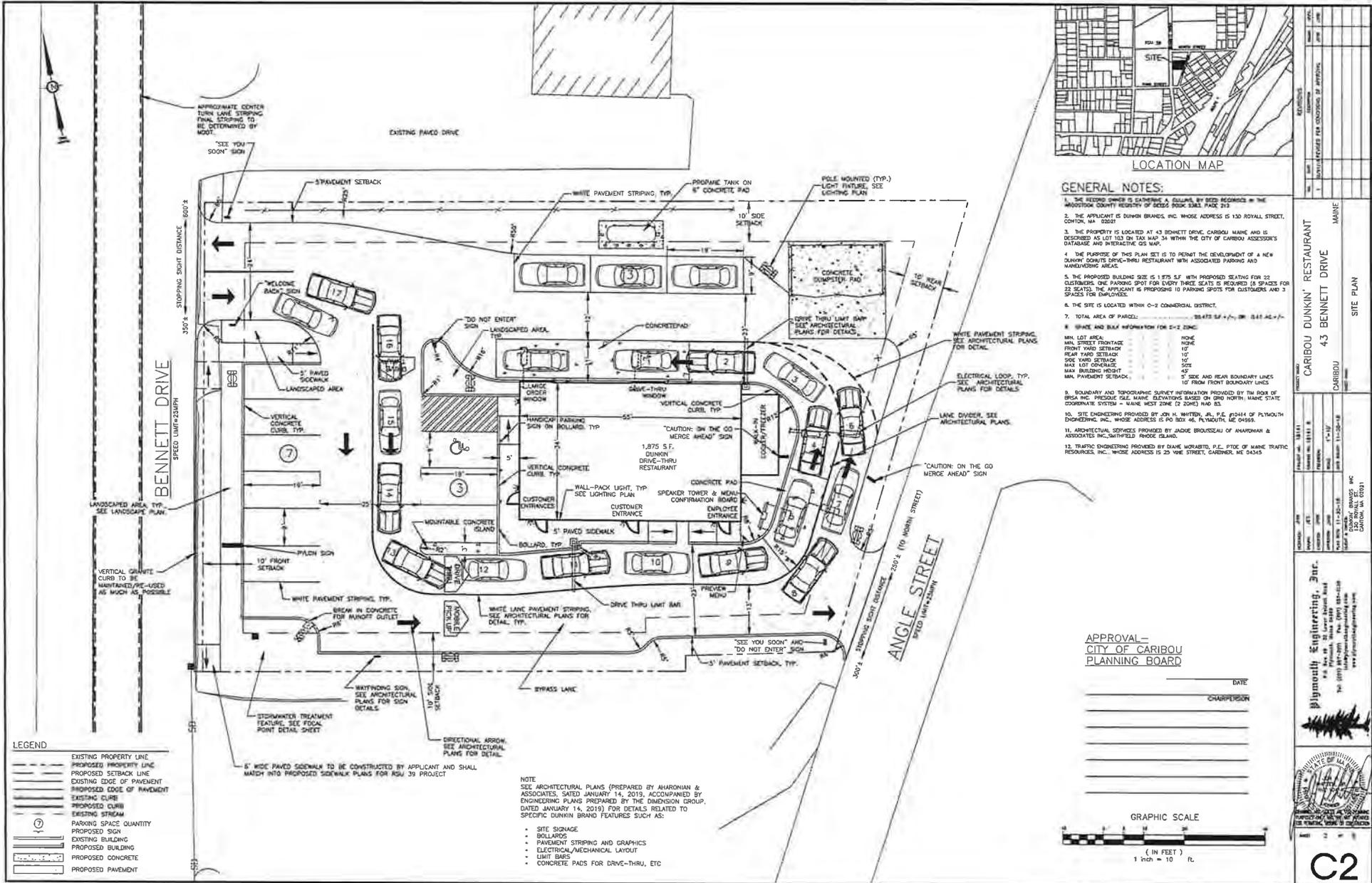
CARIBOU DUNKIN' RESTAURANT  
43 BENNETT DRIVE  
CARIBOU MAINE  
DEMOLITION PLAN

PROJECT NO.	18111
DATE	11/28/18
DESIGNED BY	J.M.
CHECKED BY	J.M.
SCALE	AS SHOWN
DATE	11/28/18
PROJECT	43 BENNETT DRIVE, CARIBOU, MAINE

**Plymouth Engineering, Inc.**  
P.O. Box 100, 200 Main Street, East  
Caribou, ME 04709  
Tel: (207) 241-2071 Fax: (207) 241-2129  
www.plymouthengineering.com  
2017 PlymouthEngineering.com



