



## *City of Caribou, Maine*

### **AGENDA Caribou Planning Board Regular Meeting Thursday, December 12, 2019 at 5:30 p.m. City Council Chambers**

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

- I. Call Meeting to Order
- II. Approval of minutes from:
  - a. November 21, 2019 Planning Board Meeting. Pgs. 2-4
- III. Public Hearing
  - a. R.H. Foster Energy, LLC 117 Bennett Drive "On the Run" Project Pgs. 5-53
- IV. New Business
  - a. Consider Proposed R.H. Foster Energy, LLC 117 Bennett Drive "On the Run" Project
  - b. Comprehensive Plan Update Pgs. 54-67
- V. Old Business
  - a. Use Permit for Hannah Lucas Doing Business as Hannah's Haven 912 Sweden Street
  - b. Building Permit for United States Cellular Corporation to Update and Install Equipment at the 271 Fort Fairfield Road Tower
- VI. Staff Report
  - a. Blight Demolition Update
  - b. Birdseye Demolition Update
  - c. Small Communities Grants Update
  - d. Public Services CDBG Update
- VII. New Communications
- VIII. Other Business
  - a. Planning Board Terms, Thank you for your years of dedicated service.
- IX. Adjournment



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### **Caribou Planning Board Meeting Minutes Thursday, November 21, 2019 @ 5:30 pm City Council Chambers**

**Members Present:** Robert White, Phil Cyr, Todd Pelletier, Christine Solman, Dan Bagley, Philip McDonough III and Amanda Jandreau

**Others Present:** Ken Murchison –CEO & Zoning Administrator, Denise Lausier –Executive Assistant to the City Manager, Sean Thies, Robert Tracy, Hannah Lucas, Jessica Tucker, Barry Tucker, Andrew Weeks and Janice Cox

**I. Call Meeting to Order** –The meeting was called to order at 5:30 pm.

**a. Welcome Amanda Jandreau** – The Board welcomed their new member, Amanda Jandreau.

**II. Approval of Minutes** –

**a. September 12, 2019 Planning Board Meeting** – Phil Cyr moved to approve the minutes as presented; seconded by Todd Pelletier. Motion carried with all in favor.

**III. Public Hearing** –

**a. Hannah Lucas, DBA Hannah's Haven at 912 Sweden Street** – Hannah Lucas explained that she moved here last September from Virginia. She has twelve pure bred Siberian huskies that she races in the Can Am and Wilderness 100 in Greenfield. They range from 2-10 years old, they live in her house with her.

CEO Ken Murchison explained that her property is in the R-3 zone, it's an appropriate setting and she has a Dog Grooming business as well. The property is right on the city line, just past the golf course. Amanda Jandreau questioned if there will be boarding as well. Hannah stated that she does grooming, sledding and would like to board. She has not had any customers for grooming or any boarders since she has been here in Maine. CEO Ken Murchison stated that all the dogs are licensed. Christine Solman questioned Ms. Lucas if she was breeding less than one litter a year. Ms. Lucas explained that in 2018 she had five puppies and they go to other mushing homes, not for money. Ms. Lucas also explained that she doesn't have any outdoor kennels and animal welfare has been out to see how the dogs are living and there were no issues. Christine Solman also noted that there is a fence to shield from neighbors. Board discussion on the pet grooming business, consensus was that it is a CEO decision.

#### IV. New Business –

- a. **Consider Use Permit for Hannah Lucas, DBA Hannah’s Haven at 912 Sweden Street** – No action taken.
- b. **Consider Building Permit for United States Cellular Corporation to Update and Install Equipment at the 271 Fort Fairfield Road Tower** – Andrew Weeks & Janice Cox were present on behalf of United States Cellular. Mr. Weeks explained that there is an established tower there, for this project they are hanging equipment on the tower. There will be trenching to hook up the electrical, also a pre-fab cement 4x4 pad. Dan Bagley questioned who owns the land, Mr. Weeks stated that US Cellular leases a piece of the land from Blackstone Farms. Dan Bagley also questioned if the plans and specs have been approved, Janice Cox stated that it has all been approved. The installation will be in December, they are hoping to be up and running by the end of January. Dan Bagley questioned if there will be any radiofrequency radiation exposure. Mr. Weeks stated that they are regulated by the FCC and have to comply with their standards, they will not be broadcasting from an extremely high tower.

Phil Cyr moved to approve the project; seconded by Philip McDonough III. Motion carried with all in favor.

- c. **Comprehensive Plan Update** - CEO Ken Murchison stated that the goal is to have this completed in December

- #### V. Old Business – Solar Array projects
- CEO Ken Murchison stated that there were two projects recently approved, Caribou Utilities District and Caribou Senior Housing, the contractor will be driving metal piers into the ground rather than pouring concrete foundations. There is also interest in town for another solar array project.

#### VI. Staff Report – CEO Ken Murchison

- a. **Blight Demolition Update** – 25 Liberty Street, the asbestos has been abated. 64 York Street also has been abated. Working with a contractor on taking them down.
- b. **Birdseye Demolition Update** – Knocking down the rest of the concrete and will cake up the sludge as well.
- c. **Small Communities Grants Update** – Three successful applications, two backed out. 10 Mitchell Road is a 100% project, completed.
- d. **Public Services CDBG Update** – Accepted today, need to review and will send out. Cary Medical Center will start on the transportation project. Volunteer drivers have been hired, acquiring software, staff will need to be trained.

#### VII. New Communications –

- a. **Proposed R.H. Foster Energy, LLC “On the Run” Project at 117 Bennett Drive** – Robert Tracy and Sean Thies gave an overview on the project. The Board will hold a Public Hearing at the December 12<sup>th</sup> meeting, staff will post proper notice and abutters will be notified.

#### VIII. Other Business –

- a. **Planning Board Terms** – Three members' terms will be expiring December 31<sup>st</sup>, Phil Cyr, Philip McDonough III and Todd Pelletier. The Board will have three open seats.

**IX. Adjournment** – The meeting was adjourned at 6:50 pm.

Respectfully Submitted,

Philip McDonough III  
Planning Board Secretary

PM/dl

## Ken Murchison

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**From:** Sean Thies <sthies@cesincusa.com>  
**Sent:** Wednesday, December 4, 2019 3:36 PM  
**To:** Ken Murchison  
**Subject:** RE: RH Foster - Bennett Drive  
**Attachments:** 10277.024-C101.pdf; 2019-12-04 Murchinson-10277.024 Bennett Road Stormwater Memo.pdf

Hi Ken,

Attached is a revised site plan along with a stormwater calculation memo. The revised plan includes the fence as discussed, along with a note regarding plantings in the island area. Please let me know if you'd like me to mail hard copies.

As for the sconce lights. We can eliminate the upward lighting if the City would prefer that.

**Sean Thies, P.E. ♦ Senior Project Manager**  
P 207.989.4824 | F 207.989.4881 | C 207.341.0588

## CESINC

**Engineers ♦ Environmental Scientists ♦ Surveyors**  
465 South Main St., P.O. Box 639, Brewer, Maine 04412 | [www.cesincusa.com](http://www.cesincusa.com)

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**From:** Ken Murchison <kmurchison@cariboumaine.org>  
**Sent:** Monday, December 2, 2019 2:18 PM  
**To:** Sean Thies <sthies@cesincusa.com>  
**Subject:** RE: RH Foster - Bennett Drive

Sean,

As far as the landscaping, indicate that there will be plantings of some street friendly shrubs or trees.

Regarding the drainage, we wanted to make sure that this was looked at, we are not asking for a huge study but rather that the amount of surface water run-off has been considered and design is deemed adequate.

We have just flipped the switch on our LED street lighting and have been paying a lot of attention to the dark skies aspect. The challenge is to offer enough light but not shine any excess light (light pollution). Again, this is not a deal breaker just a suggestion (brought up by the City Manager).

Best Regards,  
Ken

**From:** Sean Thies <sthies@cesincusa.com>  
**Sent:** Monday, December 2, 2019 9:36 AM

# MEMO

**To:** Ken Murchison, Code Enforcement Officer  
**From:** Christopher "Toby" Michaud, PE  
**Re:** RH Foster Bennett Road; Stormwater Management  
**Date:** December 4, 2019

The Bennett Road RH Foster site in Caribou was designed to minimize impacts to the site, utilities, and stormwater runoff, and to improve traffic flow patterns. The majority of the existing RH Foster site is currently collected by the Bennett Drive stormdrain system. The site's proposed layout and grading maintains the amount of area flowing to the Bennett Drive stormdrain system.

To improve traffic flow entering and exiting the site, the entrance widths onto Bennett Road have been reduced and more clearly defined. Paved entrances are proposed to be replaced with a sidewalk extension and landscaped areas. The change from impervious pavement to landscaped area will result in a slight reduction in stormwater runoff from the site.

To compare pre-development and post-development runoff from the site, the rational method for the 25-year storm event was utilized. The calculation sheets are included with this memo, and the results are summarized in the table below. Based on the results of the rational method calculations, it is expected that site runoff will be slightly reduced from pre-development to post-development.

		25 Year (cfs)	25 Year Net Change	25 Year % Change
Stormwater Runoff	Pre	4.94	-0.58	-11.7%
	Post	4.36		



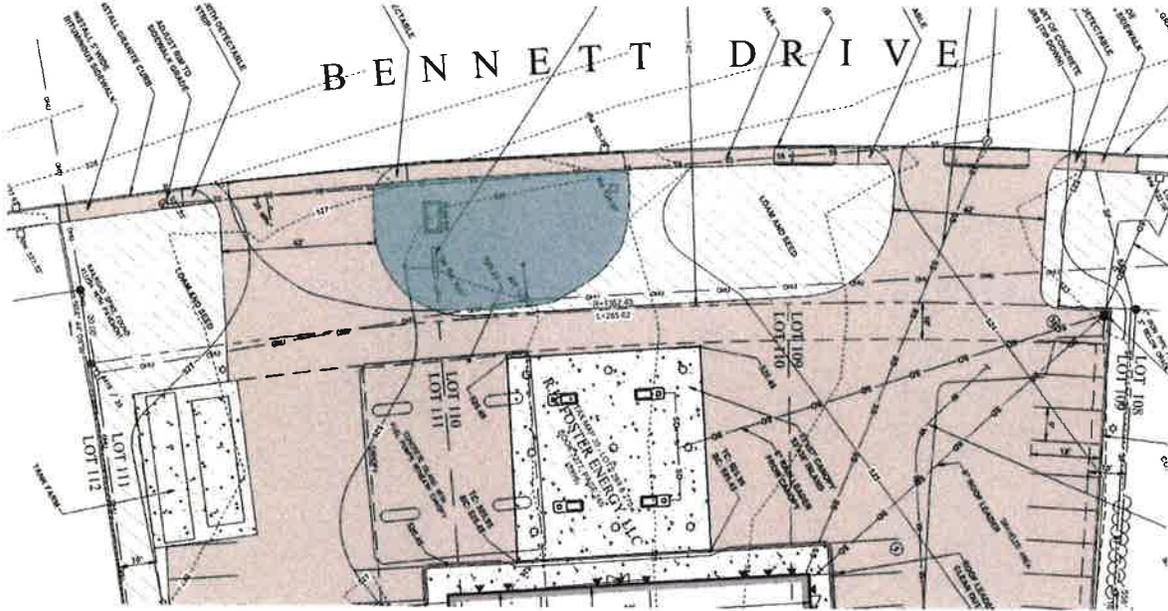
JN: 10277.024

$A_T := 0.91$  acre Total Development Area Draining to Bennett Road

**Pre-Development Areas**

$A_{IPRE} := 0.86$  acre Impervious Area

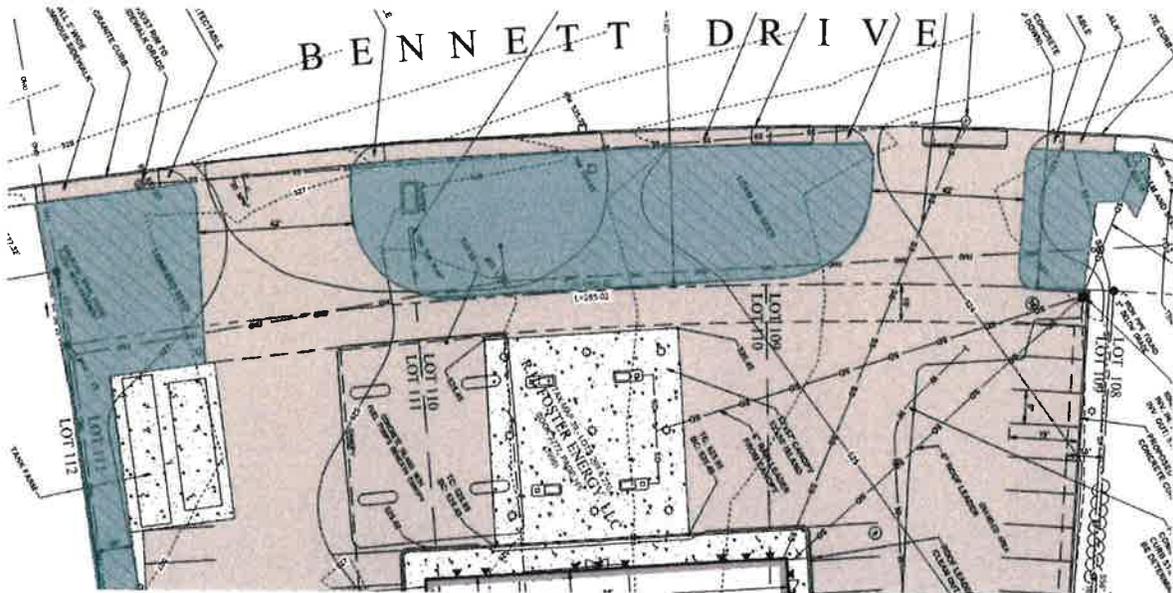
$A_{GPRE} := 0.05$  acre Pre-Development Grass Area (Shown in green below)



**Post-Development Areas**

$A_{IPOST} := 0.71$  acre Impervious Area

$A_{GPOST} := 0.20$  acre Post-Development Grass Area (Shown in green below)



**Runoff Coefficient Numbers**

$C_{NG} := 0.30$  Grass Area  
 $C_{NI} := 0.95$  Impervious Area

Calculating the Weighted Runoff Coefficient Numbers for both Pre and Post Development

**Pre-Development Weighted Runoff Coefficient Number**

$$C_{WPOST} := \frac{(A_{GPOST} \cdot C_{NG} + A_{IPOST} \cdot C_{NI})}{A_T} \quad C_{WPOST} = 0.807$$

**Post-Development Weighted Runoff Coefficient Number**

$$C_{WPRE} := \frac{(A_{GPRE} \cdot C_{NG} + A_{IPRE} \cdot C_{NI})}{A_T} \quad C_{WPRE} = 0.914$$

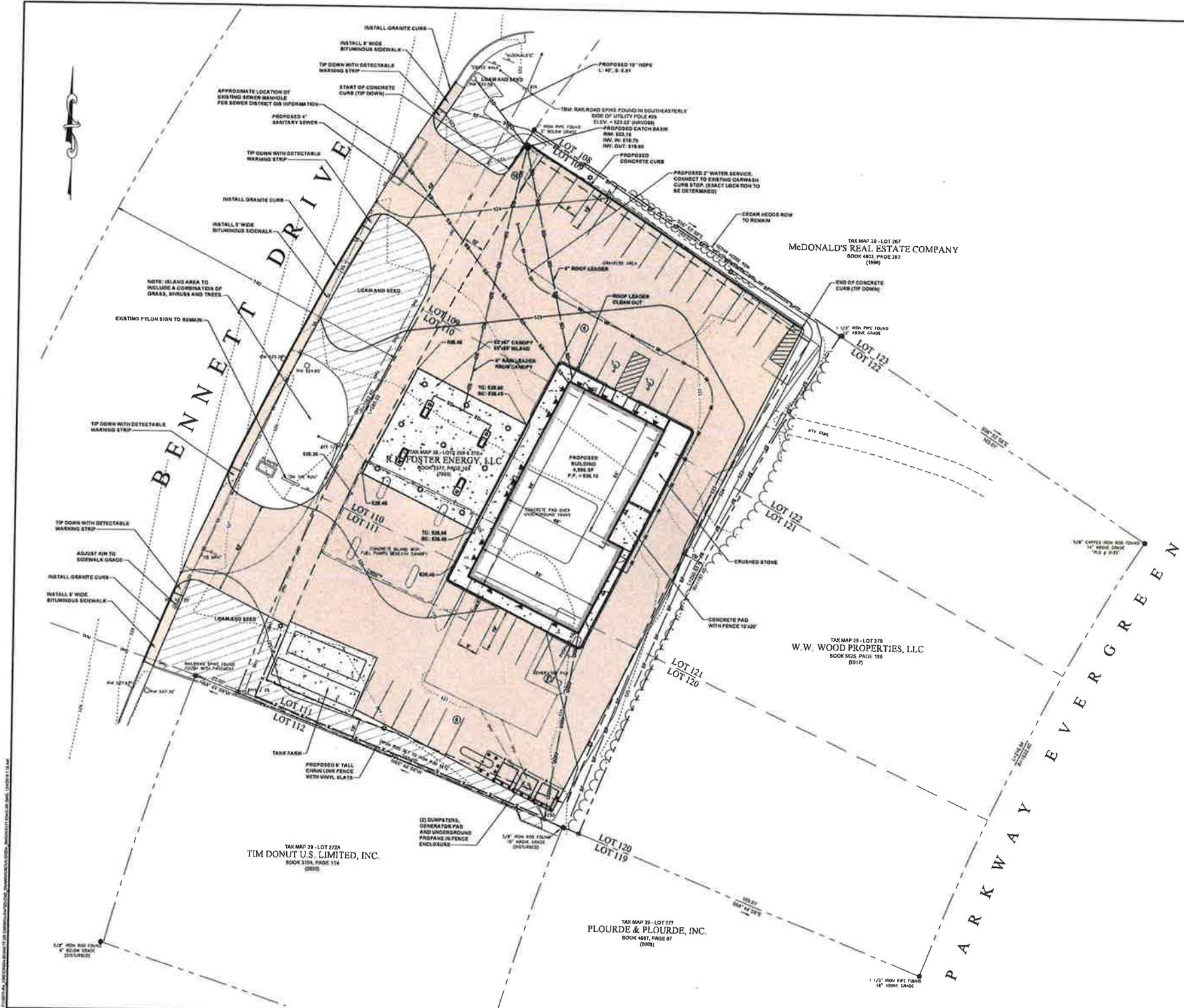
$i := 5.89 \frac{in}{hr}$  25-Year Rainfall Event (IDF Curve Data from  
 Cornell University for Caribou, Maine)

