



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday, May 14, 2020 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

**DUE TO THE COVID-19 PANDEMIC, THIS MEETING IS CLOSED TO THE PUBLIC BUT WILL BE BROADCAST VIA CABLE CHANNEL 1301 AND THE CITY'S YOUTUBE CHANNEL
SOME PLANNING BOARD MEMBERS WILL BE PARTICIPATING VIA THE ZOOM APPLICATION**

- I. Call Meeting to Order
- II. Approval of Minutes from the March 12, 2020 Planning Board Meeting. Pgs. 2-3
- III. Public Hearings
 - a. Caribou Solar Power, LLC. Use Permit application for the placement of a solar array at Tax Map 7, Lot 32 Washburn Street. Tax Map 7, Lot 32 is a "split Zone" lot with land uses of both I-1 and R-3. I-3 is an appropriate zoning district for a solar array application and the R-3 district requires approval by Planning Board for a Public Utility application. Pgs. 4-17
 - b. Synergen Caribou, LLC. Use Permit application for the placement of a solar array at Tax Map 16, Lot 30 Ogren Road. The City of Caribou is working with Jones Associates in the placement of SynerGen Caribou, LLC solar array at the closed Ogren Road Landfill facility. Pgs. 18-23
- IV. New Business
 - a. Proposed Medical Marijuana Shop at Warehouse Bar and Grill, 14 Evergreen Parkway. The shop area will be located in the existing building but separated from the existing Bar and Grill Business with separate and independent ingress and egress. Use Permit Application pending.
- V. New Communications
 - a. Developments, looking ahead: Current building projects in the City include County Electric Warehouse on York Street, new Par and Grill Restaurant at 6 Carrol Street and Emera's new Equipment Switching Building on Lower Lyndon Street.
- VI. Staff Report
 - a. Blight Initiative
- VII. Comprehensive Plan Update
 - a. Future Land Use Plan
- VIII. Chapter 13
 - a. Manager's Minute
- IX. Other Business
- X. Adjournment



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Caribou Planning Board Meeting Minutes Thursday, March 12, 2020 @ 5:30 pm City Council Chambers

Members Present: Robert White, Dan Bagley, Christine Solman, Amanda Jandreau, Drew Ayer and Frank McElwain

Members Absent: David Corriveau

Others Present: Ken Murchison –CEO/Zoning Administrator; Dennis Marker –City Manager; Tom Ayer –City Council Liaison; Denise Lausier –Executive Assistant to the City Manager

- I. Call Meeting to Order** –The meeting was called to order at 5:30 pm.
- II. Approval of Minutes from the February 13, 2020 Planning Board meeting** – Frank McElwain moved to approve the minutes as presented; seconded by Drew Ayer. Motion carried with all in favor.
- III. Public Hearing** – CEO Ken Murchison explained that no public hearings were required after further research.
- IV. New Business** – CEO Ken Murchison explained that for these three items no public hearings were required after further research.
 - a. Use Permit for Damian Languell, 5 Bennett Drive.**
 - b. A Proposed Building Permit for 271 Fort Fairfield Road, Map 8, Lot 31-C involving the reinforcement of the existing communications tower.**
 - c. A Proposed Building Permit for 271 Fort Fairfield Road, Map 8, Lot 31-C involving the removal of existing equipment and installation of new equipment for the modernization of cellular communications.**
- V. New Communications** –
 - a. Developments, looking ahead: Staff assisted developers with 3 building permits and a sign permit and provided guidance on additional building and sign permits.** – CEO Ken Murchison explained that there is interest in a very large solar array on 25 acres. They don't have a permit yet but the City has received the fee. Troy Haney, Haney's Building Solutions was also in for a building permit, he is building a showroom and it's underway.
- VI. Staff Report** –
 - a. Blight Initiative** – CEO Ken Murchison explained that the Blight Commission has met a few times now. They now have tools and a list of services to help people. Christine Solman has been an active participant for the Blight Commission. CEO Murchison has spoken with the City

Manager in Sanford on how they implemented their Land Bank which is part of our blight initiative. They hired someone to set it up and since have acquired 80 properties and demolished 25 properties. The man they hired has done extensive work on Land Banks. CEO Murchison has his contact information and will reach out to him. CEO Murchison and Assessor Penny Thompson will continue working on the blight survey of the City.