NO. 1 OF 0  
**C1**



**REFERENCES**

NO.	DATE	DESCRIPTION
1.		DEVELOPMENT PER CONCEPTS BY ARCHITECT

**CARIBOU DUNKIN' RESTAURANT**  
 43 BENNETT DRIVE  
 CARIBOU, MAINE  
 SITE PLAN

**PREPARED BY: 10/11**

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

**PROJECT NO. 10/11-01**

**DATE: 11-20-18**

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

**PROJECT: CARIBOU DUNKIN' RESTAURANT**

**CLIENT: DUNKIN' BRANDS, INC.**

**CONTACT: JACQUE BRODEUR**

**PHONE: (207) 837-1234**

**WWW: www.anaporian.com**

**Plymouth Engineering, Inc.**  
 46 Ave. St., 2d Floor, Caribou, ME  
 (207) 837-1234  
 www.plymouthengineering.com

**PROFESSOR OF PLYMOUTH STATE UNIVERSITY**

**MAINE STATE ENGINEER**

**NO. 10011**

**EXPIRES: 12/31/2021**

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

**DATE: 11-20-18**

**PROJECT: CARIBOU DUNKIN' RESTAURANT**

**CLIENT: DUNKIN' BRANDS, INC.**

**CONTACT: JACQUE BRODEUR**

**PHONE: (207) 837-1234**

**WWW: www.plymouthengineering.com**

**C2**





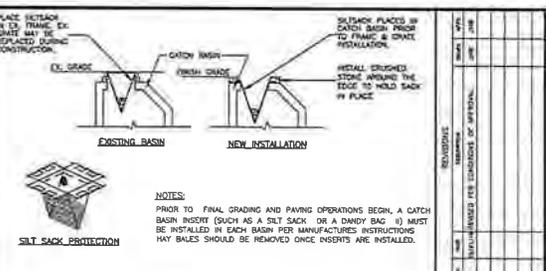
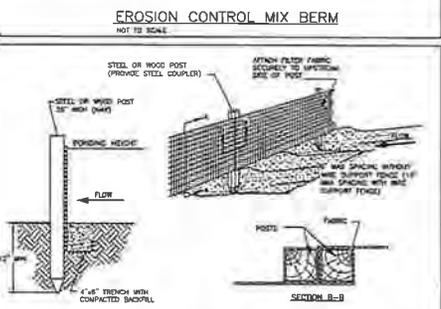
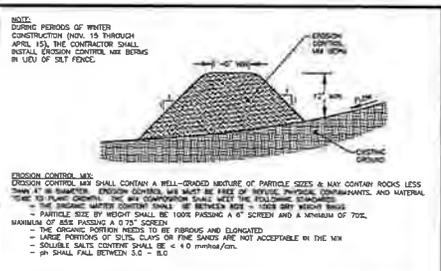
### EROSION AND SEDIMENT CONTROL PLAN

**Pre-Construction Phase**  
 A. Prior to site preparation or grading, the contractor shall install a silt fence around the perimeter of the project site or any other natural resource as defined in 26 V.S.A. § 40B-5. Erosion control measures shall be in place before any site preparation or grading begins. The contractor shall maintain the silt fence until the project is substantially complete and temporary sediment control stabilization measures have been installed. The contractor shall maintain the silt fence until the project is substantially complete and temporary sediment control stabilization measures have been installed.

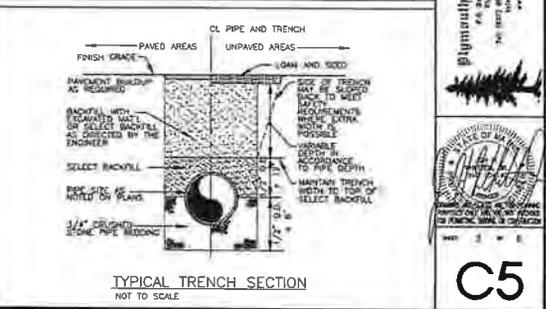
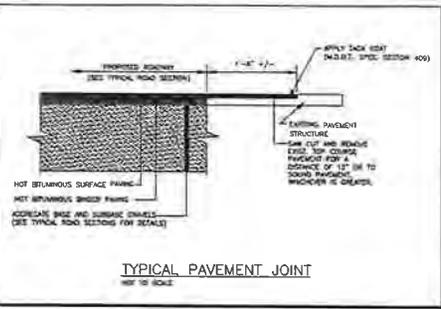
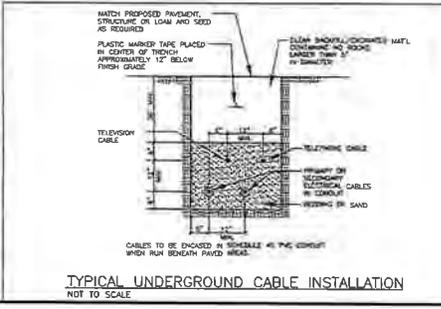
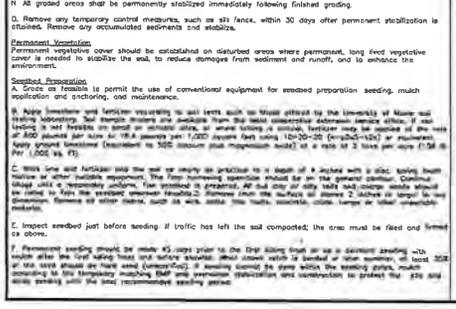
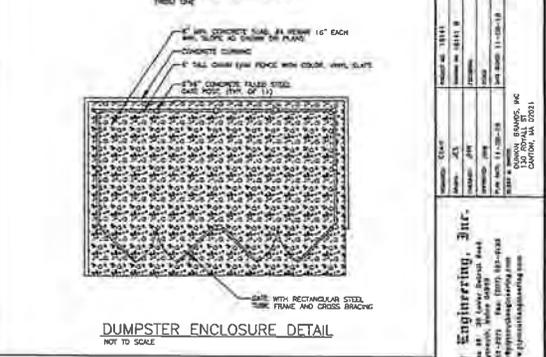
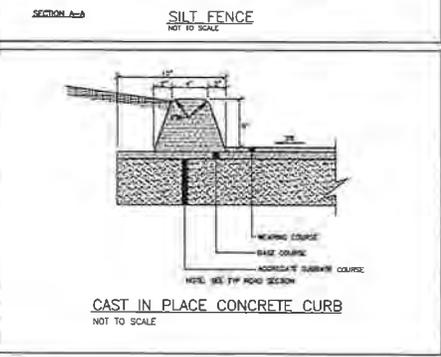
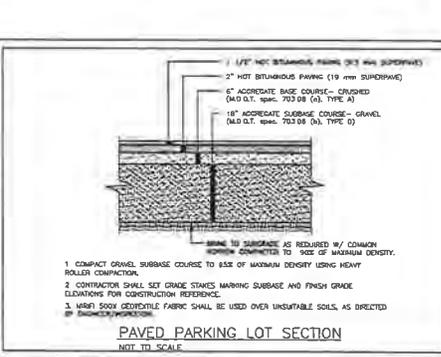
**Construction Phase**  
 A. Prior to the beginning of any construction, permanent erosion control measures shall be installed on all exposed soil surfaces and adjacent to any adjacent stream bed or other water body. The contractor shall install the erosion control measures in accordance with the approved erosion control plan. The contractor shall maintain the erosion control measures until the project is substantially complete and temporary sediment control stabilization measures have been installed.