**Pre-Development Rational Method Calculation**

$$Q_{PRE} := C_{WPRE} \cdot i \cdot A_T \quad Q_{PRE} = 4.941 \text{ cfs}$$

**Post-Development Rational Method Calculation**

$$Q_{POST} := C_{WPOST} \cdot i \cdot A_T \quad Q_{POST} = 4.362 \text{ cfs}$$



LOCATION MAP: USGS QUADRANGLE: GGDOWN MAPSHEET: USGS TOPOGRAPHIC SERIES™, EMAPTECH, INC. 27823-000 WWW.MAPTECH.COM/TOPO

**LEGEND:**

DESCRIPTION	EXISTING	PROPOSED
IRON ROD FOUND	●	○
UTILITY POLE	○	○
CATCH BASIN	□	□
SEWER MANHOLE	○	○
SIGN	—	—
EDGE OF PAVEMENT	—	—
EDGE OF GRAVEL	—	—
PROPERTY LINE	—	—
OVERHEAD UTILITIES	—	—
MINOR FOOT CONTOUR	—	—
MAJOR FOOT CONTOUR	—	—
TREE LINE	—	—
WATERLINE	—	—
STORM DRAIN	—	—
UNDERGROUND UTILITIES	—	—
LIGHT POLE	—	—
SANITARY SEWER	—	—
SILT FENCE	—	—
NEW GREEN SPACE	—	—
SITE LIGHTING	—	—

**PARKING DATA:**  
 1 SPACE FOR EVERY 150 SF OF FLOOR SPACE  
 (7,451 / 150 = 50.0) REQUIRED, 33 SPACES PROVIDED

**PLAN REFERENCES:**

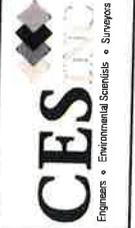
- "ALBERT A. BISHOP AND ASSOCIATES, PART OF LOT NO. 2, TOWNSHIP, CARIBOU, ARDOSTOCK COUNTY, MAINE," DATED JUNE 1981, RECORDED IN MAP FILE 13-14 OF THE ARDOSTOCK COUNTY REGISTRY OF DEEDS (SOUTHERN DIVISION).
- "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY 18, CARIBOU, ARDOSTOCK COUNTY, FEDERAL AID PROJECT NO. WA485(17), DATED AUGUST 1988, D.O.T. FILE NO. 2-87, SHEET 1 OF 4.

**NOTES:**

- SOURCE DEED: SOUTHCAM DEED WITH COVENANT FROM FOSTER HOLDINGS, LLC TO FOSTER ENERGY, LLC DATED MAY 28, 1998, RECORDED IN BOOK 187, PAGE 188 OF THE ARDOSTOCK COUNTY REGISTRY OF DEEDS (SOUTHERN DIVISION).
- THIS PLAN DEPICTS CONDITIONS FOUND AND SURVEYED BY CES INC. ON JULY 24, 2018.
- THIS SURVEY IS ORIENTED TO THE MAINE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 DATUM.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- CES, INC. HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF SUBTERRANEAN UTILITY INFRASTRUCTURE.
- THE SURVEYED PREMISES IS SUBJECT TO A CERTAIN 26 FOOT WIDE POLE LINE EASEMENT CONVEYED TO MAINE PUBLIC SERVICE COMPANY BY V.H.H. FOSTER BY INSTRUMENT DATED DECEMBER 14, 1988, RECORDED IN BOOK 387A, PAGE 31 OF THE ARDOSTOCK COUNTY REGISTRY OF DEEDS (SOUTHERN DIVISION). THE LOCATION OF SAID EASEMENT UNCERTAIN.
- TAX MAP 22 LOTS 263 AND 276 AS DESIGNATED AS (C-3) GENERAL COMMERCIAL ZONING.

**PROPOSED SITE PLAN**  
 FOR  
**RH FOSTER ENERGY, LLC**  
 CARIBOU, MAINE  
 GRAPHIC SCALE

Professional Seal: Robert M. Foster, P.E., License No. 10139, State of Maine, Mechanical Engineering, Expiration Date 12/31/2024.



**PROPOSED SITE PLAN**  
 RH FOSTER ENERGY, LLC  
 CARIBOU, MAINE

NO.	DATE	BY	REVISION

NOT FOR CONSTRUCTION



DATE	11-20
DATE	2018-06-18
DRAWN	MAE
CHECKED	CRG/DFP
SCALE	AS SHOWN
PROJECT NO.	10277-024

C101

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

TAX DEPOSIT \*\*\*  
9:11 AM 11/19/2019  
#16383  
Reference

Type  
Amount  
SITE DESIGN REVIEW  
SITE DESIGN FEE  
20.00

Totals

90.00\*

Paid By: LCS INCORPORATED

Remaining Balance: 0.00

Check # 90.00  
60192 - 90.00



# 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: R.H. Foster Energy, LLC

Development Name: R.H. Foster / On the Run

Location of Property (Street Locations): 117 Bennett Drive

City of Caribou Tax Map: 39 Lot: 269, 270 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.

\_\_\_\_\_

Demolition of existing store and fuel island. Redevelopment with new store, fuel island, and associated parking.

\_\_\_\_\_

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

Sean Thies Phone: 207-989-4824

465 S Main St./ P.O. Box 639

Brewer, ME 04412 E-mail: sthies@cesincusa.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)

Sean Thies, PE 10139 Phone: 207-989-4824

Jerry Hamlin, PLS2292 Phone: 207-989-4824

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

Owner  
(Attach supportive legal documentation)

**General Information**

Aroostook County Registry Deeds: Book # 3277 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: 1.015 Total area or acreage to be developed: 0.99

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) Existing commercial property  
containing paved parking lot, gas pumps and canopy, and building with a 2,560 sf footprint.

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

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

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

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

Anticipated start date for construction: month / year 5/2020 Completion: 12/2020

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

Does this development require extension of public services? Only to make connections within the site  Yes  No

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

Estimated cost for infrastructure improvements: \$ N/A

Water Supply: Private Well:  Public Water Supply:

Sewerage Disposal: Private SSWD:  Public Sewer:

Estimated sewerage disposal gallons per day: (325g / 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. On Application Name and address of the owner of record and applicant (if different).
2. On Plan Name of the proposed development and location.
3. Attached Names and addresses of all property owners within 500 feet of the property.

4. **Attached** 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. **Attached** Names and addresses of all consultants working on the project.
6.        1 complete set of plans, 24" X 36" & 10 complete sets of plans, 11" X 17"  
Plans to be included:  
 Boundary Survey  
Storm Water Management  
 Erosion and Sediment Control  
 Finish Grading Plan  
 Site Improvement Detail  
Building Elevations and Structural Plans
7. **Plans to show the following elements for review:**
- 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.
- 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.
- See plan comment j. Location and sizes of existing and proposed sewer and water services including connections.
- k. Conceptual treatment of landscaping buffers, screens, and plantings.
- X   l. Location of outdoor storage areas, fences, signage and accessory structures.
- All on plan 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.



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

Z. Phosphorus Export

\_\_\_\_\_

**City of Caribou, Maine  
Planning Board**

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

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

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

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

**Approved by the Caribou Planning Board**

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

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

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

**Conditions of Approval:**

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

**QUITCLAIM DEED WITH COVENANT 007233**

**FOSTER HOLDINGS, LLC**, a Maine limited liability company with a principal place of business at Hampden, Penobscot County, Maine, for consideration paid, grants to **R.H. FOSTER ENERGY, LLC**, a Maine limited liability company with a principal place of business at Hampden, Penobscot County, Maine, with Quitclaim Covenant, the land together with any buildings or improvements thereon in Aroostook County, State of Maine, described as follows:

**PARCEL ONE: Caribou One Stop, 117 Bennett Drive, Caribou, Maine**

Certain lots or parcels of land situated in Caribou, County of Penobscot and State of Maine, bounded and described as follows to wit:

Parcel 1(a) (former Carter lot):

Lots Numbered 110 and 111, according to the Plan of "Albert J. Bouchard Development", a part of Lot No. Two (2) "I" Twsp. in said Caribou, surveyed June 1952, and mapped May 15, 1953, by A. H. Rheinlander, engineer, for said Albert J. Bouchard; plan of said Development being recorded in the Southern District of the Aroostook Registry of Deeds in Records of Plan Volume 13, Page 14.

Subject to the following restrictions: that no old buildings shall be moved on said lot; that all buildings built thereon shall dispose of its sewage in the municipal sewer system; if no sewer system, owner may dispose of sewage in a properly constructed septic tank; that no buildings shall be erected within thirty (30) feet of any street line; that no building shall be left unfinished or unpainted, or the grounds ungraded, for an unreasonably length of time, unless the exterior finish and siding on said building are materials that do not require painting to give a finished or completed appearance to the building; that no livestock of any description shall be kept on said land, and no poultry shall be kept on said land; and that the owner shall obey and abide by all laws, ordinances and building requirements of the Town and State. The owner further agrees that this area shall be used for commercial purposes only unless by permission of the Zoning Board and the Town Council; and further agrees that any building which is not commercial in its nature, or which may be adjudged non-commercial by the Town Council and Zoning Board, shall be removed at the request of the Town Council within a reasonable time. And the owner further agrees for itself, its successors and assigns, that this covenant shall run with the land for the benefit of all owners of other lots in the Larkin and Gagnon Additions and the Bouchard Addition, and these restrictions may be enforced by any owner of property in the aforesaid Larkin and Gagnon or Bouchard Additions.

10277.024

Further subject to a poleline easement granted by Albert J. Bouchard to Maine Public Service Company dated May 17, 1956 and recorded in Book 711, Page 462 of the Aroostook County Registry of Deeds, and the poleline easement from R.H. Foster, Inc. to Maine Public Service Company acknowledged December 4, 1995 and recorded in Book 2874, Page 21 of said Registry.

For source of title reference may be had to the deed from G. Milton Carter and Helen B. Carter to R.H. Foster, Inc. dated December 30, 1986 and recorded in Book 1954, Page 69 of the Aroostook County Registry of Deeds (Southern Division).

**Parcel 1(b) (former O'Bar lot):** The land, together with all buildings and improvements thereon located on the easterly side of the Access Road, so-called, in Caribou, Aroostook County, Maine described as follows:

Lot numbered one hundred nine (109), according to "Plan of Albert J. Bouchard Development" surveyed in June 1952, and mapped on May 15, 1953, by A. H. Rheinlander, Engineer, for part of lot numbered two (2), "I" Township, in the City of said Caribou, according to plan recorded in the Southern District of the Aroostook Registry of Deeds in Book of Plans, Book 13, Page 14, reference thereto being made and had; said plan having been amended and said amendments thereto having been recorded in said Registry in Book of Plans, Book 13, Pages 15 and 19, reference thereto being made and had.

**SUBJECT TO** the covenants and agreements set forth in the deed of Carter, Inc. to George Obar, Jr. and Jeanine A. Obar dated March 5, 1980 and recorded in Book 1479, Page 121.

**SUBJECT,** as the same may apply, to rights and easements granted to Maine Public Service Company by deeds of Albert J. Bouchard (i) dated June 15, 1961 and recorded in Book 828, Page 5, and (ii) dated May 17, 1956 and recorded in Book 711, Page 462 of the Southern Aroostook County Registry of Deeds.

For source of title reference may be had to the deed from George O'Bar, Jr. and Jeanine A. O'Bar to R.H. Foster, Inc. dated August 16, 1991 and recorded in Book 2386, Page 111 of the Aroostook County Registry of Deeds (Southern Division).

**PARCEL TWO: Mars Hill One Stop, Mars Hill, Maine**

A certain lot or parcel of land, together with all buildings and improvements thereon, situated between Main Street, York Street, and Benjamin Street, and being part of Lot #74 in said Mars Hill, and being bounded and described as follows, to wit:

Beginning at a three-quarter (3/4) inch iron pipe marking the intersection of the westerly line of Main Street and the northeasterly line of York Street, said three-quarter (3/4) inch iron pipe being shown as the southeast corner of a parcel of land shown on a plan of survey entitled "Plan of Land in Mars Hill, Me., surveyed for Socony-Vacuum Oil Co., Inc., Corner of Maine-York-Benjamin Sts., Scale

1"-20', June 14, 1945, surveyed by Grover M. Hardison", said plan being recorded in the Southern District of the Aroostook Registry of Deeds in Book of Plans Volume 12, Page 50; thence on a 1945 magnetic bearing of north sixty-six degrees twenty-two minutes west (N 66° 22' W) along the northeasterly line of York Street a distance of twenty-two and five-tenths (22.5) feet to a one (1) inch iron pipe; thence northwesterly along a curve to the right as shown on a State Highway Commission Right-of-Way Map, S.H.C. File No. 2-69, for seventy-eight and one-tenth (78.1) feet to a railroad spike. The bearing and distance between the aforesaid iron pipe and railroad spike being north thirty-nine degrees forty-four minutes west (N 39° 44' W) a distance of seventy-five and four-tenths (75.4) feet; thence north thirteen degrees eleven minutes west (N 13° 11' W) a distance of fifty-five and three-tenths (55.3) feet to a railroad spike; thence north twenty-one degrees eighteen minutes east (N 21° 18' E) a distance of twenty-five and three-tenths (25.3) feet to a one-half (1/2) inch iron pipe; thence north thirteen degrees thirty minutes West (N 13° 30' W) along the easterly line of Benjamin Street a distance of one hundred twenty-one and seven-tenths (121.7) feet to a one (1) inch iron pipe; thence North seventy-six degrees forty-eight minutes East (N 76° 48' E) along the southerly line of land now or formerly of Frank Mahan, Jr. and Dawn B. Mahan and as described in a deed recorded in said Registry of Deeds in Book 2104, Page 309 a distance of one hundred seven and six-tenths (107.6) feet to a one (1) inch iron pipe; thence South thirteen degrees thirty minutes East (S 13° 30' E) along the land now or formerly of the Bangor and Aroostook Railroad company as described in a deed recorded in said Registry of Deeds in Book 134, Page 69 and Book 156, Page 90 a distance of one hundred seventy-seven and six-tenths (177.6) feet to a one (1) inch iron pipe set on or near the westerly line of Main Street, so-called; thence South twenty-one degrees thirty-nine minutes West (S 21° 39' W) along the westerly line of Main Street a distance of one hundred twenty-three and four-tenths (123.4) feet to the point of beginning.

Subject to the rights of the public on, over and along any part of Main Street, York Street or Benjamin Street included in the above described premises.

Also subject to a twelve (12) foot right-of-way from Benjamin Street in an easterly direction across Parcel I depicted on the boundary survey of property to be conveyed to R.H. Foster, Inc. surveyed by Doodly & Blackstone as recorded in said Registry Book of Plans, Plan Book 37, Page 188B and as described in the deed to Frank Mahan, Jr. and Dawn B. Mahan recorded in said Registry in Book 2104, Page 309.

The above bearings and distances are from a plan of survey entitled "Standard Boundary Survey. Property to be conveyed to R. H. Foster by Ski Way of Aroostook, Inc. and Wendell F. Pierce and B. Marie Pierce being a part of Lot 74 in Mars Hill, Aroostook County, Maine, surveyed by Doodly & Blackstone, 1 Hatch Drive, Suite 230, Caribou, Maine, October 5-25, 1989", which plan is recorded at said Registry of Deeds in Book of Plans, Box 37, Page 188B.