- b. **“Good to Knows”** – CEO Ken Murchison included in the Board packet the Code Enforcement Office ‘Good to Knows’ that were distributed this week. Each department compiles their ‘Good to Knows’ for the week and Assistant Denise Lausier puts them into a report to go out to the City Council and employees at the end of each week.
- c. **Council Priorities** – CEO Ken Murchison also included the City Council priorities list in the Board packet to review.

VII. Comprehensive Plan Update –

- a. **Future Land Use Plan** – CEO Ken Murchison shared with the Board the current Future Land Use plan and some changes that he has proposed. Discussion on combining or not combining residential zones, the downtown district, changing some areas in the text that limited growth to encouraging growth and development of the old Birdseye site.

VIII. Chapter 13 –

- a. **City Manager’s Notes** – City Manager Dennis Marker gave a presentation on the work he has done on Chapter 13, Zoning of City Code; Section 13-100. Manager Marker stated that currently, there is not good uniformity in the document. There is a need for better organization, to consolidate processes together, clean up inconsistencies and update with new laws, etc. Manager Marker will be presenting the Board a section at a time as the document is reworked. They reviewed proposed changes to Section 13-100.

- IX. **Other Business** – CEO Ken Murchison stated that the University of Maine capstone students are working on a project on Lower Lyndon Street owned by the Atlantic Salmon for Northern Maine. The students will aid in the design of a fish hatchery and adjoining park area.

- X. **Adjournment** – The meeting was adjourned at 7:19 pm.