**Post-Construction Phase**  
 A. The contractor shall maintain the erosion control measures until the project is substantially complete and temporary sediment control stabilization measures have been installed. The contractor shall maintain the erosion control measures until the project is substantially complete and temporary sediment control stabilization measures have been installed.

**General Construction Phase**  
 A. The following erosion control measures shall be followed by the contractor throughout construction of the project:  
 1. All areas shall be seeded, mulched, or covered with straw or other natural resource as defined in 26 V.S.A. § 40B-5. Erosion control measures shall be in place before any site preparation or grading begins. The contractor shall maintain the erosion control measures until the project is substantially complete and temporary sediment control stabilization measures have been installed.  
 2. Areas which will be temporarily or permanently seeded shall be mulched immediately following seeding.  
 3. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.  
 4. Permanent stabilization consists of at least 90% vegetation permanent/gravel base or riprap.  
 5. Do not expose slopes or lower slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.  
 6. Apply hay mulch of twice the standard rate (150 lbs. per 1,000 sq. ft.) the mulch must be thick enough such that the ground surface will not be visible and must be anchored.  
 7. The mulch and mulch blanket or an erosion control mat blanket or soil slopes greater than 8% or other areas exposed to direct wind.  
 8. Install an erosion control blanket in all embayments (bottom and sides) with a slope greater than 3%.  
 9. See the vegetation measures for more information on seeding rates and types.  
 10. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization of any one time.  
 11. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.  
 12. Temporary mulch must be applied within 7 days of soil preparation or prior to any storm event but only every workday in areas within 100 feet from a protected natural resource.  
 13. Areas that have been brought to final grade must be permanently mulched that same day.  
 14. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.  
 15. Logs shall be free of frozen clumps before it is applied.  
 16. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.  
 17. Loom shall be free of frozen clumps before it is applied.  
 18. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.