For source of title reference may be had to the deed from Ski Way of Aroostook, Inc. to R. H. Foster, Inc. dated December 1, 1989 and recorded in Book 2239, Page 153 of the Aroostook County Registry of Deeds (Southern Division) and the deed from Wendell F. Pierce and B. Marie Pierce dated December 1, 1989 and recorded in Book 2239, Page 150 of said Registry.

**PARCEL THREE: Fort One Stop, 101 Main Street, Fort Fairfield, Maine**

Certain real estate situate in Fort Fairfield, Aroostook County, Maine, bounded and described as follows, to wit:

Beginning at a point where the west line of Parcel 3, shown on Plan and Survey of J. F. Hoyt, Civil Engineer, entitled "Land Disposition Map, Fort Fairfield Urban Renewal Authority, CP Station Area Project, Fort Fairfield, Aroostook County, Maine, Feb. 28, 1967" intersects the southerly line of Main Street in said Fort Fairfield, which point is one hundred thirty (130) feet, more or less, easterly of the westerly bound of the Town Building lot, so-called, thence south forty-four degrees fifteen minutes west (S 44° 15' W) one hundred sixty-six (166) feet, more or less, to the southerly bound of said Parcel 3; thence south forty-four degrees three minutes east (S 44° 3' E) along the southerly bound of said Parcel 3, one hundred twenty (120) feet to a point; thence north forty-four degrees fifteen minutes east (N 44° 15' E) one hundred sixty-nine and six tenths (169.6) feet, more or less, to the southerly side of said Main Street; thence north forty-five degrees forty-five minutes west (N 45° 45' W) along the southerly side of said Main Street one hundred twenty (120) feet to the place of beginning; all bearings are magnetic as of September 17, 1975.

Being part of the Plan and Survey prepared by J. F. Hoyt, Civil Engineer, entitled "Best Finance Corporation lot, Main St., Fort Fairfield, Maine, Feb. 26, 1970" which was revised on September 17, 1975, by the said J. F. Hoyt.

Subject to the rights of the public on, over, and along that portion of Main Street and adjoining sidewalks located within the above described premises.

This conveyance is made subject to a sewer line easement traversing the parcel from south to north as shown on land Disposition Map entitled "CP Station Area Project, Fort Fairfield Urban Renewal Authority, Fort Fairfield, Aroostook County, Maine, Exhibit No. CP9", prepared by James W. Sewall Co., Old Town, Maine, with last revision dated December 12, 1965.

Also subject to restrictions contained in the deed from Fort Fairfield Urban Renewal Authority to Pineland Development Corporation dated November 13, 1968 and recorded in Book 1038, Page 189 of the Aroostook County Registry of Deeds.

For source of title reference may be had to the deed from Walton Petroleum to R. H. Foster, Inc. dated August 12, 1988 and recorded in Book 2113, Page 243 of the Aroostook County Registry

of Deeds (Southern Division). This conveyance is subject to all covenants and restrictions contained in said deed.

**PARCEL FOUR: Presque Isle Mobil, 700 Main Street, Presque Isle, Maine**

A certain parcel of land with the buildings and improvements thereon situated in Presque Isle, County of Aroostook and State of Maine, and being bounded and described as follows, to wit:

Beginning at an iron pipe set in the southeast line of Main Street, said point marking the southwest corner of the property herein described and the intersection of said southeast line of Main Street with the northeast line of Davis Street, thence N 24° 52' E, a distance of 125.0 feet to an iron pipe; thence N 24° 52' E, a distance of 36.7 feet to an iron pipe; thence N 16° 53' E, a distance of 48.9 feet to an iron pipe on the southwest line of Trowbley Street; thence S 73° 10' E along said southwest line of Trowbley Street, a distance of 94.1 feet to an iron pipe; thence S 16° 19' W, a distance of 84.4 feet to an iron pipe; thence S 73° 42' E, a distance of 10.0 feet to an iron pipe; thence S 15° 19' W, a distance of 123.6 feet to an iron pipe set in the northeast line of Davis Street; thence N 73° 42' W along said northeast line of Davis Street, a distance of 128.6 feet to the point of beginning.

This conveyance is subject to all easements, restrictions, or takings of record, if any, including without limitation, the following:

- a) Easement from R.B. Proulx, Inc. to New England Telephone and Telegraph Company dated October 20, 1969 and recorded in Book 1053, Page 555 (being the right to place and maintain one pole with appurtenances, including anchor guys, upon premises at the intersection of North Main Street and Davis Street, with the right to overhand said premises with aerial telephone guys/wires/cables).
- b) Rights and land acquired by the City of Presque Isle in connection with widening of Main Street by notice of Condemnation dated May 2, 1955 and recorded in Book 726, Page 447 of said Registry.

For source of title reference may be had to the deed from Walton Petroleum to R. H. Foster, Inc. dated August 12, 1988 and recorded in Book 2113, Page 243 of the Aroostook County Registry of Deeds (Southern Division).

Any and all other rights, easements, privileges and appurtenances belonging to the within-granted estate are hereby conveyed.

Parcels One through Four above-described being all and the same premises as described in the deed from R.H. Foster, Inc. to Foster Holdings, LLC of substantially even date to be recorded herewith.

**PARCEL FIVE: Caribou Warehouse, Caribou, Maine**

A certain lot or parcel of land, with buildings thereon, located in City of Caribou, County of Aroostook and State of Maine, being a part of Lot Numbered Seventy-six (76) in that part of said Caribou formerly "I" Township, and more particularly described as follows, viz:

Beginning at an iron pin that marks the intersection of the Northerly margin of Route 89, Access Highway, so-called, with the Westerly margin of Otter Street, so-called, said point of beginning located at Station 72+44.46 seventy feet (70') left, Highway K-28, July 1951; thence South eighty-seven degrees fifteen minutes West (S 87° 15' W) a distance of one hundred sixty-five feet (165') to an iron pipe at Station 70+79.46 seventy feet (70') left; thence North two degrees fifteen minutes West (N 2° 15' W) a distance of one hundred sixty-two feet (162') to an iron pin; thence North eighty-seven degrees fifteen minutes East (N 87° 15' E) a distance of one hundred sixty-five feet (165') to an iron pin; thence South two degrees fifteen minutes East (S 2° 15' E) a distance of one hundred sixty-two feet (162') to an iron pin, the point of beginning, containing in said parcel sixty-one one-hundredths (.61) acres.

Being Parcel 1 of survey plan dated May 31, 1979, made and prepared for Robert M. Cutchin and Brenda J. Cutchin by Lee A. Doody, Jr., Surveyor.

For source of title reference may be had to the deed from Federal Financial Co. to Foster Bros., Inc. dated May 22, 1995 and recorded in Book 2792, Page 51 of the Aroostook County Registry of Deeds (Southern Division).

**SUBJECT**, as applicable to the following:

- A. Rights acquired by Maine Public Service Co. as follows: "Powerline easement previously granted to Maine Public Service Co." referenced in the deeds to Albert J. Bouchard, recorded in Book 628, Page 38 and Book 633, Page 534 and rights and easements acquired by Maine Public Service Co. by deeds from Albert J. Bouchard dated October 19, 1951, recorded in Book 623, Page 507; dated July 2, 1959, recorded in Book 771, Page 539; dated July 15, 1961, recorded in Book 826, Page 361; and dated June 15, 1961, recorded in Book 828, Page 5, all recordings being in the Aroostook County Registry of Deeds (Southern Division).
- B. Rights granted by Albert J. Bouchard to the State of Maine by deed dated September 13, 1951, recorded in Book 633, Page 596 of the Aroostook County Registry of Deeds (Southern Division), (including rights to flow water and construct and maintain open outlet ditch).
- C. Easement rights conveyed by Albert J. Bouchard to the United States of America by deed dated November 3, 1962, recorded in Book 869, Page 8 (with respect to an outfall sewer line).

BK 3277PG 171

Aroostook County

D. Easement from Foster Bros., Inc. to DKF, Inc. dated June 1995 and recorded in Book 2817, Page 171 of the Aroostook County Registry of Deeds (Southern Division), for underground sewer and/or water line.

Parcel Five above-described being all and the premises as described in the deed from Foster Bros., Inc. to Foster Holdings, LLC of substantially even date to be recorded herewith.

The Grantee's mailing address is P.O. Box 161, Hampden, Maine 04444.

IN WITNESS WHEREOF, FOSTER HOLDINGS, LLC has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Robert H. Foster, its Manager, hereunto duly authorized, <sup>as of</sup> this 1st day of June, 1999.

WITNESS

William H. Hannon

FOSTER HOLDINGS, LLC

By: Robert H. Foster  
Name: Robert H. Foster  
Its: Manager  
Hereunto Duly Authorized

STATE OF MAINE  
PENOBSCOT, ss.

Then personally appeared the above-named Robert H. Foster and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation. May 25, 1999

Before me,

William H. Hannon  
Name: William H. Hannon  
Notary Public  
Maine Attorney-at-Law

42300/35077  
R2266-1



RECEIVED AROOSTOOK, SS

99 JUN -1 AM 10:09

ATTEST: Mary C. Bonnette  
REGISTER OF DEEDS

### Know all Men by these Presents

THAT I, Albert J. Bouchard, of Brooklyn, New York, formerly of Caribou, in the County of Arrostook, and State of Maine,

In consideration of One Dollar and Other Good and Valuable Considerations --Dollars paid by Maine Public Service Company, a corporation duly organized and existing under the laws of Maine, and having its principal place of business located at Franque Isle, in the County of Arrostook, and State of Maine, the receipt whereof is hereby acknowledged, do hereby remise, release, bargain, sell, convey and forever quitclaim unto the said Maine Public Service Company, its successors heirs and assigns forever, the following easement:

The right to erect and maintain poles and other structures, together with the necessary fixtures and wires connecting, in order to transmit and distribute electrical energy and the right to attach wires and appliances for guying said poles and structures where necessary to or into or over the land hereinafter described; also the right to clear all trees from said land and the right to trim such tree or trees on adjoining land as may be necessary to keep said wires free from interference by said tree or trees and the right to keep the premises described free from and unoccupied by inflammable buildings or structures or other buildings or structures which would or might interfere with the exercise or use of the rights above described; and the right to spray the land hereinafter described for the control and destruction of brush from time to time; also the right to enter upon said land by its servants, agents or others under its direction for all purposes in connection with the exercise or use of the rights above described.

The location of the above-described easement is across a certain strip or parcel of land Fifty (50) feet in width situate in said Caribou, and which is described as follows: Commencing at a point on the southerly right-of-way limit of the Access Highway K-23 160' ± westerly measured along said southerly right-of-way limit from the westerly right-of-way limit of the Bangor & Arrostook Railroad Company leading from Caribou to Van Buren; thence south 6° 45' west 650' to an iron pipe on the westerly right-of-way limit of the Bangor & Arrostook Railroad Company; thence easterly along said Bangor & Arrostook Railroad Company westerly right-of-way limit 97' ±; thence north 6° 45' east 564' ± to the southerly right-of-way limit of the Access Highway K-23; thence westerly along the southerly limit of said Highway K-23 51' ± to the place of beginning.



(Power of Attorney given by Albert J. Bouchard to Philip F. Peterson to convey land, etc.; dated May 11, 1957, and recorded in Arrostook Registry of Deeds, Southern District, on June 19, 1957, in Vol. 733, Page 245; and Power of Attorney given by Laurette Bouchard to Philip F. Peterson to release rights of dower, etc., dated May 11, 1957, and recorded in said Registry in Vol. 733, Page 247, on June 19, 1957.)

*Handwritten:* Bouchard & Company

To Have and to Hold the same, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns, forever. And I do covenant with the said Grantee, its successors and assigns, that I will warrant and forever defend the premises to the said Grantee its successors and assigns, forever against the lawful claims and demands of all persons claiming by, through or under me.

In Witness Whereof, I, the said Albert J. Bouchard and Laurette Bouchard wife of the said Albert J. Bouchard

hereby relinquishing and conveying her right and title by descent in the above described premises, for the consideration aforesaid have hereunto set our hands and seals this Fifteenth day of June in the year of our Lord one thousand nine hundred and Sixty-one.

Signed, Sealed and Delivered in presence of

.....  
.....  
.....  
.....  
.....

By: *Philip P. Peterson*  
His Attorney

By: *Philip P. Peterson*  
His Attorney

State of Maine, AROOSTOOK, ss. June 15th, 19 61. Personally appeared the above named Philip P. Peterson, who signed and sealed the foregoing instrument as the attorney of the above-named Albert J. Bouchard, and acknowledged the above instrument, by him signed and sealed, to be his free act and deed, in his said capacity.

Before me, *Walter H. [Signature]*  
Justice of the Peace  
Notary Public

AROOSTOOK, ss. Received June 29, 1961 at 7h 40m A.M.

STANDARD POLE LINE EASEMENT

M-1800

KNOW ALL MEN BY THESE PRESENTS, that R. H. Foster (Caribou One Room) a body corporate with its principal place of business at Caribou, County of Arrowscook, State of Maine, being the owner on the simple of certain lands located in the County of Caribou, County of Arrowscook, State of Maine and described as follows, viz:

Book 1854, Page 69

For consideration given by Maine Public Service Company, a corporation organized and existing under the laws of the State of Maine and having its principal place of business at Presque Isle, County of Arrowscook, State of Maine, the receipt of which is hereby acknowledged, does hereby give, grant and convey to said Maine Public Service Company, its successors and assigns forever, the rights, privileges and easements hereinafter set forth, which are to be exercised upon and with respect to so much of a strip of land 20 feet in width for its entire length as lies within the aforesaid lands said strip being shown on Exhibit "A", attached hereto and made a part hereof.

The rights, privileges and easements hereby conveyed for utility purposes with respect to said strip of land are as follows: to enter upon said lands with persons and conveyances and all necessary tools, equipment and supplies; to excavate, lay, install, construct, erect, bury, maintain, operate, repair, rebuild and renew, wires, poles, cables, anchors, transformers, switching equipment and other apparatus used or useful for the transmission of electricity and intelligence, as the Grantee may from time to time desire, upon, over and/or beneath the surface of the earth the right to transmit electricity and intelligence over, through and by said wires, cables, transformers, switching equipment and other apparatus; and the right to keep said strip cleared by any lawful means of trees, undergrowth and other obstructions, and to dispose of interfering trees and other growth from time to time.

Also conveying the right to extend service lines from such strip to facilities and buildings now or in the future located on said premises.

The grantor for itself, and its successors and assigns, covenants and agrees to and with the Grantee, its successors and assigns, that it will not erect or maintain or permit the erection or maintenance of any building or other structure, of any kind or nature, upon said strip, any or all of which in the opinion of the Grantee, its successors and assigns, would endanger or interfere with the exercise of any of the rights, privileges and easements hereby granted.

Also conveying to said Maine Public Service Company, its successors and assigns, the right to establish any and all safety regulations which said Company, in its sole discretion, deems necessary and proper for the transmission of electricity and intelligence, and for the construction and maintenance of said poles, wires, anchors, cables, transformers, switching equipment and other apparatus used or useful to the transmission of electricity or intelligence; any interference or violation by said Grantor, its successors and assigns, as determined by the Grantee, of said safety regulations, shall constitute an interference with and violation of the rights, privileges and easements hereby granted.

Also conveying to said Maine Public Service Company, its successors and assigns, the power to assign to others, in whole or in part, any or all of the rights, privileges, and easements herein set forth.

TO HAVE AND TO HOLD the said rights, privileges and easements to said Maine Public Service Company, its successors and assigns, forever.

IN WITNESS WHEREOF, said R. H. Foster has executed this instrument has caused this instrument to be executed by its duly authorized representative this 14 day of 12 19 95.

Signature of Thomas E. Johnson, Digital Representative, State of Maine.

County of Arrowscook, ss:

12/14 19 95

Personally appeared the above named Thomas E. Johnson and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,

Signature of Wilfred Bell, Notary Public, 1-26-02

shittun 001-107000-999-999-507000-3002

RECEIVED ARROSTOOK, SS 96 MAR 11 AM 8:34

ATTEST: Mary C. Bennett REGISTER OF DEEDS

462  
7/11

QUITCLAIM

Bouchard  
to  
Company

KNOW ALL MEN BY THESE PRESENTS, That I, Albert J. Bouchard of Caribou, in the County of Aroostook and State of Maine, in consideration of One Dollar and other valuable considerations, paid by MAINE PUBLIC SERVICE COMPANY, a corporation duly organized and existing under the laws of the State of Maine and having its principal place of business at Presque Isle, in the County of Aroostook and State of Maine, the receipt whereof is hereby acknowledged, do hereby remise, release, bargain, sell, convey and forever quitclaim unto the said MAINE PUBLIC SERVICE COMPANY, its successors and assigns forever.