Respectfully Submitted,

Christine Solman
Planning Board Secretary

CS/dl



City of Caribou Use Permit Application

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

Public Hearing Notification fee \$90.00

Date Received: 03/16/2020

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

Owner of Property: CARIBOU SOLAR POWER, LLC Phone: (207) 498-8332 x 303

Mailing Address: 137 Bonnet St. Suite 2
CARIBOU, MAINE 04736

Location of Property: _____

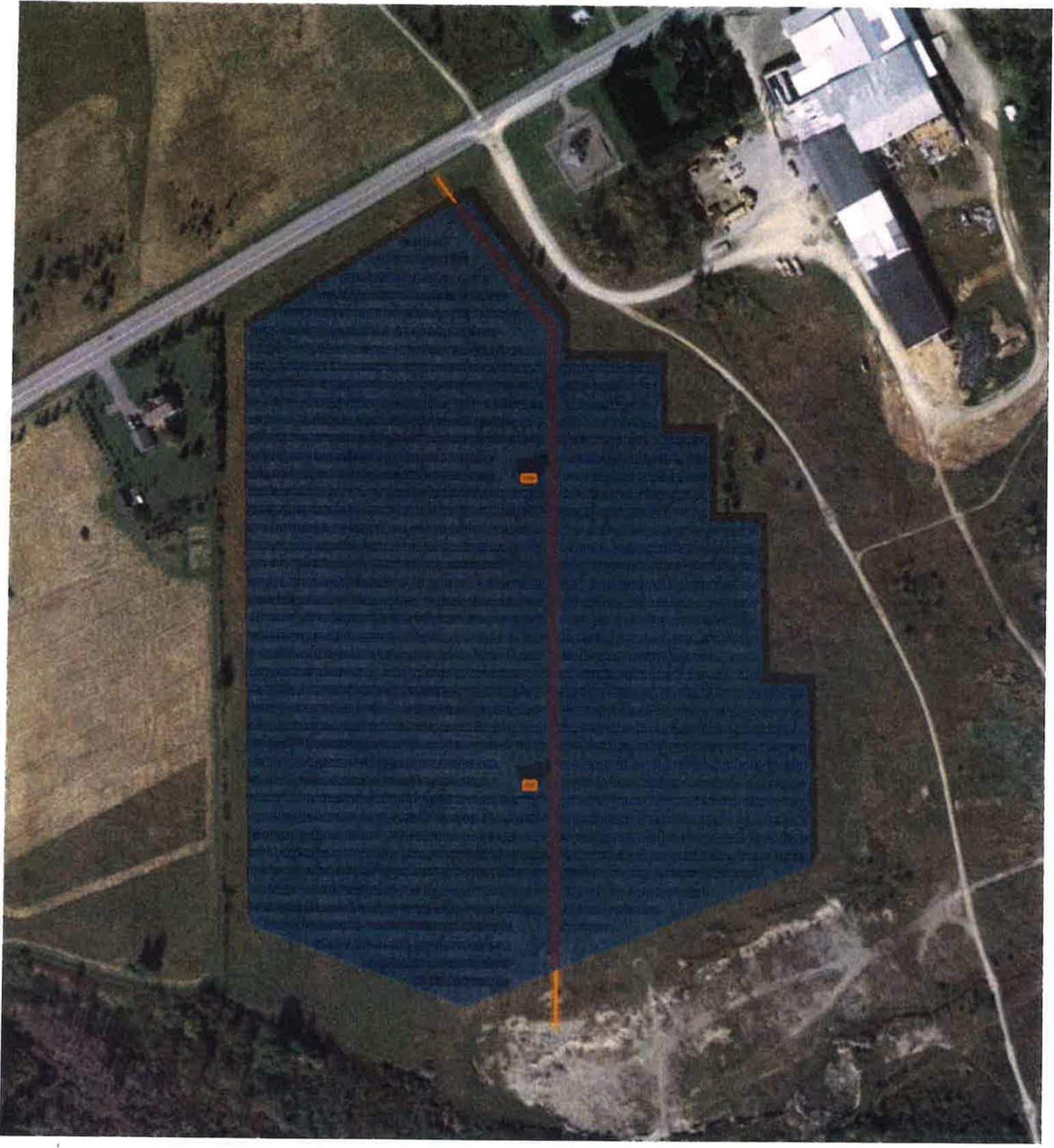
Tax Map: 7 Lot Number: 32 Zone: I1/R3

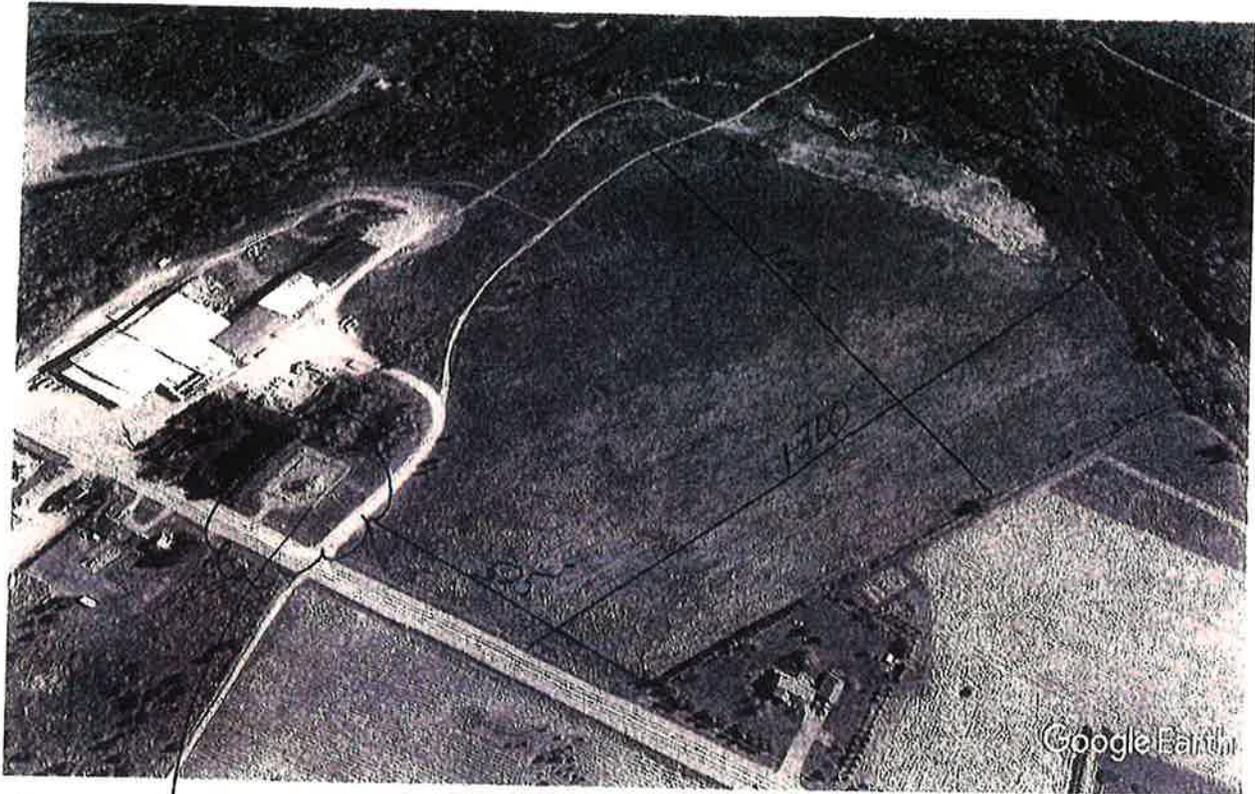
Requested Use: Develop a 5 MW AC Commercial Solar Farm
20 Acres.