**General Construction Phase**  
 A. The following erosion control measures shall be followed by the contractor throughout construction of the project:  
 1. All areas shall be seeded, mulched, or covered with straw or other natural resource as defined in 26 V.S.A. § 40B-5. Erosion control measures shall be in place before any site preparation or grading begins. The contractor shall maintain the erosion control measures until the project is substantially complete and temporary sediment control stabilization measures have been installed.  
 2. Areas which will be temporarily or permanently seeded shall be mulched immediately following seeding.  
 3. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.  
 4. Permanent stabilization consists of at least 90% vegetation permanent/gravel base or riprap.  
 5. Do not expose slopes or lower slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.  
 6. Apply hay mulch of twice the standard rate (150 lbs. per 1,000 sq. ft.) the mulch must be thick enough such that the ground surface will not be visible and must be anchored.  
 7. The mulch and mulch blanket or an erosion control mat blanket or soil slopes greater than 8% or other areas exposed to direct wind.  
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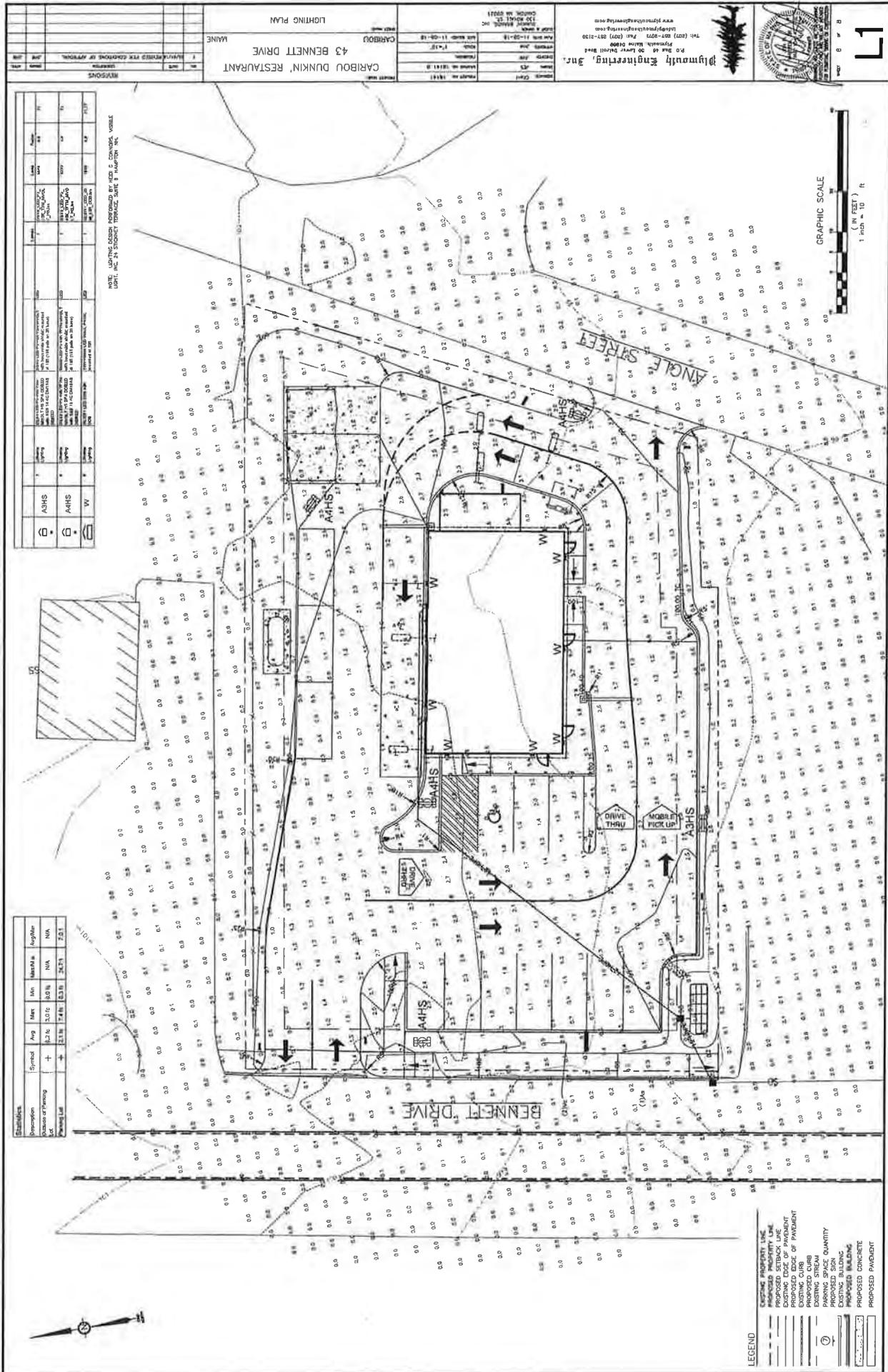


NO.	DATE	REVISIONS
1	11/11/11	ISSUED FOR PERMITS
2	11/11/11	REVISED PER COMMENTS
3	11/11/11	REVISED PER COMMENTS
4	11/11/11	REVISED PER COMMENTS
5	11/11/11	REVISED PER COMMENTS
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49	11/11/11	REVISED PER COMMENTS
50	11/11/11	REVISED PER COMMENTS

**C5**







REVISIONS

NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMITS AND CONSTRUCTION
2			ISSUED FOR PERMITS AND CONSTRUCTION

NOTES: LIGHTING DESIGN PROVIDED BY HEDD & SON, 2 CHANDLER AVENUE, WILMINGTON, NH. LIGHT, INC. 24 STONEY BROOK, SUITE 8, WASHINGTON, NH.

NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMITS AND CONSTRUCTION
2			ISSUED FOR PERMITS AND CONSTRUCTION

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Together
Gravel	+	32.7%	33.0%	32.4%	N/A	N/A
Gravel	+	24.1%	24.4%	23.8%	24.7%	23.1%

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMITS AND CONSTRUCTION
2			ISSUED FOR PERMITS AND CONSTRUCTION

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMITS AND CONSTRUCTION
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REVISIONS

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2			ISSUED FOR PERMITS AND CONSTRUCTION

**Plymouth Engineering, Inc.**  
 705 Main St., Suite 200  
 Plymouth, New Hampshire 03257  
 Tel: (603) 892-2001 Fax: (603) 892-2130  
 www.plymouthengineering.com

**CARIBOU**  
 43 BENNETT DRIVE  
 LIGHTING PLAN



- LEGEND**
- EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - EXISTING SETBACK LINE
  - PROPOSED SETBACK LINE
  - EXISTING CURB
  - PROPOSED CURB
  - EXISTING CURB
  - PROPOSED CURB
  - PARKING SPACE QUANTITY
  - PROPOSED SIGN
  - PROPOSED WALLING
  - PROPOSED CONCRETE
  - PROPOSED PAVEMENT