The right to set and maintain poles together with the necessary fixtures and wire connecting in order to transmit and distribute electrical energy and voice; and the right to attach wires and appliances for guying said poles where necessary to or into or over the land hereinafter described; and the right to trim such tree or trees as may be necessary to keep said wires free from interference by said tree or trees and the right to keep the premises described free from and unoccupied by inflammable buildings or structures, or other buildings or structures which would or might interfere with the erection, operation or maintenance of said poles and wires; and the right to enter upon the land by its servants, agents or others under its direction and the servants and agents of its successors or assigns for all purposes in connection with the erection, operation or maintenance of said poles and wires.

The location of the easement herein conveyed is across certain parcels or strips of land situate in said Caribou and being a part of Lot numbered Two (2) in that part of said Caribou, formerly 1 Township; said parcels or strips of land being also parts of the Albert J. Bouchard Development, so-called, in said Caribou, according to an amendment to a plan and survey made by A. H. Rheinlander, Engineer, on August 18, 1953, recorded in Vol. 13 of Plans, Page 14 of the Aroostook Registry of Deeds for the Southern District, reference to said plan and survey and said amendment is hereby made and had, and described as follows:

Commencing at the Northeast corner of Lot #135; thence Westerly on the North line of said lot, and on a continuation thereof, Twenty nine hundred fifty-six and three-tenths (2956.3) feet to the Northwest corner of Lot #20; thence Southerly on the West line of Lot #20, Six (6) feet; thence Easterly parallel with the first-mentioned line to the East line of Lot #135; thence North on the East line of said lot Six (6) feet to the place of beginning.

Also commencing at the Northwest corner of Lot #20; thence Southerly along the West line of said lot, and on a continuation thereof, Three hundred eight and nine-tenths (308.9) feet to the Southwest corner of Lot #20; thence Easterly on the South line of said lot Twelve (12) feet; thence Northerly parallel with said West line to the North line of Lot #20; thence Westerly on the North line of said lot Twelve (12) feet to the place of beginning.

Also commencing at an iron pipe driven into the ground at the Northeast corner of Lot #135, according to said plan and survey; thence Southerly on the East line of said lot, and on a continuation thereof, to the Northeast corner of Lot

also, back to the original survey

#155; thence Southerly on the East line of Lot #155 to the Southeast corner of Lot #166; thence Westerly on the South line of Lot #167 Twelve (12) feet; thence Northerly parallel with the East line of Lot #135 to the North line of said lot; thence Easterly on the North line of said lot Twelve (12) feet to the place of beginning.

Also commencing at the Southeast corner of Lot #167; thence Westerly on the South line of said lot, and on a continuation thereof, to the Southwest corner of Lot #88; thence Northerly on the West line of said Lot #88, Twelve (12) feet; thence Easterly parallel with the South line of Lot #167 to the East line of said Lot #167; thence Southerly on the East line of Lot #166, Twelve (12) feet to the place of beginning.

Also commencing at the Southwest corner of Lot #88; thence Northerly along the West line of Lot #88, and on a continuation thereof, to the Northwest corner of Lot #86; thence Easterly on the North line of said Lot #86, Twelve (12) feet; thence Southerly parallel with the West line of Lot #88 to the South line of said lot; thence Westerly on the South line of said lot Twelve (12) feet to the place of beginning.

Also commencing at the Southeast corner of Lot #31; thence Westerly along the South line of said lot, and on a continuation thereof, to the Southwest corner of Lot #1; thence Northerly on the West line of said Lot #1, Twelve (12) feet; thence Easterly parallel with the South line of Lot #31 to the East line of said lot; thence Southerly on the East line of said lot Twelve (12) feet to the place of beginning.

Also the following described strips or parcels of land situate in said Caribou, and being a part of said Albert J. Bouchard Development, according to said plan and survey above referred to, each parcel being Twelve (12) feet in width, the center lines of said parcels being described as follows:

Commencing at the Southwest corner of Lot #5; thence Northerly along the West line of said lot, and on a continuation thereof, to the Northwest corner of Lot #16; thence Northerly along the West line of Lot #14 to the Northwest corner of said lot; thence Northerly along the West line of Lot #12 to the Northwest corner of said lot.

Also commencing at the Southwest corner of Lot #11; thence Northerly along the West line of Lot #11, and on a continuation thereof, to the Northwest corner of Lot #39.

Also commencing at the Southwest corner of Lot #56; thence Northerly along the West line of said lot to the Northwest corner of Lot #58.

Also commencing at the Northwest corner of Lot #35; thence Easterly on the North line of said lot to the Northwest corner of Lot #58.

Also commencing at the Northwest corner of Lot #58; thence Easterly on the North line of said lot, and on a continuation thereof, to the Northeast corner of Lot #72.

Also commencing at the Southwest corner of Lot #64; thence Northerly on the West line of said lot, and on a continuation thereof, to the Northwest corner of Lot #45.

Also commencing at the Southwest corner of Lot #66; thence Northerly along the West line of said lot, and on a continuation thereof, to the Northwest corner of Lot #47.

Also commencing at the Southwest corner of Lot #68; thence Northerly along the West line of said lot, and on a continuation thereof, to the Northwest corner of Lot #49.

Also commencing at the Southwest corner of Lot #74; thence Northerly along the West line of said lot, and on a continuation thereof, to the Northwest corner of Lot #35.

Also commencing at the Northeast corner of Lot #59; thence Westerly along the North line of said lot to the Southeast corner of Lot #53.

Also commencing at the Southeast corner of Lot #74; thence Northerly along the East line of said lot to the Southeast corner of Lot #53.

Also commencing at the Southeast corner of Lot #24; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #28; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #38; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Northeast corner of Lot #50; thence Westerly along the North line of said lot to the Northwest corner thereof.

Also commencing at the Southeast corner of Lot #46; thence Westerly along the North line of said lot to the Northwest corner thereof.

Also commencing at the Southeast corner of Lot #44; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #88-A; thence Northerly along the East line of said lot, and on a continuation thereof, to the Northeast corner of Lot #90-B;

Also commencing at the Northeast corner of said lot #90-E; thence Westerly along the North line of said lot, and on a continuation thereof, to the Northwest corner of Lot #86.

Also commencing at the Northwest corner of Lot #85-A; thence Northerly along the East line of Lot #76, and on a continuation thereof, to the Northeast corner of Lot #61.

Also commencing at the Northeast corner of Lot #91; thence Westerly on the North line of said lot, and on a continuation thereof, to the Northwest corner of Lot #85-A.

Also commencing at the Northeast corner of Lot #92; thence Westerly on the North line of said lot, and on a continuation thereof, to the Northwest corner of Lot #85.

Also commencing at the Northeast corner of Lot #95; thence Westerly along the North line of said lot, and on a continuation thereof, to the Northwest corner of Lot #82.

Also commencing at the Northeast corner of Lot #97; thence Westerly on the North line of said lot, and on a continuation thereof, to the Northwest corner of Lot #80.

Also commencing at the Southwest corner of Lot #114; thence Easterly along the South line of said lot, and on a continuation thereof, to the Southeast corner of Lot #118.

Also commencing at the Southeast corner of said Lot #118; thence Northerly along the East line of said lot, and on a continuation thereof, to the Southeast corner of Lot #135.

Also commencing at the Southwest corner of Lot #136; thence Northerly on the West line of said lot, and on a continuation thereof, to the Northeast corner of Lot #155.

Also commencing at the Southwest corner of Lot #177; thence Northerly on the West line of said lot to the Northwest corner thereof.

Also commencing at the Northwest corner of Lot #137; thence Easterly along the North line of said lot to the Northeast corner thereof.

Also commencing at the Northeast corner of Lot #142; thence Northerly along the East line of said lot, and on a continuation thereof, to the Southwest corner of Lot #124.

Also commencing at the Southeast corner of Lot #144; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #148; thence Northerly along the East line of said lot and on a continuation thereof, to the Southeast corner of Lot #129.

Also commencing at the Southeast corner of Lot #150; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #151; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Northeast corner of Lot #152; thence Westerly along the North line of said lot to the Northwest corner thereof.

Also commencing at the Southeast corner of Lot #157; thence Westerly on the South line of said lot, and on a continuation thereof, to the Southeast corner of Lot #179; thence Westerly on the South line of said lot, and on a continuation thereof, to the Southeast corner of Lot #120.

Also commencing at the Northeast corner of Lot #158; thence Southerly on the East line of said lot to the Southeast corner thereof.

Also commencing at the Northeast corner of Lot #185; thence Southerly on the East line of said lot to the Southeast corner thereof.

Also commencing at the Southeast corner of Lot #189; thence Northerly on the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #193; thence Northerly on the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #174; thence Northerly on the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #171; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southwest corner of Lot #168; thence Easterly on the North line of said lot to the Northeast corner thereof.

Also commencing at the Northeast corner of Lot #165; thence Westerly on the North line of said lot to the Northwest corner thereof.

Also commencing at the Northeast corner of Lot #164; thence Southerly on the East line of said lot, and on a continuation thereof, to the Southeast corner of Lot #165.

Also hereby conveying to said Grantee, its successors and assigns forever, the right to set anchors and guys for said poles within a radius of Fifteen (15) feet of any point on the center lines of the parcels or strips of land hereinabove described.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns, forever. And I do covenant with the said Grantee, its successors and assigns, that I will warrant and forever defend the premises to the said Grantee, its successors and assigns, forever against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, the said Grantor, Albert J. Bouchard, and I, Laurette D. Bouchard, wife of the said Albert J. Bouchard, hereby relinquishing and conveying my right and title by descent in the above-described premises, for the consideration aforesaid have hereunto set our hands and seals this seventeenth day of May in the year of our Lord one thousand nine hundred and fifty-six.

Signed, Sealed and Delivered  
in presence of

Philip H. Brown

Albert J. Bouchard (LS)

Laurette Bouchard (LS)

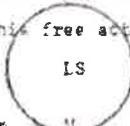
STATE OF MAINE

ARCOSTOOK, ss.

May 17, 1956

Personally appeared the above-named Albert J. Bouchard, and acknowledged the above instrument, by him signed and sealed, to be his free act and deed.

Before me, T. H. Grant, NOTARY PUBLIC



ARCOSTOOK, ss. Received May 18, 1956 at 10h 18m

LOT 267

Bk 4803 Pg 282 #2413  
03-18-2010 @ 12:26P

**WARRANTY DEED**

McDonald's Corporation, a Delaware Corporation (Grantor), of Oak Brook, DuPage County, Illinois, pursuant to a certain Capital Contribution Agreement between the parties to this deed and Golden Arch Realty Operation, Inc., in exchange for stock, **CONVEYS WITH WARRANTY COVENANTS** to McDonald's Real Estate Company (Grantee), of Columbia, Maryland, whose mailing address, for tax bills, is P. O. Box 66207, AMF O'Hare, Chicago, Illinois 60666, the real property described in Exhibit A (the Premises), together with all improvements located thereon, all appurtenant rights and easements, Grantor's rights in adjoining streets and right of ways, if any, and subject to: (1) an unrecorded Operator's Lease with the Franchisee operating the McDonald's Restaurant on the date of this deed; (2) covenants, conditions, encumbrances, restrictions and easements of record, if any; and (3) general and special real estate taxes accruing from and after the date of the delivery of this deed, which the Grantee assumes and agrees to pay.

Tax Map and Parcel Number of the Premises of Deed to Grantor: 39-0627

Dated this 1st day of April, 1996

By   
Catherine A. Griffin, Department Director

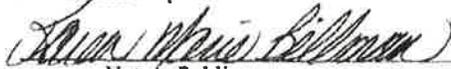
Attest   
Joseph R. Thomas, Assistant Secretary



State of Illinois  
County of DuPage ss

Then personally appeared the above named Catherine A. Griffin, Department Director of McDonald's Corporation, a Delaware Corporation, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me,

  
Notary Public



This Instrument was prepared by Joseph R. Thomas, Attorney at Law, DT/Legal, McDonald's Plaza, Oak Brook, Illinois 60521. Phone: (708) 575-3693

Location Code: 018/0019 File # 1931

Certain pieces or parcels of land situated at Caribou, in the County of Aroostook and State of Maine, and described as follows: Being lots numbered one hundred seven (107), one hundred eight (108), one hundred twenty-three (123) and one hundred twenty-four (124) according to the plan of Albert J. Bouchard Development as plotted by A. H. Rheinlander; said plan being a part of lot numbered two (2) "I" Township Aroostook County, in said Caribou, Maine and being recorded in the Book of Plans, Vol. 13, page 14, on June 10, 1953 in the Southern District of the Aroostook Registry of Deeds, reference thereto being made and had; the said premises being futher described as follows, to wit:

Beginning at an iron pin at the northeasterly corner of land of Rapid Wash, Inc. at the southerly sideline of Route 89; thence running easterly along said Route 89 about a circular curve to the right having a radius of one thousand three hundred sixty-two and forty hundredths (1362.40) feet and an arc length of one hundred ninety and twenty-hundredths (190.20) feet to an iron pin at the northwesterly corner of land of Maine Public Service Company; thence south twenty-six degrees fifteen minutes east (S. 26 degrees 15' E.) three hundred thirty (330) feet along the westerly line of said Maine Public Service Company land to an iron pin on the northerly sideline of Evergreen Parkway; thence westerly along said northerly sideline of said Evergreen Parkway about a circular curve to the left having a radius of one thousand thirty-two and forty hundredths (1032.40) feet and an arc length of one hundred forty-four and eighteen hundredths (144.18) feet to an iron pin at the southeasterly corner of land of J. G. Morse, Jr. & Sons; thence north thirty-four fifteen minutes west (N 34 degrees 15' W) three hundred thirty (330) feet along the easterly line of lands of said J. G. Morse, Jr. & Sons and the aforementioned Rapid Wash Inc. land to an iron pin on the southerly sideline of Route #89 and the point and place of beginning. All courses are magnetic and of the year 1971,

Received  
AROOSTOOK SS  
PATRICIA F BROWN-REGISTER

Exhibit A to General Warrancy  
Deed Dated ~~Sept 22 1931~~ APR 01 1998

Location Code 018/0019  
File # 1931

LOT 279

### WARRANTY DEED

**A & W PROPERTIES, LLC**, A Maine Limited Liability Company with a principal place of business in Ellsworth, County of Hancock, and State of Maine, for consideration paid, grants to **W.W. WOOD PROPERTIES, LLC**, A Maine Limited Liability Company with a principal place of business at Ellsworth, County of Hancock and State of Maine, with Warranty Covenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Caribou, County of Aroostook, and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with the building thereon, situated in Caribou, County of Aroostook and State of Maine, more particularly described as follows:

Lots Numbered One Hundred and Twenty (120), One Hundred and Twenty-One (121), and One Hundred and Twenty-Two (122), according to the Plan of the Albert J. Bouchard Development as plotted by A. H. Rheinlander; said Plan being a part of Lot No. Two (2), "T" Township, Aroostook County, in said Caribou, Maine, and being recorded in the Plan Book Vol. 13, Page 14, on June 10, 1953, in the Aroostook County Registry of Deeds, Southern Division, at Houlton, Maine.

Subject to any easement that the Maine Public Service Company may have.

Subject to all covenants appearing in the Deed of Albert J. Bouchard to John G. Morse, Jr., d/b/a John H. Morse & Sons, dated September 21, 1967, and recorded at the Southern Aroostook Registry of Deeds in Book 1013, Page 263, including the following:

1. No old buildings shall be moved on said lot;
2. All buildings built thereon shall dispose of its sewage in the municipal sewer system;
3. No old buildings shall be erected with thirty (30) feet of any street line;
4. No building shall be left unfinished or unpainted, or the grounds ungraded, for an unreasonable length of time, unless the exterior finish and siding on said building are materials that do not require painting to give a finished or completed finish to the building;
5. No livestock of any description shall be kept on the land;
6. Grantee shall obey and abide by all laws, ordinances and building requirements of the Town and State;
7. The area shall be used for commercial purposes only unless by permission of the Zoning Board and the Town Council;
8. Any building which is not commercial in its nature, or which may be adjudged non-commercial by the Town Council and the Zoning Board, shall be removed at the request of the Town Council within a reasonable time;
9. The covenants shall run with the land for the benefit of all owners of other lots in the Larkin and Gagnon Additions and the Bouchard Addition, and these restrictions may be enforced by any owner of property in the aforesaid Larkin and Gagnon or Bouchard Additions.

Being all and the same premises as described in a deed from Lee A. Beaulieu, Jr. and Heather H. Beaulieu to A & W Properties, LLC, dated May 25, 2016 and recorded in Book 5549, Page 77 in the Aroostook County Registry of Deeds.

Witness my hand and seal this 18 day of January 2017.

A & W PROPERTIES, LLC.

[Signature]  
Witness

[Signature]  
By: Wayne W. Wright, Manager

STATE OF MAINE  
COUNTY OF Lenoir, ss.

January 18 2017.

Personally appeared the above named Wayne W. Wright, Manager of A & W Properties, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of A & W Properties, LLC.