Signature of Applicant: [Signature], PARTNER

Date: 3-16-20



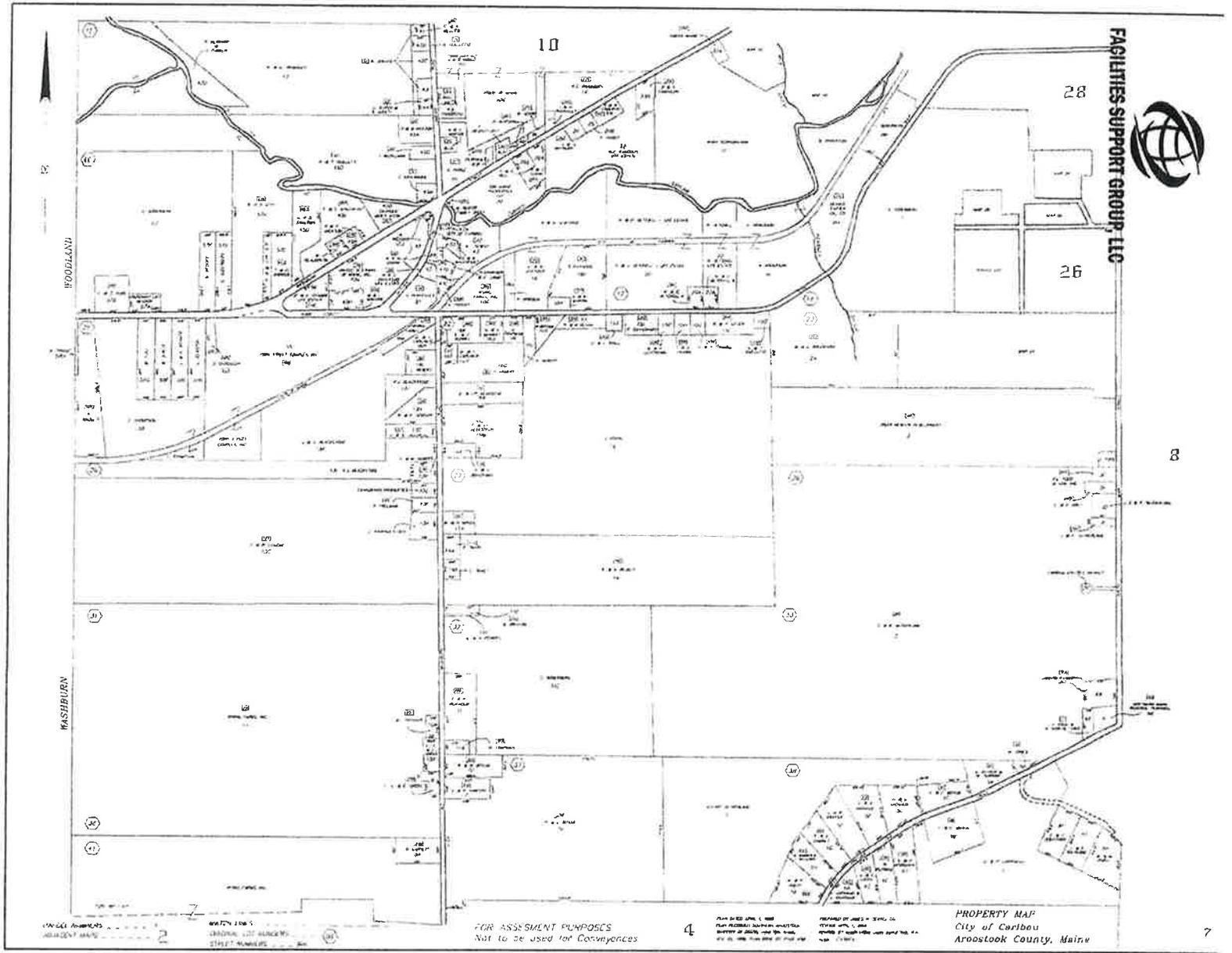




Google Earth



EMERA MAINE SUBSTATION



CHANGE ADJUSTMENTS
 ADJUSTMENT MARKS

ORIGINAL LOT BOUNDARIES
 STREET NUMBERS

FOR ASSESSMENT PURPOSES
 Not to be used for Conveyances

4

PLAN OF 2002 LOTS, 1, 2002
 PLAN OF 2002 LOTS, 1, 2002
 PLAN OF 2002 LOTS, 1, 2002

PREPARED BY JAMES W. BERRY, C.E.
 CIVIL ENGINEER, STATE OF MAINE
 REGISTERED PROFESSIONAL ENGINEER NO. 11111
 DATE: 11/15/2011