# COMcheck Software Version 4.1.1.0

## Envelope Compliance Certificate

### Project Information

Energy Code: 90.1 (2007) Standard  
 Project Title: Dunkin' Donuts  
 Location: Caribou, Maine  
 Climate Zone: 7  
 Project Type: New Construction  
 Vertical Glazing / Wall Area: 19%

Construction Site:  
 43 Bennett Drive  
 Caribou, ME 04736

Owner/Agent:  
 Chris Jesson  
 130 Royall Street  
 Canton, MA 02021  
 (339) 222-6471  
 christopher.jesson@dunkinbrands.com

Designer/Contractor:  
 Oscar Ramirez  
 Aharonian & Associates, Inc. -  
 Architects  
 310 George Washington Hwy  
 Suite 100  
 Smithfield, RI 02917  
 401-232-5010  
 oramirez@arch-eng.com

### Building Area

### Floor Area

1-Dining: Cafeteria/Fast Food : Nonresidential 1870

### Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor <sub>(e)</sub>
Roof 1: Insulation Entirely Above Deck, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	1870	---	35.0	0.028	0.048
Floor 1: Slab-On-Grade:Unheated, Vertical 4 ft., [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (c)	175	---	15.0	0.450	0.520
<b>NORTH</b>					
Exterior Wall 2: Wood-Framed, 16" o.c., [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	751	21.0	3.8	0.048	0.051
F4 D/T: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID PPG Glass, SHGC 0.32, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	28	---	---	0.370	0.450
F4 Pick-up: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID PPG Glass, SHGC 0.32, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	28	---	---	0.370	0.450
<b>EAST</b>					
Exterior Wall 3: Wood-Framed, 16" o.c., [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	499	21.0	3.8	0.048	0.051
<b>SOUTH</b>					
Exterior Wall 4: Wood-Framed, 16" o.c., [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	579	21.0	3.8	0.048	0.051
F2: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID PPG Glass, SHGC 0.32, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	102	---	---	0.370	0.450
F3: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID	28	---	---	0.370	0.450

Project Title: Dunkin' Donuts  
 Data filename: Y:\18101 DD Caribou ME\01 Code Research\ComCheck\ComCheck-18101.cck

Report date: 01/21/19  
 Page 1 of 9

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Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor <sup>(a)</sup>
PPG Glass, SHGC 0.32, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)					
Door 101: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID na, SHGC 0.25, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	21	---	---	0.690	0.800
F3: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID PPG Glass, SHGC 0.32, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	28	---	---	0.370	0.450
Door 103: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID na, SHGC 0.25, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	21	---	---	0.690	0.800
Door 4: Insulated Metal, Swinging, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	28	---	---	0.500	0.500
<b>WEST</b>					
Exterior Wall 1: Wood-Framed, 16" o.c., [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	348	21.0	3.8	0.048	0.051
F2: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID PPG Glass, SHGC 0.32, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	102	---	---	0.370	0.450
F3: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID PPG Glass, SHGC 0.32, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	28	---	---	0.370	0.450
Door 100: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID na, SHGC 0.25, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	21	---	---	0.690	0.800

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.  
 (b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.  
 (c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

### Envelope PASSES: Design 8% better than code

#### Envelope Compliance Statement

*Compliance Statement:* The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2007) Standard requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Oscar Ramirez - Designer  
Name - Title

  
Signature

1-21-2019  
Date



# COMcheck Software Version 4.1.1.0

## Inspection Checklist

Energy Code: 90.1 (2007) Standard

Requirements: 60.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section & Req. ID	Plan Review	Complies?	Comments/Assumptions
4.2.2 [PR1] <sup>2</sup>	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  Location on plans/spec: A1.1

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section & Req ID	Footing / Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
5.5.3.3 [FO1] <sup>1</sup>	Below-grade wall Insulation R-value.	R-_____	R-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.5.3.5 [FO3] <sup>1</sup>	Slab edge insulation R-value.	R-_____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	R-_____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.8.1.2 [FO4] <sup>1</sup>	Slab edge insulation Installed per manufacturer's Instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> S1.1
5.5.3.5 [FO5] <sup>1</sup>	Slab edge Insulation depth/length.	_____ ft	_____ ft	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.8.1.7.3 [FO7] <sup>1</sup>	Insulation in contact with the ground has $\leq 0.3\%$ water absorption rate per ASTM C272.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> N/A

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)  
 2 Medium Impact (Tier 2)  
 3 Low Impact (Tier 3)