Before me,  
[Signature]

Notary Public Nichole Jipson  
Notary Public - Maine  
Commission Expires 11-4-19

Print Name

Received  
AROOSTOOK SS  
MELISSA L. RICHARDSON, REGISTRAR

LOT 277

Bk 4687 Pg 67 #3236  
04-09-2009 @ 12:27P

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS,

That FERN M. PLOURDE, of 1497 Lombard Street N.W., Palm Bay, Florida 32907, Grantor in consideration of one dollar and other valuable considerations, paid by PLOURDE & PLOURDE, INC., a Maine corporation with a mailing address of 11 Laurette Street, Caribou, County of Aroostook, State of Maine, Grantee, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, three certain lots or parcels of land situate in the City of Caribou and in the County of Aroostook, State of Maine, being more particularly described as follows, to wit:

All those three certain parcels of land, together with all improvements located thereon, situate on the southerly and northerly sides of Laurette Street and being Lots 117 and 118 according to a subdivision plan entitled, "Revision of Lots 85 to 92 Inclusive - Revision of Lots 114 to 118 Inclusive - Albert J. Bouchard Development - Part of Lot No. 2, "I" Township -- Caribou - Aroostook County - Maine - Amendment to Plan Filed in Plan Volume 13, page 14 - also replacing plan Filed in Plan Volume 13, page 15 - Aroostook Registry of Deeds Southern District" by A. H. Rheinlander, Engineer, dated August 19, 1953 and recorded in Plan Volume 13, page 19, and also being Lot 119 according to a subdivision plan entitled, "Albert J. Bouchard Development - Part of Lot No. 2 "I" Township - Caribou - Aroostook County - Maine" as surveyed by A.H. Rheinlander, June 1952 and Mapped May 15, 1953 and recorded in Plan Volume 13, page 14, said parcels of land being further bounded and described as follows, to wit:

#### Property "A", Subdivision Lot 117:

1. Beginning at (1) a 1 inch iron pipe, capped #1219, found bent and flush to the pavement at the northeasterly corner of land of Plourde & Plourde, Inc. as recorded in Book 1088, page 286 and being the northeasterly corner of Lot 116 according to the amended subdivision plan recorded in Plan Volume 13, page 19;
2. Thence on a Maine State Grid North bearing of North  $86^{\circ}44'$  East along the southerly line of Laurette Street 73.0 feet (2) a 1 inch iron pipe, capped #1219, found bent and flush to the pavement at the northwesterly corner of land of Fern M. Plourde, Trustee, U/T/D, as recorded in Book 2475, page 274 and being the northwesterly corner of Lot 117 A according to the amended subdivision plan recorded in Plan Volume 13, page 19;
3. Thence southerly along the land of Fern M. Plourde, Trustee and the division line between Lots 117 and 117A following a curve to the left for 110.6 feet to (3) an iron pipe set, the bearing and distance between (2) and (3) being South  $5^{\circ}47'$  West for 110.5 feet;
4. Thence South  $86^{\circ}44'$  West along the land Doris Pelkey as recorded in Book 949, page 15 and along the land of Anita M. Dionne as recorded in Book 2350, page 42, said land being Lots 62

and 61 according to a plan of survey entitled, "Plan of Larkin Development, Caribou, Maine, Part of Lot 2, "I" Township, subdivided for E.W. Larkin, Inc." as recorded in Plan Volume 12, page 116, 71.9 feet to (4) being the southeasterly corner of Lot 116 and the land of Plourde & Plourde, Inc.;

5. Thence northerly along the land of Plourde & Plourde, Inc. and the division line between Lot 116 and Lot 117 following a curve to the right for 110.4 feet to (1) the point of beginning, the bearing and distance between (4) and (1) being North 5°12' East for 110.4 feet.  
Containing 0.18 acres

**Property "B", Subdivision Lots 118 and 119:**

1. Beginning on the northerly line of Laurette Street at (5), being the southwesterly corner of Lot 118 according to the amended subdivision plan recorded in Plan Volume 13, page 19;

2. Thence northeasterly along the land of Katahdin Trust Company, as recorded in Book 2704, page 271 and Book 2756, page 164, and along the land of Tim Donut U.S. Limited, Inc., as recorded in Book 3704, page 114, following a curve to the right for 236.3 feet to (6), the bearing and distance between (5) and (6) being a Maine State Grid North bearing of North 15°26' East for 236.0 feet;

3. Thence South 68°55' East along the land of Lee A. Beaulier, Jr. and Heather H. Beaulier as recorded in Book 4389, page 99 and division line between Lots 119 and 120, 165.0 feet to (7) an iron pipe set;

4. Thence southwesterly along the westerly line of Evergreen Parkway following a curve to the left for 165.4 feet to (8) an iron pipe set, the bearing and distance between (7) and (8) being South 16°30' West for 165.2 feet;

5. Thence South 86°44' West along the northerly line of Laurette Street 170.1 feet to (5) the point of beginning.

Containing 0.76 acres

Excepting and reserving easements granted to Maine Public Service Company as recorded in Book 711, page 462.

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

Bearings and distances are from a plan of survey entitled, "Boundary Retracement Survey, Property to be conveyed to Plourde & Plourde, Inc. by Fern M. Plourde, Trustee of the Leonel Plourde Bypass Trust (Trust B) being A Part of Lot 2, Township "I", Range 2 in Caribou, Aroostook County, Maine" as surveyed by Blackstone Land Surveying, P.A., 7 Hatch Drive, Suite 260, Caribou, Maine 04736. A reduced copy of said survey is attached hereto.

Meaning and intending hereby to convey all and the same premises as were conveyed by Fern M. Plourde, Trustee of the Leonel Plourde Bypass Trust (Trust B) by Warranty Deed dated April 18, 2003, and recorded in Book 3793, Page 161, Southern District Aroostook Registry of Deeds.

In accepting this Deed the Grantee covenants and agrees for himself, its successors and assigns, that no old buildings shall be moved on said lots; that all buildings built hereon shall dispose of its sewage in the municipal sewer system or into a properly constructed and maintained septic tank; that no building shall be left unfinished or unpainted, or the grounds ungraded, for an unreasonable length of time, unless the exterior finish and siding on said building are materials that do not require painting to give a finished or completed appearance to the building; that no livestock of any description shall be kept on the said land, and no poultry shall be kept on said land; and that the Grantee shall obey and abide by all laws, ordinances and building requirements of the Town and State. The Grantee further agrees that this area shall be used for commercial purposes only unless by permission of the Zoning Board and the Town Council; and further agrees that any building which is not commercial in its nature, or which may be adjudged non-commercial by the Town Council and the Zoning Board, shall be removed at the request of the Town Council within a reasonable time. And the Grantee further agrees for himself, its successors and assigns, that this covenant shall run with the land for the benefit of all owners of other lots in the Larkin and Gagnon Additions and the Bouchard Addition, and these restrictions may be enforced by any owner of property in the aforesaid Larkin and Gagnon or Bouchard Additions.

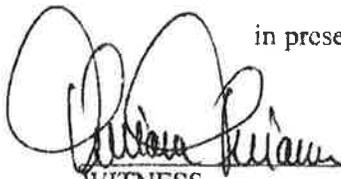
To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Grantee, its successors and assigns, to his and their use and behoof forever.

And Grantor does COVENANT with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee of the premises; that they are free of all encumbrances; that Grantor has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that Grantor and Grantor's heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the Grantor, FERN M. PLOURDE, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, has hereunto set her hand(s) this 2<sup>nd</sup> day of APRIL in the year of our Lord two thousand nine (2009).

Signed, Sealed and Delivered

in presence of

  
WITNESS

  
GRANTOR - FERN M. PLOURDE

MAINE TRANSFER  
TAX PAID

APRIL 2<sup>ND</sup>  
March 2<sup>ND</sup>, 2009

STATE OF FLORIDA,  
BREVARD COUNTY, ss:

Personally appeared the above named FERN M. PLOURDE and acknowledged the above instrument to be her free act and deed.

Before me,



Ramses Rodriguez  
NOTARY PUBLIC

RAMSES RODRIGUEZ  
TYPE OR PRINT NAME

JUNE 08, 2009  
MY COMMISSION EXPIRES

RESTATE PLOURDE DEED

Received  
ARDUSTOCK SS  
PATRICIA F BROWN, REGISTER

LOT ~~112~~  
272A

Bk 3704 Pg 114 #13692  
09-06-2002 @ 10:11a

### QUITCLAIM DEED

KATAHDIN TRUST COMPANY, a Maine banking corporation duly organized and existing by law and having a place of business at Houlton, County of Aroostook and State of Maine,

for consideration paid

grants to **TIM DONUT U.S. LIMITED, INC.**, a corporation duly organized and existing by law and having a place of business at 4150 Tuller Road, Suite 236, Dublin, County of Franklin and State of Ohio, with QUITCLAIM COVENANTS,

A certain piece or parcel of real estate situated in the City of Caribou, County of Aroostook and State of Maine, and being on the easterly side of Bennett Drive, so-called, and, further, being all of Lot 112, part of Lot 113 and part of land formerly within the Bennett Drive right-of-way as shown on a Subdivision Plan entitled "Albert J. Bouchard Development, Caribou, Aroostook County, Maine, by A.H. Rheinlander, dated June 1952" and, further, being located approximately 275 feet northerly of Laurette Street, so-called, bounded and described as follows, to wit:

**Beginning** at the northeasterly corner of Lot 112 according to said Subdivision Plan entitled "Albert J. Bouchard Development, Caribou, Aroostook County, Maine, by A. H. Rheinlander, dated June, 1952, at or near a rebar set;

**Thence**, southerly along the easterly boundary of said Lot 112 and a portion of the easterly boundary of Lot 113 on a curve with a radius of 1199.47 feet, a delta of 5° 30' 14", and an arc length of 115.22 feet to a rebar set at the base of a stone retaining wall;

**Thence**, westerly across Lot 113 and across a portion of the former right-of-way of Bennett Drive on a bearing of north 49° 22' 28" west, a distance of 183.07 feet to a point on the westerly line of those premises conveyed by Deed of Vacation dated August 21, 1995 from the State of Maine to Katahdin Trust Company and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 2823, Page 084, on or near a rebar set;

**Thence**, northerly along the easterly right-of-way of Bennett Drive, on a curve having a radius of 1382.40 feet, a delta of 5° 10' 48", and an arc length of 125.00 feet to the northwesterly corner of those premises recorded in said Registry in Vol. 2823, Page 084, on or near a rebar set;

**Thence**, easterly along the northerly line of said premises recorded in said Registry in Vol. 2823, Page 084, and being along the northerly line of that area of Bennett Drive conveyed by said Deed recorded in said Registry in Vol. 2823, Page 084 on a bearing of south 46° 14' 29" east, a distance of 20.00 feet to a rebar previously set and capped #2122;

**Thence**, continuing easterly along the northerly line of said Lot 112 on a bearing of south 46° 14' 29" east, a distance of 162.93 feet to the point of beginning.

The above described parcel contains 0.50 acres of land.

**Subject to any easement for public utility lines along that portion of the subject premises that was formerly Bennett Drive.**

*Deed not Law Office*

The above described parcel of land is based on a field survey completed under the supervision of Timothy M. Doak, PLS, and is shown on a plan dated March 3, 2002, revised July, 2002. All bearings are based on Maine Department of Transportation Grid North referenced on said survey plan. All monuments set are 5/8" metal rebar with yellow plastic caps affixed which are inscribed "BRSA, Inc. PLS 2122".

MEANING AND INTENDING HEREBY to convey part and part only of the following:

- 1) Those premises conveyed by Quitclaim Deed dated January 4, 1995 from United States of America to Katahdin Trust Company and recorded in said Registry in Vol. 2756, Page 164;
- 2) Those premises conveyed by Deed of Vacation dated August 21, 1995 from State of Maine to Katahdin Trust Company and recorded in said Registry in Vol. 2823, Page 084.

IN WITNESS WHEREOF, the said KATAHDIN TRUST COMPANY has caused this instrument to be signed in its corporate name and sealed with its corporate seal by ALBERT L. HOBBS, its Senior Vice President/Treasurer, hereunto duly authorized this 4<sup>th</sup> day of September, 2002.

Signed, Sealed and Delivered  
in the presence of

KATAHDIN TRUST COMPANY



By Albert L. Hobbs  
ALBERT L. HOBBS  
Senior Vice President/Treasurer

STATE OF MAINE  
AROOSTOOK, ss.

September 4, 2002

Personally appeared the above-named ALBERT L. HOBBS in his said capacity as Senior Vice President/Treasurer of Katahdin Trust Company and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Katahdin Trust Company.

Before me,

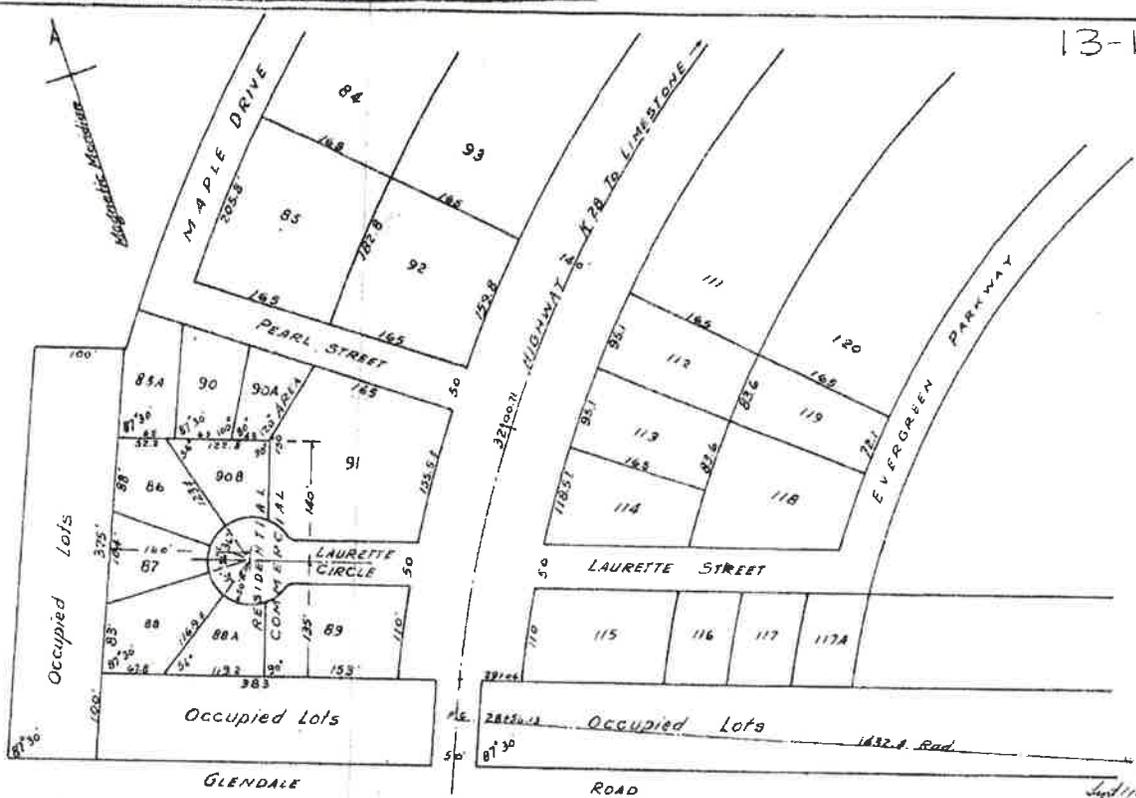
  
Notary Public

PHILIP K. JORDAN, Notary Public  
State of Maine  
My Commission Expires 9/05/2007

RECEIVED AROOSTOOK, SS

ATTEST: Mary C Bennett  
REGISTER OF DEEDS

MAINE STATE  
TRANSFER TAX  
PAID



Approved by the Council of the  
Town of Caribou, Maine.  
Date: Nov. 7, 1953  
ATTEST: *[Signature]*  
TOWN CLERK.

**- REVISION OF LOTS 85 TO 92 INCLUSIVE -**  
**" " " 114 TO 118 "**  
**- ALBERT J. BOUGHARD DEVELOPMENT -**  
**- PART OF LOT 2 "I" TOWNSHIP -**  
**- CARIBOU - ARROSTOCK COUNTY - MAINE -**  
**- AMENDMENT TO PLAN FILED IN BOOK 13 PAGE 18 -** also replacing plan  
**- ARROSTOCK REGISTRY OF DEEDS SOUTHERN DIST.** Filed in Book 13 page 15  
 Scale 1" = 100 Ft. August 18, 1953. *[Signature]*  
 Engineer.