Section # & Req. ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
5.4.3.2 [FR1] <sup>1</sup>	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	Fenestration _____ Doors _____ cfm/ft <sup>2</sup>	Fenestration _____ Doors _____ cfm/ft <sup>2</sup>	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> A1.1
5.4.3.4 [FR4] <sup>1</sup>	Vestibules are installed where building entrances separate conditioned space from the exterior, and meet exterior envelope requirements. Doors have self-closing devices, and are >=7 ft apart.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> A1.1
5.5.4.3a [FR8] <sup>1</sup>	Vertical fenestration U-Factor.	U- _____	U- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.5.4.3b [FR9] <sup>1</sup>	Skylight fenestration U-Factor.	U- _____	U- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.5.4.4.1 [FR10] <sup>1</sup>	Vertical fenestration SHGC value.	SHGC: _____	SHGC: _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.5.4.4.2 [FR11] <sup>1</sup>	Skylight SHGC value.	SHGC: _____	SHGC: _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.8.2.1 [FR12] <sup>1</sup>	Fenestration products rated in accordance with NFRC.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> A2.1
5.8.2.2 [FR13] <sup>1</sup>	Fenestration products are certified as to performance labels or certificates provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> A2.1
5.8.2.3 [FR14] <sup>1</sup>	U-factor of opaque doors associated with the building thermal envelope meets requirements.	U- _____ <input type="checkbox"/> Swinging <input type="checkbox"/> Nonswinging	U- _____ <input type="checkbox"/> Swinging <input type="checkbox"/> Nonswinging	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
5.4.3.1 [IN1] <sup>1</sup>	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> A1.1, A4.1 - A4.4
5.5.3.1 [IN2] <sup>1</sup>	Roof R-value. For some ceiling systems, verification may need to occur during Framing Inspection.	R-_____ <input type="checkbox"/> Above deck <input type="checkbox"/> Metal <input type="checkbox"/> Attic	R-_____ <input type="checkbox"/> Above deck <input type="checkbox"/> Metal <input type="checkbox"/> Attic	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.8.1.2, 5.8.1.3 [IN3] <sup>1</sup>	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the ceiling slope is <= 3:12.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> A1.4
5.5.3.1 [IN5] <sup>1</sup>	High-albedo roofs meet solar reflectance of 0.70 and thermal emittance of 0.75 or SRI of 82.	SR:_____ SRI:_____ SRI:_____	SR:_____ SRI:_____ SRI:_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> N/A
5.5.3.2 [IN6] <sup>1</sup>	Above-grade wall insulation R-value.	R-_____ <input type="checkbox"/> Mass <input type="checkbox"/> Metal <input type="checkbox"/> Steel <input type="checkbox"/> Wood	R-_____ <input type="checkbox"/> Mass <input type="checkbox"/> Metal <input type="checkbox"/> Steel <input type="checkbox"/> Wood	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.8.1.2 [IN7] <sup>1</sup>	Above-grade wall insulation installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> A4.1 - A4.4
5.5.3.4 [IN8] <sup>1</sup>	Floor Insulation R-value.	R-_____ <input type="checkbox"/> Mass <input type="checkbox"/> Steel <input type="checkbox"/> Wood	R-_____ <input type="checkbox"/> Mass <input type="checkbox"/> Steel <input type="checkbox"/> Wood	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
5.8.1.1 [IN10] <sup>1</sup>	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
5.8.1.4 [IN11] <sup>1</sup>	Eaves are baffled to deflect air to above the insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> N/A
5.8.1.5 [IN12] <sup>1</sup>	Insulation is installed in substantial contact with the inside surface separating conditioned space from unconditional space.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  <b>Location on plans/spec:</b> A4.1 - A4.4
5.8.1.6 [IN13] <sup>1</sup>	Recessed equipment installed in building envelope assemblies does not compress the adjacent insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

1 High Impact (Tier 1)   
 2 Medium Impact (Tier 2)   
 3 Low Impact (Tier 3)

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Section # & Req ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
5.8.1.7.1 [IN14]	Exterior Insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  Location on plans/spec: N/A
5.8.1.7.2 [IN15]	Attics and mechanical rooms have insulation protected where adjacent to attic or equipment access.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  Location on plans/spec: N/A
5.8.1.7.2 [IN16]	Foundation vents do not interfere with insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
5.8.1.8 [IN17]	Insulation Intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.  Location on plans/spec: A4.1 - A4.4

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section & Req. ID	Final Inspection	Complies?	Comments/Assumptions
5.4.3.3 [FI1] <sup>1</sup>	Weatherseals installed on all loading dock cargo doors in Climate Zones 4-8.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply. <b>Location on plans/spec:</b> N/A

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)
  2 Medium Impact (Tier 2)
  3 Low Impact (Tier 3)

Project Title: Dunkln' Donuts

Report date: 01/21/19

Data filename: Y:\18101 DD Caribou ME\01 Code Research\ComCheck\ComCheck-18101.cck

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# COMcheck Software Version 4.0.8.2 Interior Lighting Compliance Certificate

## Section 1: Project Information

Energy Code: **2009 IECC**  
Project Title: Dunkin Donuts  
Project Type: New Construction

Construction Site:  
43 Bennett Drive  
Caribou, ME 04736

Owner/Agent:

Designer/Contractor:  
The Dimension Group  
10755 Sandhill Rd  
Dallas, TX 75238  
214-343-9400

## Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft <sup>2</sup> )	C Allowed Watts / ft <sup>2</sup>	D Allowed Watts (B x C)
Dining: Bar Lounge/Leisure	1851	1.3	2406
Total Allowed Watts =			2406

## Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Dining: Bar Lounge/Leisure (1851 sq.ft.)				
LED 9: A: WALL WASH REC: LED PAR 7W:	1	3	23	69
LED 4: P1: 8' LINEAR PENDANT: LED Other Fixture Unit 60W:	1	7	62	434
LED 1: P2: 4' LINEAR PENDANT: LED Linear 33W:	1	2	31	62
LED 2: P3: DECORATIVE PENDANT: LED PAR 15W:	1	3	15	45
LED 6: R1: LED DOWN LIGHT: LED A Lamp 25W:	1	15	25	375
LED 7: R2: 2X2 RECESSED FIX.: LED Panel 33W:	1	7	32	224
LED 3: R4: STRIP LIGHT - 30": LED MR 4W:	1	30	4	120
LED 5: R5: 2X4 PANEL: LED Panel 40W:	1	7	39	273
Total Proposed Watts =			1602	

## Section 4: Requirements Checklist

**Interior Lighting PASSES** Design 33% better than code

### Lighting Wattage:

1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
2406	1602	YES

### Controls, Switching, and Wiring:

2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.
3. Daylight zones have individual lighting controls independent from that of the general area lighting.

#### Exceptions:

- Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.

- Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.
- 4. Independent controls for each space (switch/occupancy sensor).

*Exceptions:*

- Areas designated as security or emergency areas that must be continuously illuminated.
- Lighting in stairways or corridors that are elements of the means of egress.
- 5. Master switch at entry to hotel/motel guest room.
- 6. Individual dwelling units separately metered.
- 7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
- 8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.

*Exceptions:*

- Only one luminaire in space.
- An occupant-sensing device controls the area.
- The area is a corridor, storeroom, restroom, public lobby or sleeping unit.
- Areas that use less than 0.6 Watts/sq.ft.
- 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

*Exceptions:*

- Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.
- 10. Photocell/astronomical time switch on exterior lights.

*Exceptions:*

- Lighting intended for 24 hour use.
- 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

*Exceptions:*

- Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

## Section 5: Compliance Statement

*Compliance Statement:* The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.0.8.2 and to comply with the mandatory requirements in the Requirements Checklist.

Aaron Niven - MEP Designer  
Name - Title

  
Signature

12/28/18  
Date



# COMcheck Software Version 4.0.8.2 Exterior Lighting Compliance Certificate

## Section 1: Project Information

Energy Code: **2009 IECC**  
 Project Title: Dunkin Donuts  
 Project Type: New Construction  
 Exterior Lighting Zone: 4 (High activity metropolitan commercial district)

Construction Site:  
 43 Bennett Drive  
 Caribou, ME 04736

Owner/Agent:

Designer/Contractor:  
 The Dimension Group  
 10755 Sandhill Rd  
 Dallas, TX 75238  
 214-343-9400

## Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Illuminated area of facade wall or surface	1424 ft2	0.2	No	285	1199
				Total Tradable Watts* =	0
				Total Allowed Watts =	285
				Total Allowed Supplemental Watts** =	1300

\* Wattage tradeoffs are only allowed between tradable areas/surfaces.

\*\* A supplemental allowance equal to 1300 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

## Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Illuminated area of facade wall or surface (1424 ft2): Non-tradable Wattage				
LED 1: EWS-1: WALL PACK: LED A Lamp 25W:	1	5	27	135
LED 2: PRE-FAB MANU: CANOPY LTG: LED A Lamp 12W:	1	17	12	204
LED 5: LED 11: STRIP LIGHTING 79ft: Other:	1	79	4	316
LED 3: LED 12: STRIP LIGHTING 61ft: Other:	1	61	4	244
Incandescent 1: WSCX-2: 18" ARM: Incandescent 50W:	1	6	50	300
Total Tradable Proposed Watts =				0

## Section 4: Requirements Checklist

### Lighting Wattage:

1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.

**Compliance:** Passes using supplemental allowance watts.

### Controls, Switching, and Wiring:

2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
3. Lighting not designated for dusk-to-dawn operation is controlled by either a photosensor (with time switch), or an astronomical time switch.
4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.

5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

**Exterior Lighting Efficacy:**

6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

*Exceptions:*

- Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation.
- Emergency lighting that is automatically off during normal building operation.
- Lighting that is controlled by motion sensor.

**Section 5: Compliance Statement**

*Compliance Statement:* The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.0.8.2 and to comply with the mandatory requirements in the Requirements Checklist.

Aaron Niven - MEP Designer  
Name - Title

Aaron Niven  
Signature

12/20/18  
Date



COMcheck Software Version 4.0.8.2

# Mechanical Compliance Certificate

## Section 1: Project Information

Energy Code: **2009 IECC**  
Project Title: Dunkin Donuts  
Project Type: New Construction

Construction Site:  
43 Bennett Drive  
Caribou, ME 04736

Owner/Agent:

Designer/Contractor:  
The Dimension Group  
10755 Sandhill Rd  
Dallas, TX 75238  
214-343-9400