**RH FOSTER ENERGY, LLC  
ON THE RUN, CARIBOU, MAINE  
PROPERTY OWNERS WITHIN 500 FEET OF LOT**

MAP	LOT	NAME / MAILING ADDRESS	PROPERTY ADDRESS
38 39	14 290	State of Maine 16 State House Station Augusta, ME 04333	145 Bennett Drive Caribou, ME 04736
39	232	Houlton Farms Dairy Inc. 25 Commonwealth Avenue Houlton, ME 04730	98 Bennett Drive Caribou, ME 04736
39	237	Caribou Church of Christ 9 Laurette Circle Caribou, ME 04736	3 Laurette Circle Caribou, ME 04736
39	241	Rared Caribou L.L.C. % Rite Aid Store #4130 P.O. Box 3165 Harrisburg, PA 17105	112 Bennett Drive Caribou, ME 04736
39	243	Dana Cassidy 30 Access Highway Caribou, ME 04736	118-124 Bennett Drive Caribou, ME 04736
39	249	MSB Leasing, Inc. P O Box 318 Machias, ME 04654	142 Bennett Drive Caribou, ME 04736
39	264	C.S Management 137 Bennett Drive Suite 2 Caribou, ME 04736	137 Bennett Drive Caribou, ME 04736
39	267	McDonalds Real Estate Comp. C/O H & D Enterprises, LLC 11 Masonic Building, 18 Market Square Houlton, ME 04730	127 Bennett Drive Caribou, ME 04736
39	272	Katahdin Trust Company P.O. Box 36 Houlton, ME 04730	105 Bennett Drive Caribou, ME 04736
39 39 39	277 294 295	Plourde & Plourde, Inc 11 Laurette Street Caribou, ME 04736	12 Laurette Street / 11 Laurette Street / 9 Laurette Street / Caribou, ME 04736
39	279	W. W. Wood Properties, LLC P.O. Box 88 Ellsworth, ME 04605	14 Evergreen Parkway Caribou, ME 04736
39	293	Justin R & Richard H Bell 480 New Dunntown Road Wade, ME 04786	13 Laurette Street Caribou, ME 04736

39	296	Tammie L Crouch & Christopher R. Fournier P.O. Box 949 Caribou, ME 04736	97 Bennett Drive Caribou, ME 04736
39	297	Louis Jr. Lavoie 93 Bennett Drive Caribou, ME 04736	93 Bennett Drive, Caribou, ME 04736
39	298	Gisele Clark 39 U S Route 1 Frenchville, ME 04745	8 Glendale Road Caribou, ME 04736
39	299	Anita M. Dionne - Dec C/O Steven Dionne 12 Glendale Road Caribou, ME 04736	12 Glendale Road Caribou, ME 04736
39	300	Doris V Pelkey 14 Glendale Road Caribou, ME 04736	14 Glendale Road Caribou, ME 04736
39	301	Janice Beaulieu 18 Glendale Road Caribou, ME 04736	18 Glendale Road Caribou, ME 04736
39	302	Vernon G & Jean Jalbert 20 Glendale Road Caribou, ME 04736	20 Glendale Road Caribou, ME 04736
39	303	Ruth M. Getchell - Life Estate 457 Main Street Caribou, ME 04736	24 Glendale Road Caribou, ME 04736
39	272A	Tim Donut U.S. Limited, Inc. C/O Ryan Property Tax Services P. O. Box 460389 Houston, TX 77056	109 Bennett Drive Caribou, ME 04736

# State of Maine



## Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

*In testimony whereof*, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this eighteenth day of October 2019.



Matthew Dunlap  
Secretary of State

### Additional Addresses

Legal Name	Title	Name	Charter #	Status
R. H. FOSTER ENERGY, LLC	Registered Agent		19990700DC	GOOD STANDING
Home Office Address (of foreign entity)		Other Mailing Address		



**MAINE**  
 Department of the Secretary of State  
 Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

**This record contains information from the CEC database and is accurate as of: Fri Oct 18 2019 09:40:29. Please print or save for your records.**

Legal Name	Charter Number	Filing Type	Status
R. H. FOSTER ENERGY, LLC	19990700DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
03/29/1999	N/A	MAINE

**Other Names (A=Assumed ; F=Former)**

MILFORD FRESHIES	A
PRESQUE ISLE FRESHIES	A
PRINCETON FRESHIES	A
SOMESVILLE FRESHIES	A
WINTERPORT FRESHIES	A
MACHIAS FRESHIES	A
MARS HILL FRESHIES	A
NEWPORT FRESHIES	A
ELM STREET FRESHIES	A
HILLTOP FRESHIES	A
ELLSWORTH FRESHIES	A
CALAIS FRESHIES	A
AIRPORT FRESHIES	A
SNOWS CORNER FRESHIES	A
SUNRISE L.P. GAS	A
CARVER HEATING	A

ON THE RUN	A
C. A. PELKEY FUELS	A
HIGGINS OIL CO.	A
CHAPMAN OIL	A
FAMILY FUEL	A
JONESY'S	A
STEAMBOAT PETROLEUM	A

**Clerk/Registered Agent**

DAVID M. AUSTIN  
EATON PEABODY  
P.O. BOX 1210  
BANGOR, ME 04402 1210

**Click on a link to obtain additional information.**

List of Filings

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Additional Addresses

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Certificate of Existence ([more info](#))

[Short Form without  
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(\$30.00)

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amendments](#)  
(\$30.00)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.  
If you encounter problems, visit the [troubleshooting page](#).

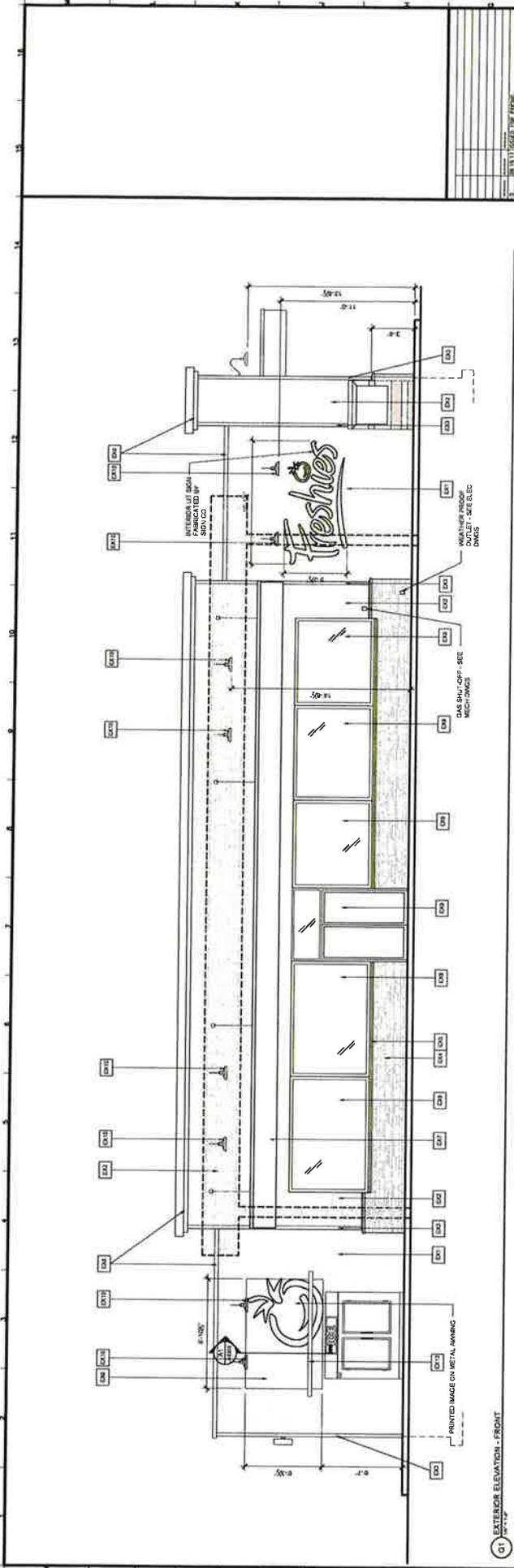


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01 EXTERIOR ELEVATION - FRONT

ISSUED FOR CONSTRUCTION  
05.29.18

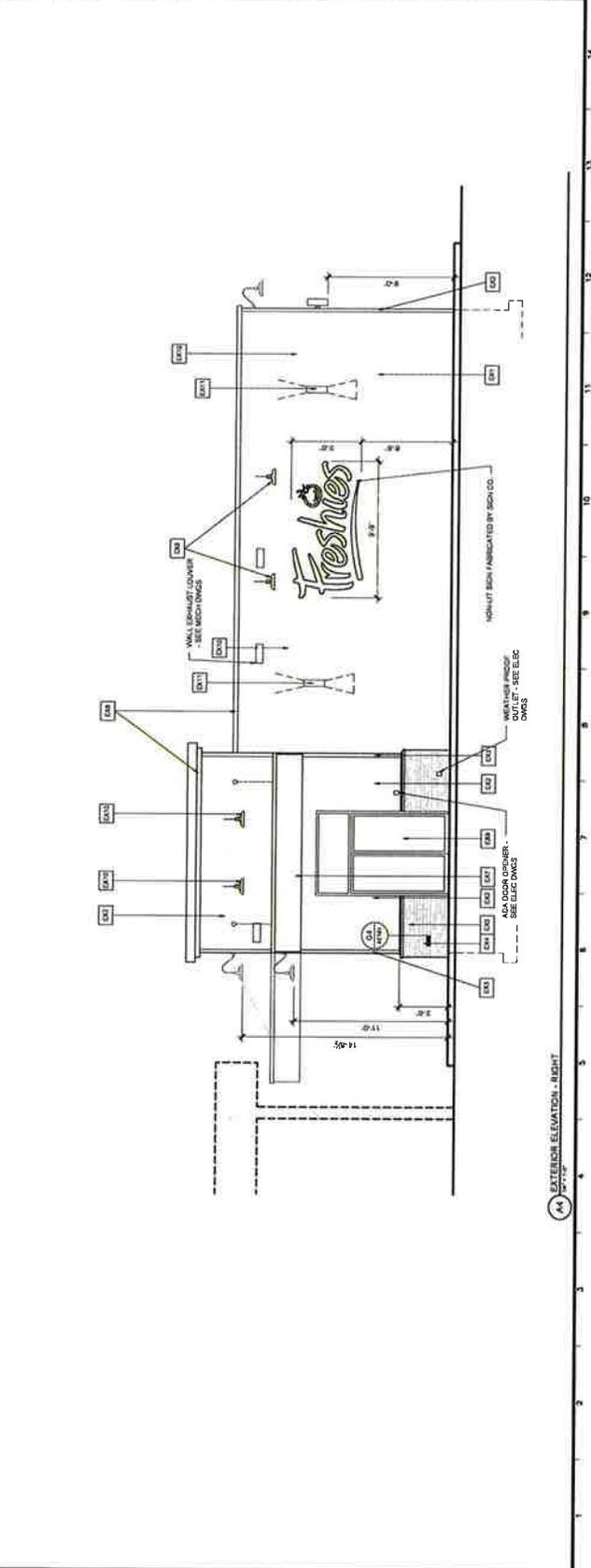
**TAC** Architectural  
Group Inc.  
40 Summer St., Suite 4 Bangor, ME 04401

RH FOSTER - MARS HILL  
27 MAIN STREET MARS HILL, MAINE

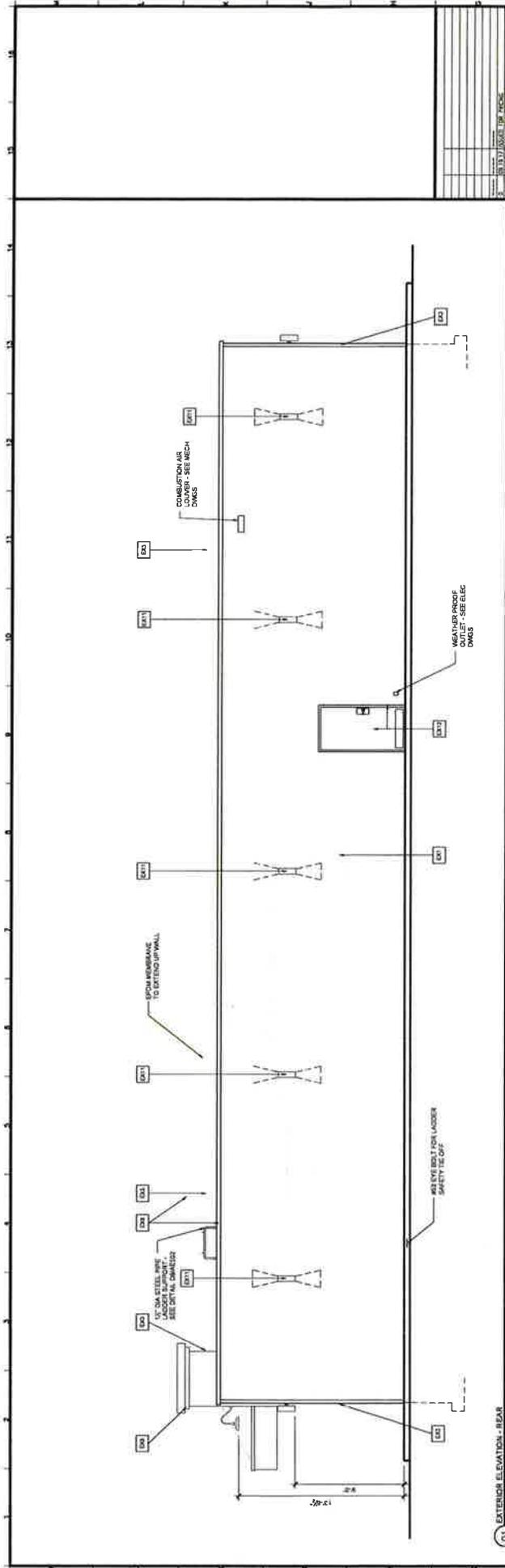
PROJECT NO. 18-008  
JOB NO. 18-008  
DRAWN BY: MM  
CHECKED BY: MM  
DATE: 05/29/18

EXTERIOR ELEVATIONS

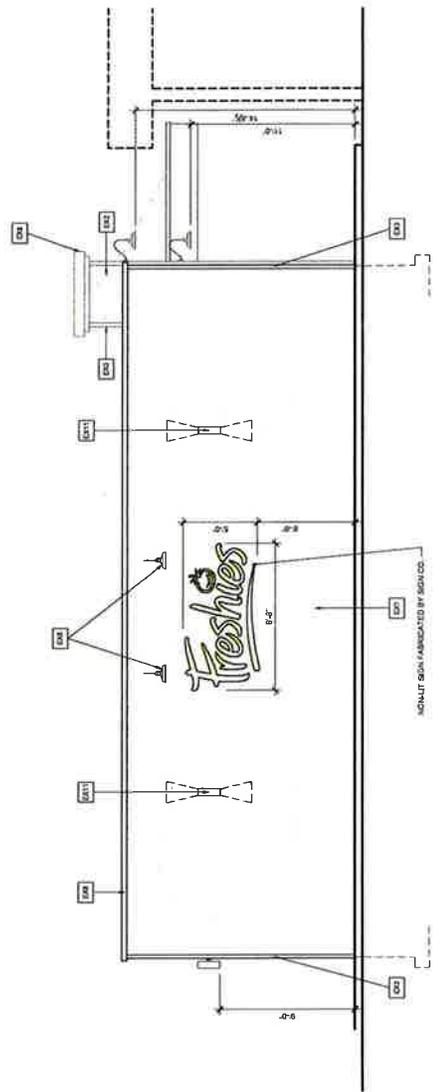
AE201



02 EXTERIOR ELEVATION - RIGHT



(A) EXTENSIVE ELEVATION - REAR



(A) EXTENSIVE ELEVATION - LEFT

(A) DETAIL - FAUX AWNING SIDE PROFILE

ISSUED FOR CONSTRUCTION  
05.29.18

TAC Architectural  
Grange, Inc.  
40 Summer St., Suite 4 Bangor, ME 04401



RH FOSTER - MARS HILL  
27 MAIN STREET MARS HILL, MAINE

PROJECT NO: 17-008  
DATE Dwg FILE: 0508 EXTERIOR ELEVATIONS  
DRAWN BY: JHH  
CHECKED BY: JHH  
COMPILED BY: JHH  
DATE PLOT: 05/29/18