## Section 2: General Information

Building Location (for weather data): Caribou, Maine  
Climate Zone: 7

## Section 3: Mechanical Systems List

### Quantity System Type & Description

- 1 HVAC System 2 (Single Zone) :  
Heating: 1 each - Central Furnace, Propane, Capacity = 180 kBtu/h  
No minimum efficiency requirement applies  
Cooling: 1 each - Single Package DX Unit, Capacity = 115 kBtu/h, Air-Cooled Condenser, Air Economizer  
Proposed Efficiency = 12.00 EER, Required Efficiency: 11.00 EER  
Fan System: None
- 1 HVAC System 1 (Single Zone) :  
Heating: 1 each - Central Furnace, Propane, Capacity = 115 kBtu/h  
No minimum efficiency requirement applies  
Cooling: 1 each - Single Package DX Unit, Capacity = 49 kBtu/h, Air-Cooled Condenser, Air Economizer  
Proposed Efficiency = 13.00 SEER, Required Efficiency: 13.00 SEER  
Fan System: None
- 1 Water Heater 1:  
Gas Instantaneous Water Heater, Capacity: 0 gallons, Input Rating: 75 kBtu/h w/ Heat Trace Tape Installed  
Proposed Efficiency: 0.62 EF, Required Efficiency: 0.62 EF

## Section 4: Requirements Checklist

### Requirements Specific To: HVAC System 2 :

- 1. Equipment minimum efficiency: Single Package Unit: 11.00 EER
- 2. Newly purchased equipment meets the efficiency requirements
- 3. Hot gas bypass prohibited unless system has multiple steps of unloading or continuous capacity modulation
- 4. Hot gas bypass limited to 50% of total cooling capacity

### Requirements Specific To: HVAC System 1 :

- 1. Equipment minimum efficiency: Single Package Unit: 13.00 SEER
- 2. Newly purchased equipment meets the efficiency requirements

### Requirements Specific To: Water Heater 1 :

- 1. Water heating equipment meets minimum efficiency requirements: Gas Instantaneous Water Heater efficiency: 0.62 EF
- 2. First 8 ft of outlet piping is insulated
- 3. All heat traced or externally heated piping insulated

4. Automatic time control of heat tapes and recirculating systems present

**Generic Requirements: Must be met by all systems to which the requirement is applicable:**

1. Plant equipment and system capacity no greater than needed to meet loads

*Exception(s):*

- Standby equipment automatically off when primary system is operating  
 Multiple units controlled to sequence operation as a function of load

2. Minimum one temperature control device per system

3. Minimum one humidity control device per installed humidification/dehumidification system

4. Load calculations per ASHRAE/ACCA Standard 183.

5. Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup

*Exception(s):*

- Continuously operating zones

6. Outside-air source for ventilation; system capable of reducing OSA to required minimum

7. R-5 supply and return air duct insulation in unconditioned spaces

R-8 supply and return air duct insulation outside the building

R-8 insulation between ducts and the building exterior when ducts are part of a building assembly

*Exception(s):*

- Ducts located within equipment

- Ducts with interior and exterior temperature difference not exceeding 15°F.

8. Mechanical fasteners and sealants used to connect ducts and air distribution equipment

9. Ducts sealed - longitudinal seams on rigid ducts; transverse seams on all ducts; UL 181A or 181B tapes and mastics

10. Hot water pipe insulation: 1.5 in. for pipes ≤1.5 in. and 2 in. for pipes >1.5 in.

Chilled water/refrigerant/brine pipe insulation: 1.5 in. for pipes ≤1.5 in. and 1.5 in. for pipes >1.5 in.

Steam pipe insulation: 1.5 in. for pipes ≤1.5 in. and 3 in. for pipes >1.5 in.

*Exception(s):*

- Piping within HVAC equipment.

- Fluid temperatures between 55 and 105°F.

- Fluid not heated or cooled with renewable energy.

- Piping within room fan-coil (with AHRI440 rating) and unit ventilators (with AHRI840 rating).

- Runouts <4 ft in length.

11. Operation and maintenance manual provided to building owner

12. Thermostatic controls have 5°F deadband

*Exception(s):*

- Thermostats requiring manual changeover between heating and cooling

- Special occupancy or special applications where wide temperature ranges are not acceptable and are approved by the authority having jurisdiction.

13. Balancing devices provided in accordance with IMC 603.17

14. Demand control ventilation (DCV) present for high design occupancy areas (>40 person/1000 ft<sup>2</sup> in spaces >500 ft<sup>2</sup>) and served by systems with any one of 1) an air-side economizer, 2) automatic modulating control of the outdoor air damper, or 3) a design outdoor airflow greater than 3000 cfm.

*Exception(s):*

- Systems with heat recovery.

- Multiple-zone systems without DDC of individual zones communicating with a central control panel.

- Systems with a design outdoor airflow less than 1200 cfm.

- Spaces where the supply airflow rate minus any makeup or outgoing transfer air requirement is less than 1200 cfm.

15. Motorized, automatic shutoff dampers required on exhaust and outdoor air supply openings

*Exception(s):*

- Gravity dampers acceptable in buildings <3 stories

16. Automatic controls for freeze protection systems present

17. Exhaust air heat recovery included for systems 5,000 cfm or greater with more than 70% outside air fraction or specifically exempted

*Exception(s):*

- Hazardous exhaust systems, commercial kitchen and clothes dryer exhaust systems that the International Mechanical Code prohibits the use of energy recovery systems.

- Systems serving spaces that are heated and not cooled to less than 60°F.

- Where more than 60 percent of the outdoor heating energy is provided from site-recovered or site solar energy.

- Heating systems in climates with less than 3600 HDD.

- Cooling systems in climates with a 1 percent cooling design wet-bulb temperature less than 64°F.