EXTERIOR ELEVATIONS

AE202

**CONVENIENCE STORE EXTERIOR FINISH SCHEDULE**

CODE	DESCRIPTION	COLOR	MANUFACTURER CONTACT
EX1	8" HAZELPINE LAP SIDING - SMOOTH	CLARENDON	JAMES HARDIE 1-800-374-7243
EX2	8" HERRICKWANT LAP SIDING - SMOOTH	COLOR COMBINATION	JAMES HARDIE 1-800-374-7243
EX3	8" HERRICKWANT LAP SIDING - SMOOTH	COLOR TABLE MANUFACT BY (OR EQUAL)	JAMES HARDIE 1-800-374-7243
EX4	8" HERRICKWANT LAP SIDING - SMOOTH	8" HERRICKWANT SIDING	JAMES HARDIE 1-800-374-7243
EX5	8" HERRICKWANT LAP SIDING - SMOOTH	COLOR ANCTIC WHITE	JAMES HARDIE 1-800-374-7243
EX6	LEGGERTONE VINYLER	COLOR BLACK COUNTY	CULTURED STONE BY BIRMAI 802.265.1777
EX7	SILL STONE	BRISLE SOUTHERN LEDGED ONE	CULTURED STONE BY BIRMAI 802.265.1777
EX8	ANGLED PAIR METAL AWNING	COLOR 200220 SPRING MOSS (VERIFY WITH CUSTOMER)	CONDALY ARCHITECT BENJAMIN MOORE PAINT
EX9	COVERED BRIMS BY APPLICATIONS	PAVEMENT PAINT FOR SUBSTRATE	CONDALY ARCHITECT BENJAMIN MOORE PAINT
EX10	ANGLED PAIR METAL AWNING	COLOR 200220 SPRING MOSS (VERIFY WITH CUSTOMER)	CONDALY ARCHITECT BENJAMIN MOORE PAINT
EX11	ANGLED PAIR METAL AWNING	ROCKET PAINT FOR SUBSTRATE	CONDALY ARCHITECT BENJAMIN MOORE PAINT
EX12	METAL CAPSPROFANCE	COLOR ZINC COLE	INTERWOOD (OR EQUAL) 1-800-271-8377
EX13	UV WOOD TREATMENTS	UV WOOD TREATMENTS	CONDALY ARCHITECT 1-800-271-8377
EX14	THE ORIGINAL WARDHOUSE COORSNECK LIGHT	UN COORSNECK ARM	MANULUCH ELECTRIC (OR EQUAL) 1-800-407-8788
EX15	EXTERIOR SCIENCE LIGHT	COLOR AQUAMINI RED	COOPER LIGHTING 1-800-368-9611
EX16	COMBINATION UPLIGHT AND DOWNLIGHT	LUMIERE WEST WOOD 7PK-2	SHERRILL WILLIAMS 1-800-368-9611
EX17	EXTERIOR GRABE PAINT	STAINLESS STEEL	PERAZONA SCANS 800.840.3888
EX18	ANGLED AWNING LED LIGHT	COLOR TO MATCH (EXT)	

**EXTERIOR GENERAL NOTES**

- 1) DONNET LOCAL CONTRACTOR FOR FINISHED MATERIALS.
- 2) VERIFY ALL MATERIALS WITH MANUFACTURER'S APPLICATION AND GRAPHIC.
- 3) MATERIALS MAY NOT BE SUBSTITUTED WITHOUT WRITTEN APPROVAL FROM ARCHITECT.
- 4) SCHEDULE TO VERIFY ALL FINISHES WITH MANUFACTURER'S SPECIFICATIONS WITH OWNERS AND/OR FINISH SOLUTIONS PRIOR TO PRODUCTION.
- 5) ALL HEIGHTS TO BE VERIFIED BY ARCHITECT.

ISSUED FOR CONSTRUCTION  
05.29.18

**TA** Architectural  
*Group Inc.*  
40 Summer St., Suite 4 Bangor, ME 04401.



RH FOSTER - MARS HILL  
27 MAIN STREET MARS HILL, MAINE  
PROJECT NO. 17-078  
JOB NO. TLL - 4000 URBAN TRAIL DEVELOPMENT  
DRAWN BY: MM  
CHECKED BY: MM  
DATE: 05/29/18  
CONTRNO: 207

EXTERIOR FINISH SCHEDULE  
AE203

# Future Land Use Plan

## *Future Land Use Plan*

Goal: To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and preventing development sprawl.

<i>Policies</i>	<i>Strategies</i>	<i>Responsibility</i>	<i>Implementation</i>
To coordinate the community's land use strategies with other local and regional land use planning efforts.	Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	Planning Board	Ongoing
To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.	Amend Land Use Ordinances to align with Future Land Use Plan	Planning Board/Code Enforcement Officer	2015 <b>On going</b>
To support the level of financial commitment necessary to provide needed infrastructure in growth areas.	Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	City Council	Ongoing
To establish efficient permitting procedures, especially in growth	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	City Manager	Ongoing
To protect critical rural and critical waterfront areas from the impacts of development.	Provide the Code Enforcement Officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	City Manager	Ongoing
	Track new development in the community by type and location	Code Enforcement Officer	Ongoing
	Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan	City Council/City Manager	Ongoing
	Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.	Planning Board	2019

## GROWTH AREAS & IMPLEMENTATION

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

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

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

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

### **Critical Natural Resources**

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

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

## LAND USE DISTRICTS

### Special Development Zones

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

The city has two special development zones. These two zones are sites that are currently developable or will shortly be in a position to be developed and can accommodate large-scale growth with minimal or no municipal infrastructure investment. Both sites, one being the riverfront area and the other being the former "Birds Eye" site, are currently equipped with water and sewer, rail access, high visibility, near downtown, and have served previous industrial uses.

These two sites represent the best case scenario for large projects to be built with no infrastructure expansions, thus creating self-sustaining tax bases. If residential development were to take place in either site the focus shall be on large apartment/condo complexes that will accommodate up to several hundred residents in each area; however this much residential growth is not anticipated. There is further benefit from removing the riverfront area from industrial uses, most of which have faded, to more sustainable commercial/retail uses.

### Residential District

The Residential District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The District is expected to contain most of higher density single-family type dwellings likely to be needed by the community as well as multi-family or apartment type dwellings likely to be needed by the community. Certain additional uses which meet the requirements of this Ordinance may be permitted which will contribute to balanced neighborhoods and enhance the attractiveness of the community.

Caribou wants to maintain clean, safe, and healthy neighborhoods that are adaptable to a changing demographic need including more seniors and smaller families, while maintaining opportunities for easy entry into the housing and rental market. Combining the two residential districts into one simplifies zoning for both the city and prospective builders and allows housing to develop throughout the City core in a manner consistent to meet the changing demographics of the City.

Currently the areas zoned R-1 and R-2 that will become the new residential zone has the capacity for development infill and new residential developments in pockets throughout many neighborhoods. This infill is highly desirable as it brings more people into the greater downtown area and does not require additional infrastructure expansions. Certain residential areas could accommodate in-laws, split lots, and replacement of outdated housing stock or replacement of unused buildings to condense housing into the City's core neighborhoods.

Merging two residential districts into one does not change the desired use of the area in question. At one point in time the primary distinction was to keep multi-family homes in one residential zone and single family homes in a separate zone. With changing demographics however larger

single family homes are more readily used and reused as conversions to multifamily homes as many residents, both seniors and young families are looking to downsize and older larger homes in the center of town are less fiscally feasible as single family homes. In effect the intended uses for two separate zones have shifted and created a conglomeration of housing. Continuing to allow any type of housing in the residential zone allows this to continue and the City to make the most of its available in town lots; this is critical to prevent development in the rural zone which often adds costly infrastructure for the City to maintain. It is in the interest of the City to maximize the opportunity for housing to locate in town as opposed to in the rural area.

Continued growth and development, including conversion, of in-town lots located in the new residential zone will not require any municipal infrastructure expansion and in fact will prevent the expansion and continuation of infrastructure in the rural parts of town. This will further add to the fiscal viability of maintaining City roads and other infrastructure as well as potentially force small scale development out of the rural parts of town and into the urban core.

### **Rural District**

The Rural District encompasses most of the area outside the urban center and is intended for the kinds of uses which have traditionally predominated in rural New England; forestry and farming, farm residence, and a scattering of varied uses not inconsistent with a generally open, non-intensive pattern of land use. The minimum lot size requirement is high in order to prevent over-development where public sewers are not feasible and where a full range of urban services cannot be provided economically.

Given the immense space available in the rural district it is unlikely that proposed or potential developments would impact the overall nature of the district and the City's desire to maintain its rural areas in a rural state.

The rural district of Caribou, comprising most of the area outside the urban core, has the potential to accommodate any amount or type of development. The challenge is small scale residential development and single family homes which spread out infrastructure and often require more municipal investment than will be recovered through property taxes. Development in this zone should be limited to agricultural operations, or an industrial or residential operation that is of sufficient size to generate enough taxation to pay for the required infrastructure.

Larger subdivisions, if located in the rural district but close to town, may be permissible if the size and scope of the subdivision warrants municipal investment in required infrastructure; however given building trends over the last 10 years this is unlikely. There are two former industrial sites in the rural district that could benefit from redevelopment, or potentially land adjacent to the Caribou Municipal Airport or Cary Medical Center (its own district) that could be beneficial as long as development in the rural district is self-sustaining with tax revenue. Larger "country" roads should be discontinued and small scale residential development along many of these roads should be discouraged as they will not contain the necessary tax base to continue supporting these roads.

Caribou should investigate the implementation of substantial impact fees for small scale residential development in the rural district as this type of development should be discouraged, since it adds little value and does not serve as an attractant to potential businesses or residences, mainly serving to force the city to maintain an unsustainable infrastructure level.

### **Downtown District**

The Downtown District is intended primarily for commercial uses to which the public requires easy and frequent access. Centrally located and at the center of the existing downtown business district, the Downtown District is intended to encourage the concentration of commercial development to the mutual advantage of customers and merchants. In order to protect the integrity of the Downtown Zone, residential dwelling space is not allowed on the first floor (street level) of buildings in the Downtown Zone. Accessory and incidental residential dwelling units may be developed on the floors other than the first floor and setback requirements are eliminated in the narrowly defined downtown district.

The vision for the downtown area is a traditional downtown with mixed uses (residential above the first floor) and the area serving as a pedestrian friendly gathering place for the community. The potential for development in the downtown district is substantial as the city has and will continue to make substantial investments in marketing and economic development in the downtown area and ample commercial space exists. Furthermore the existing inventory of parking lots and pedestrian friendly design overcomes the first hurdles often encountered in the development of an active downtown. Constraints include the four structures known as the "Downtown Mall" which are less appropriate for retail development and architecturally are dated, out of line with nearby development, and focus on professional services more than the retail and food service that will draw individuals to downtown.

The definition of the Downtown Zone can be expanded to include nearby Water Street, originally a part of the traditional downtown Caribou but without much development currently, which allows the downtown district to begin expanding towards the riverfront area and can serve as a connector between downtown and the riverfront. Over time High Street and Bennett Drive could be added to the downtown district/zoning in the future, consistent with the City's vision that the traditional downtown as well as the connector of High Street and the commercial area of Bennett Drive all collectively be referred to and developed as Caribou's Downtown.

Future municipal investment in the downtown district is required, though major acquisitions and development have already been completed through the Urban Renewal process in the late 1970's/early 1980's. Sidewalk and site amenities will need to see continued investment, the City would benefit from municipal investment in storefront improvement.

### **Commercial District**

The Commercial District is intended primarily for commercial uses to which the public requires free and easy access and to provide for a wide range of associated activities in the business community. In order to protect the integrity of the Commercial Zone, residential dwelling units

are not allowed on the first floor (street level) of buildings in the Commercial Zone. Accessory and incidental residential dwelling units may be developed on the floors other than the first floor.

The Commercial District contains the primary location for retail and other commercial development in the community. Most of the City's current commercial district is served by water and sewer and requires little to no additional infrastructure to maintain and grow.

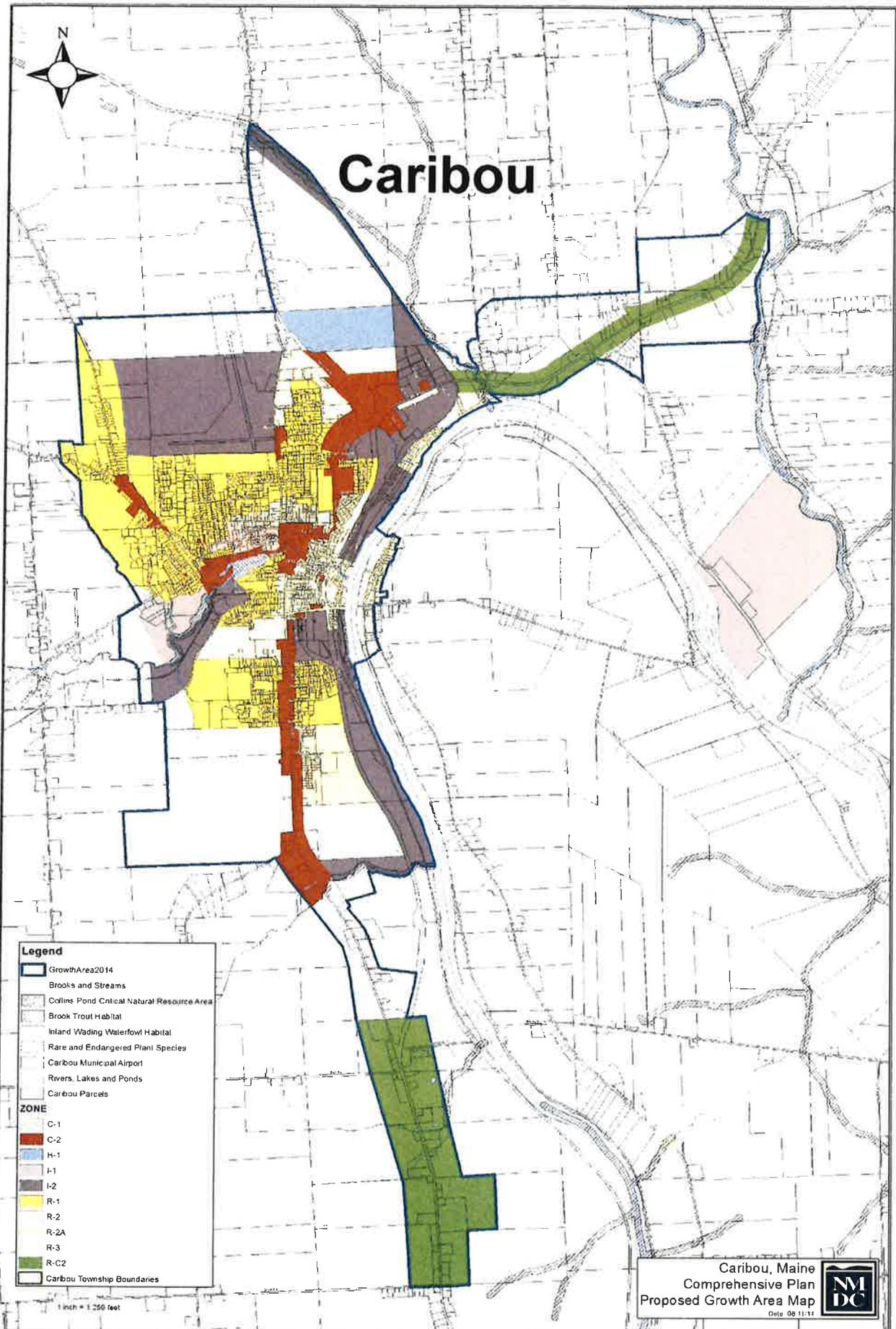
### **Industrial District**

The Industrial District is to provide land which is conveniently located with respect to transportation and municipal services and where other conditions are favorable to the development of industry and which at the same time is so located as to prevent undesirable conflict with residential and business uses. The industrial area for the City of Caribou will primarily be located along Access Highway, which has traditionally served as an industrial area for the City and contains the City's industrial park.

The City will transition from having two separate industrial districts to one land use type. The primary driver behind this decision is the elimination of several industrial districts along the riverfront area in Caribou and elsewhere in town. The City will attempt to condense industrial development to sites that are accessible to necessary infrastructure and away from natural resources such as the riverfront. Condensing industrial uses to these areas will allow industry to develop in a manner that will not expand infrastructure costs to the City. Industrial development in rural parts of town will be limited to large scale operations on previously-zoned industrial areas that can create a self-sustaining tax base and not required municipal infrastructure investment.



# Caribou



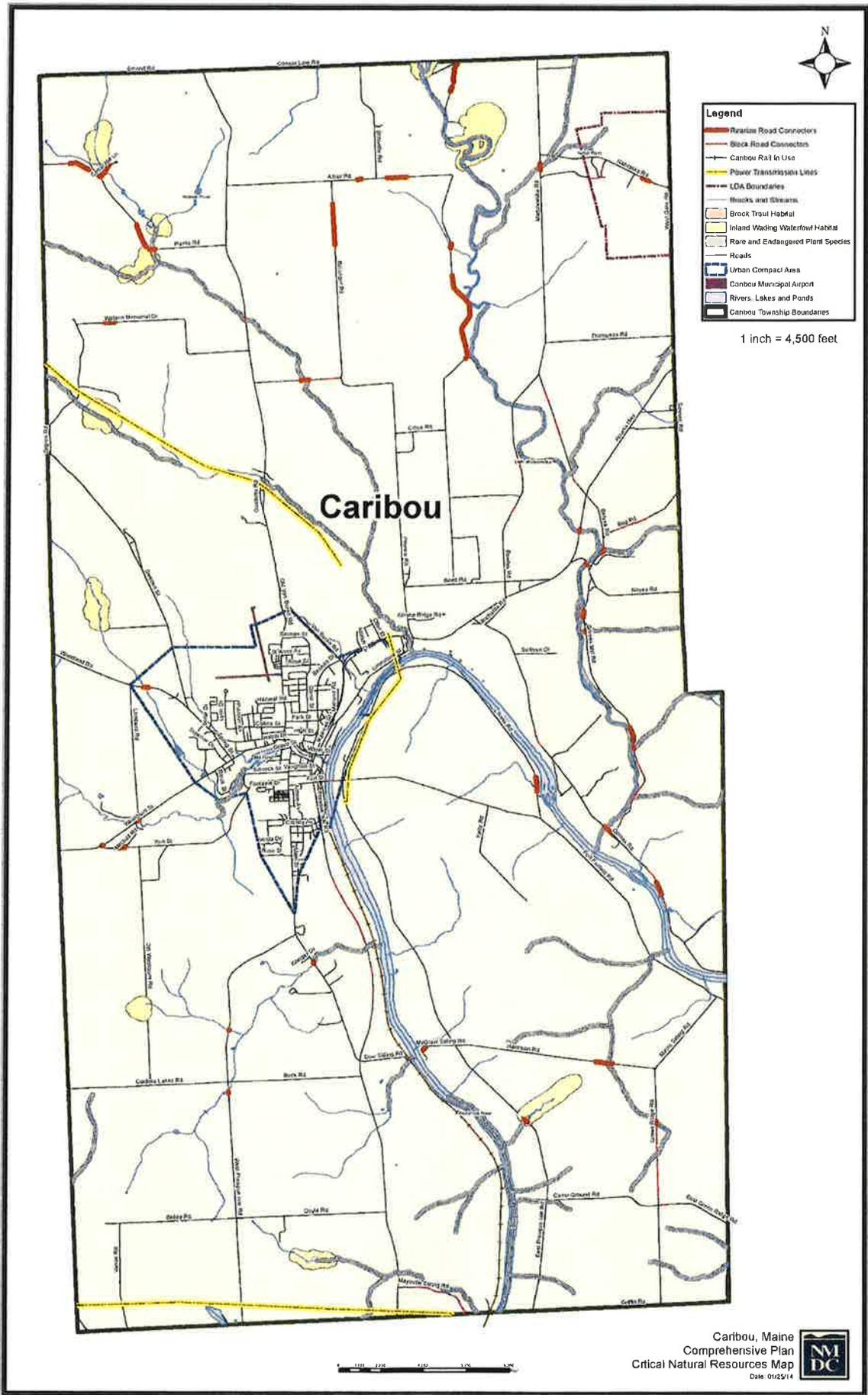
- Legend**
- GrowthArea2014
  - Brooks and Streams
  - Collins Pond Critical Natural Resource Area
  - Brook Trout Habitat
  - Inland Wading Waterfowl Habitat
  - Rare and Endangered Plant Species
  - Caribou Municipal Airport
  - Rivers, Lakes and Ponds
  - Caribou Parcels
- ZONE**
- C-1
  - C-2
  - H-1
  - I-1
  - I-2
  - R-1
  - R-2
  - R-2A
  - R-3
  - R-C2
  - Caribou Township Boundaries

1 inch = 1,250 feet

Caribou, Maine  
Comprehensive Plan  
Proposed Growth Area Map  
Date 08/11/14



60



# Appendix A: Existing Land Use Plan

## ZONE DESCRIPTIONS

### **R-1 Residential District.**

The R-1 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The District is expected to contain most of higher density single-family type dwellings likely to be needed by the community. Certain additional uses which meet the requirements of this Ordinance may be permitted which will contribute to balanced neighborhoods and enhance the attractiveness of the community.

### **R-2 Residential District.**

The R-2 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The R-2 District is expected to contain most of the multi-family or apartment type dwellings likely to be needed by the community. However, in harmony with the established neighborhoods, predominant land use will probably continue to be single-family residence. As in the R-1 District, certain additional uses which meet the requirements of this Ordinance may be permitted, which contribute to balanced neighborhoods and enhance the attractiveness of the community.

### **R-3 Residential District.**

The R-3 District encompasses most of the area outside the urban center and is intended for the kinds of uses which have traditionally predominated in rural New England; forestry and farming, farm residence, and a scattering of varied uses not inconsistent with a generally open, non-intensive pattern of land use. The minimum lot size requirement is high in order to prevent over-development where public sewers are not feasible and where a full range of urban services cannot be provided economically.

### **C-1 Commercial District.**

The C-1 District is intended primarily for commercial uses to which the public requires easy and frequent access. Centrally located and at the center of the existing downtown business district, the C-1 District is intended to encourage the concentration of commercial development to the mutual advantage of customers and merchants.

### **C-2 Commercial District.**

The C-2 District is intended primarily for commercial uses to which the public requires free and easy access and to provide for a wider range of associated activities in the business community than in the "C-1" District.

### **RC-2 Commercial District.**

The RC-2 District is intended for commercial uses to which the public requires free and easy access. The lot size requirements are larger than other commercial Districts, since the area may not be serviced by public sewer, and the setback requirements are greater, since most RC-2 Districts are expected to be along major traveled roads.

### **I-1 Industrial District.**

The I-1 District is to provide land which is conveniently located with respect to transportation and municipal services and where other conditions are favorable to the development of industry and which at the same time is so located as to prevent undesirable conflict with residential and business uses.

### **I-2 Industrial District.**

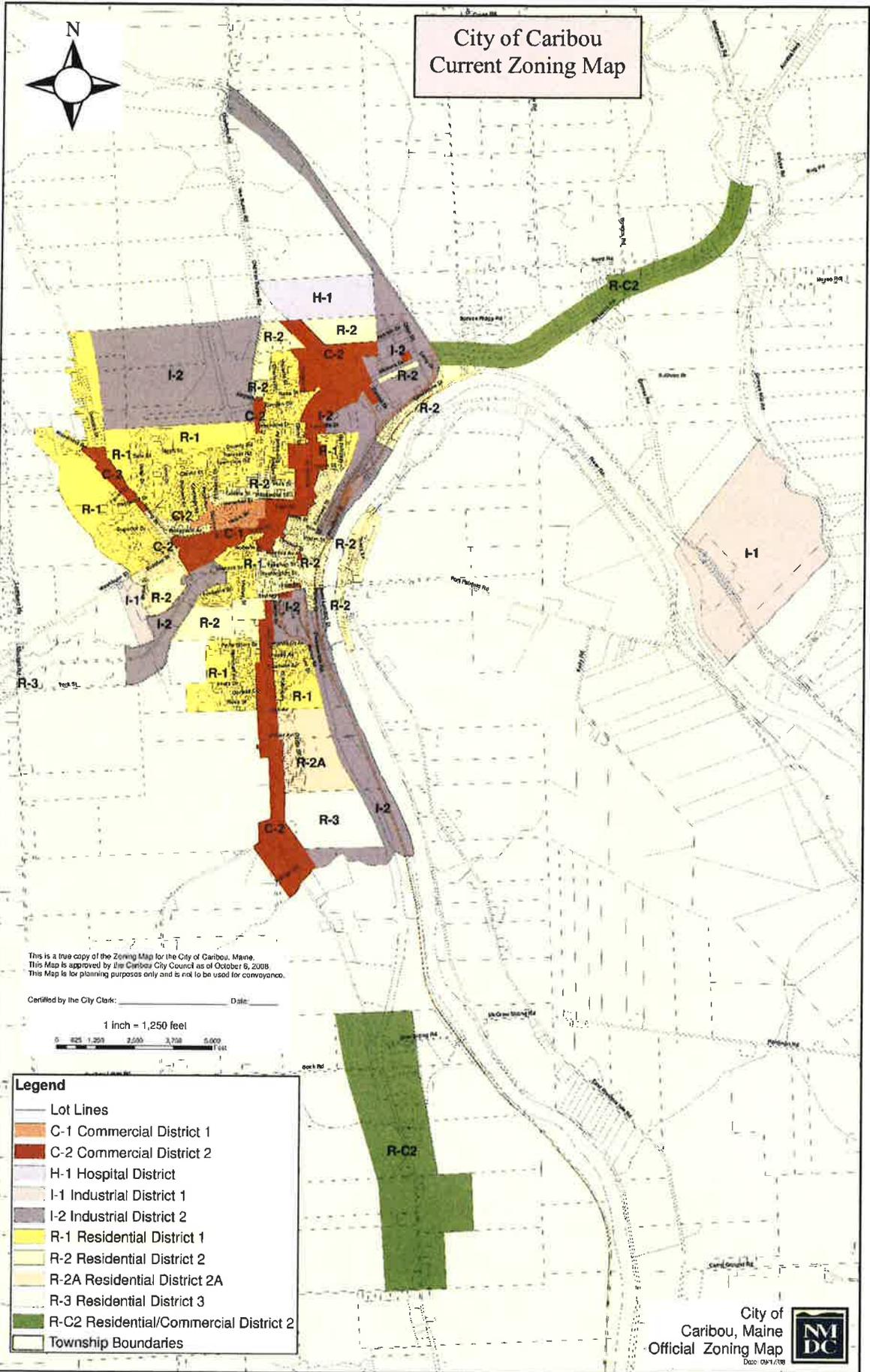
The I-2 District is to provide land which is conveniently located to transportation facilities for business activities which require extensive land area, but do not require close proximity to residential and commercial areas of the community and to promote such land use in the community while at the same time locating such activity as to prevent undesirable conflict with residential and business uses and reduce traffic congestion in these areas.

### **H-1 Health Related District.**

The H-1 District is intended primarily for health use or uses compatible with a hospital or health-related purpose. Located in the proximity of the Cary Medical Center, the H-1 District is intended to encourage the concentration of medically related development for efficient land use.

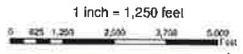
**Historical Note:** Land Use Table was amended July 17, 2006; Land Use Table RC-2 Zone was amended September 24, 2007 and Land Use Table R-3 Zone, Automobile Uses were amended October 29, 2007; Land Use Table R-3 Zone was amended and R-4 Zone was deleted July 14, 2008; R2-A District dissolved -- amended January 11, 2010; Agricultural Product Storage as amended February 13, 2012; Kennels as adopted February 13, 2012; Telecommunications Towers as adopted March 12, 2012.

# City of Caribou Current Zoning Map



This is a true copy of the Zoning Map for the City of Caribou, Maine.  
 This Map is approved by the Caribou City Council as of October 6, 2008.  
 This Map is for planning purposes only and is not to be used for conveyance.

Certified by the City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_



Legend	
	Lot Lines
	C-1 Commercial District 1
	C-2 Commercial District 2
	H-1 Hospital District
	I-1 Industrial District 1
	I-2 Industrial District 2
	R-1 Residential District 1
	R-2 Residential District 2
	R-2A Residential District 2A
	R-3 Residential District 3
	R-C2 Residential/Commercial District 2
	Township Boundaries

City of  
 Caribou, Maine  
 Official Zoning Map  
 Date: 09/17/08

## LOT STANDARDS AND DIMENSIONS

	Min. Lot Size	Min. Lot frontage	Min. Lot Coverage	Minimum Setback Dimensions Principal and Accessory Structures				Max Height
				Front *	Side	Rear		
R-1	Single Family Dwelling: 9,000 SF Two Family Dwelling 10,500 SF Other Allowed Use: 12,000 SF	Single Family Dwelling: 85' Two Family Dwelling: 95' Other Allowed Use: 100'	30%	20'	5'	10'	35'	
R-2	Single Family Dwelling: 9,000 SF Two Family Dwelling 10,500 SF Multi Family Dwelling: 12,000 SF Plus 1,500 SF for Each Additional Dwelling Unit. Other Allowed Use: 10,500 SF	Single Family Dwelling 75' Two Family Dwelling 85' Multi Family Dwelling 95' Plus 10' for Each Additional Dwelling Unit Other Allowed Use: 85'	30%	20'	5'	10'	35'	
<b>RC-2</b>	<b>43,560 SF</b>	<b>150'</b>		<b>30'</b>	<b>15'</b>	<b>15'</b>	<b>60'</b>	
R-3	Single Family Dwelling: 43,560 SF Two Family Dwelling: 65,000 SF Multi Family Dwelling: 87,000 SF Plus 10,000 SF for Each Additional Dwelling Unit Other Allowed Use: 65,000 SF	Single Family Dwelling: 150' Two Family Dwelling: 160' Multi Family Dwelling: 175' Plus 10' for Each Additional Dwelling Unit Other Allowed Use: 160'	30%	30'	15'		35'	
C-1			100%	0'	0'	0'	45'	
C-1			50%	10'	10'	10'	45'	
I-1	43,560 SF	100'	75%	20'	10'	20'	45'	
<b>I-2</b>	<b>43,560 SF</b>	<b>100'</b>	<b>40%</b>	<b>20'</b>	<b>10'</b>	<b>20'</b>	<b>45'</b>	
	W/Public Sewer: 9,000 SF WO/Public Sewer: 20,000 SF	75'	40%	40'	10'	20'	0'	

## EXISTING LAND USE INFORMATION

As established in the Zoning and Land Use Ordinance, the City of Caribou wishes to provide a direction of growth to accomplish a positive environment and quality of development for both residential and commercial activities. Well defined neighborhoods that encourage similar activities and uses promote growth without infringing on the quiet enjoyment of residential homes or restricting commercial growth within our community. Much of the local economy is driven by agricultural activities and support services. Our goal is to ensure a balanced and supportive municipal approach to both residential and commercial growth.

Most recent residential development has occurring in the rural areas of the community on larger individual lots. A much smaller number of residential homes have been built in our urban subdivisions during the last ten years. For the most part, commercial development has been agricultural in nature. Presently the Commercial Zones are mostly developed. The Industrial Zones have space available. The Caribou Planning Board has revised the Land Use Chart to now allow many commercial activities within the Industrial Zones. In doing so; The City of Caribou

promotes growth consistent with the Comprehensive Plan. The redevelopment of existing commercial space has established Caribou as a service center for central Aroostook County. Available commercial and industrial space welcomes new development. The former site of an agricultural produce processing plant provides plenty of space for new commercial or industrial development.

It will be in the best interest of Caribou to maintain an active and progressive Planning Board. A dynamic vision for the community can be obtained through planning based on economic and developmental trends. Zoning regulations can be used to encourage development. Many business owners and developers recognize the benefits to having the protection of zoning regulations. Caribou currently enforces the Maine Uniform Building and Energy Code, Maine Plumbing Code, municipal and state Land Use Regulations, Shoreland Zoning Regulations and the National Flood Insurance Program.

The administration of Caribou's land use regulations are accomplished through the Planning Board, Zoning Board of Appeals and the Code Enforcement Officer. The Planning Board consists of seven members, all volunteers, appointed by the City Council. Both planning and application review for subdivisions and site design occur at the Planning Board's monthly meetings. The Zoning Board of Appeals hears both Zoning Appeals and Administrative Appeals. Our Zoning Board of Appeals consists of 5 members, appointed by the City Council.

The Caribou Zoning Board of Appeals is unique in the State of Maine. All five members are Maine certified Code Enforcement Officers in Land Use, Zoning and Shoreland Zoning. Enforcement of Zoning and Land Use violations is done by the Code Enforcement Officer.

Caribou does participate in the National Flood Insurance Program. The City of Caribou currently uses Flood Insurance Rate Maps dated August 1, 1980. The ordinance is consistent with state and federal standards. Identified flood hazards are typically along the Aroostook and Madawaska Rivers. Historical events show the Flood Insurance Rate Maps to be accurate.

## **MAJOR DEVELOPMENT WITHIN THE LAST TEN YEARS**

### **Potato storage buildings:**

1. Ayer Farm, Presque Isle Rd.
2. Irving Farms, Buck Rd.
3. Irving Farms, Caribou Lake Rd.
4. Blackstone Farms, East Presque Isle Rd.
5. Scott Martin, Albair Rd.
6. Bouchard Farms, Van Buren Rd.
7. Bouchard Farms, Van Buren Rd.

### **Misc. new commercial, industrial, institutional buildings:**

1. Salar Self Storage, Solman St.
2. Larry's Construction, Aldridge Dr.
3. Boy Scout Building, Aldridge Dr.

4. S.W. Collins Warehouse, Hatch Dr.
5. Assembly of God Meeting Hall, Sweden St.
6. Complete rebuild of McDonalds, Bennett Dr.
7. Major renovation of DHHS Building, Skyway Plaza
8. Construction Under Way for new K – 8 School
9. New Dunkin Donuts
10. Lyndon Heights Condominiums
11. Northern Maine Brewing Company
12. County Ag and Turf
13. Beaugard Equipment

**New Residential Single Family:**

Urban

1. Superior Dr. (1)
2. Raymond Joseph Dr. (1)
3. Solar Slopes (3)

Suburban

1. Washburn Rd. (2)
2. Albair Rd. (2)
3. Belanger Rd. (1)
4. Powers Rd. (2)
5. Richards Rd. (2)
6. Emond Rd. (3)
7. E. Presque Isle Rd. (1)
8. Plante Rd. (2)