PROPERTY MAP
 City of Caribou
 Aroostook County, Maine

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Caribou Land Use Table

Zoning District

Principal Land Use Activity	R-1	R-2	RC-2	R-3	C-1	C-2	I-1	I-2	H-1
Abattoir	NO	NO	NO	PB	NO	NO	PB	PB	NO
Agricultural Product Storage	NO	NO	PB	CEO/YES	NO	NO	PB	PB	NO
Agricultural Product Processing	NO	NO	NO	PB	NO	NO	PB	PB	NO
Agriculture - Personal Use	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	PB	PB	PB	NO
Agriculture - Commercial	NO	NO	PB	CEO/YES	NO	NO	NO	NO	NO
Airport	NO	NO	NO	PB	NO	NO	PB	PB	NO
Antique Sales	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	YES	NO
Art Gallery or Crafts Studio	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	CEO/YES	NO
Assembly and Packaging Facility	NO	NO	NO	NO	NO	NO	YES	YES	NO
Auction Barn	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	YES	NO
Automobile (Vehicle) Body Shop	NO	NO	PB	PB	NO	PB	CEO/YES	CEO/YES	NO
Automobile (Vehicle) Car Wash	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Automobile (Vehicle) Graveyard	NO	NO	NO	PB	NO	NO	PB	PB	NO
Automobile (Vehicle) Repair	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Automobile (Vehicle) Sales	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	YES	NO
Automobile (Vehicle) Service Station	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Automobile (Vehicle) Commercial Storage - Indoors	NO	NO	PB	PB	NO	YES	CEO/YES	YES	NO
Bank or Financial Service	NO	NO	PB	NO	CEO/YES	CEO/YES	YES	YES	NO
Bed and Breakfast	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Boarding House	NO	PB	PB	CEO/YES	PB	PB	NO	NO	NO
Building Materials - Storage and Sale	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	CEO/YES	NO
Bulk Grain Storage	NO	NO	CEO/YES	CEO/YES	NO	NO	PB	PB	NO
Bulk Oil and/or Gas Terminal	NO	NO	PB	PB	NO	NO	PB	PB	NO
Business, Medical or Professional Office	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	YES	CEO/YES
Campground or RV Park	NO	NO	PB	PB	NO	NO	NO	NO	NO
Cemetery	NO	PB	PB	PB	NO	NO	NO	NO	NO
Church, Synagogue and/or Parish House	PB	NO							
Commercial Greenhouse or Garden Center	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	CEO/YES	NO
Commercial Recreation, Amusement	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	YES	NO
Commercial Recreation, Outdoor	NO	NO	PB	PB	NO	PB	PB	PB	NO
Community Center	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Condominiums	PB	PB	PB	NO	NO	NO	NO	NO	NO
Confined Animal Feeding Operation	NO	NO	NO	PB	NO	NO	NO	NO	NO
Congregate Housing	NO	PB	PB	PB	NO	NO	NO	NO	PB
Day Care/Night Care	PB	PB	CEO/YES	PB	CEO/YES	CEO/YES	NO	NO	CEO/YES
Demolition Waste Disposal	NO	NO	NO	PB	NO	NO	PB	PB	NO
Dwelling, Single-Family	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO	NO	NO
Dwelling, Two Family Housing	PB	PB	CEO/YES	CEO/YES	NO	PB	NO	NO	NO
Dwelling, Multi-Family	NO	CEO/YES	PB	YES	PB	PB	NO	NO	NO
Dwelling, Third Story Apartment	NO	PB	PB	PB	PB	PB	NO	NO	NO
Fire, Ambulance or Police Station	NO	NO	PB	NO	PB	PB	PB	PB	NO
Firewood Processing, Commercial	NO	NO	PB	PB	NO	NO	CEO/YES	CEO/YES	NO
Funeral Home	PB	PB	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO

Caribou Land Use Table

Zoning District

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

Caribou Land Use Table

Zoning District

Principal Land Use Activity	R-1	R-2	RC-2	R-3	C-1	C-2	I-1	I-2	H-1
Riding Stable (Commercial)	NO	NO	PB	PB	NO	PB	PB	PB	NO
Sawmill	NO	NO	PB	PB	NO	NO	CEO/YES	CEO/YES	NO
Self Storage, Commercial	NO	NO	PB	PB	NO	CEO/YES	CEO/YES	CEO/YES	NO
Septage Spreading and/or Storage	NO	NO	NO	PB	NO	NO	NO	NO	NO
Shopping Center	NO	NO	PB	NO	PB	PB	PB	PB	NO
Sludge Spreading and/or Storage	NO	NO	NO	PB	NO	NO	NO	NO	NO
Telecommunications Facility	NO	NO	PB	PB	NO	NO	CEO/YES	CEO/YES	NO
Telecommunications Towers	NO	NO	PB						
Veterinary Hospital	NO	NO	PB	PB	PB	PB	PB	PB	NO
Warehousing	NO	NO	PB	PB	NO	NO	CEO/YES	CEO/YES	NO
Wholesale Business	NO	NO	PB	NO	NO	PB	CEO/YES	CEO/YES	NO
Structure Accessory to Permitted Use	CEO/YES								
Temporary Non-Conforming Structure or Use	CEO/YES								
Use Similar to Use Requiring CEO Review & Permit	CEO/YES								
Use Similar to Use Requiring PB Review & CEO Permit	PB								

1. 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.

2. 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.

3. 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 can not be provided economically.

4. 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.

5. 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.

6. 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 set back requirements are greater, since most RC-2 Districts are expected to be along major traveled roads.

7. 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.

8. 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.

9. 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 Amendments: Land Use Table was amended July 17, 2006; RC-2 Zone as amended September 24, 2007 and R-3 Zone, Automobile Uses as amended October 29, 2007; R-3 Zone as 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; Home Occupations as amended March 25, 2013; Condominiums as adopted June 9, 2014.

Sec. 13-203 Establishment of Districts.

1. Zoning Districts.

A. For the purposes of this Ordinance, the City is hereby divided into the following Zoning Districts:

1. 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.

2. 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.

3. 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 can not be provided economically.

4. 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. In order to protect the integrity of the C-1 Commercial zone, residential dwelling space is not allowed on the first floor (street level) of buildings in the C-1 Zone. Accessory and incidental residential dwelling units may be developed on the floors other than the first floor (street level) with Site Design Review and Planning Board approval. No residential dwelling units may be developed in the basement (below street level) unless the entire building is constructed of approved noncombustible materials and in compliance with the Maine Uniform Building and Energy Code (MUBEC) as Type 1 or Type 2 Construction. Any residential dwelling unit in the C-1 Zone must meet all requirements of Sections 13-300 through 13-307 Site Design Review, 13-700 through 13-710 General Requirements for Land Use, all requirements of the Life Safety Code (NFPA 101) and all requirements of the Caribou Building Code and the Maine Uniform Building and Energy Code (MUBEC).

5. 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. In order to protect the integrity of the C-2 commercial zone, residential dwelling units are not allowed on the first floor (street level) of buildings in the C-2 Zone. Accessory and incidental residential dwelling units may be developed on the floors other than the first floor. Accessory and incidental residential dwelling units may be developed on the first floor (street level) with Site Design Review and Planning Board approval. Accessory and incidental residential dwelling units may be developed on the first floor only if 50% or greater floor space is maintained for commercial use with Site Design Review and Planning Board approval. Any residential dwelling unit in the C-2 Zone must meet all requirements of Sections 13-300 through 13-307 Site Design Review, 13-700 through 13-710 General Requirements for Land Use, all requirements of the Life Safety Code (NFPA 101) and all requirements of the Caribou Building Code and the Maine Uniform Building and Energy Code (MUBEC).

6. **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 set back requirements are greater, since most RC-2 Districts are expected to be along major traveled roads.

7. **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.

8. **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.

9. **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.

B. Special Protection Overlay Districts.

For the purposes of this Ordinance, Caribou hereby has two special protection overlay Districts; for the sand and gravel aquifers and for the Caribou Utility District's wellhead. The overlay Districts are intended to maintain safe and healthful environmental conditions; prevent and control water pollution; protect spawning grounds, fish, aquatic life, bird and other wildlife habitats; control building sites; provide visual and physical points of access to waters and areas of natural beauty; and to protect and maintain the quality of surface and ground waters. The overlay Districts shall be superimposed over underlying Districts and land uses are subject to **both** the standards in the underlying and the overlay Districts.

1. Sand and Gravel Aquifer Overlay District.

- a. This District includes sand and gravel aquifers as identified on the Maine Geological Survey "*Hydrogeologic Data for Significant Sand and Gravel Aquifers*" maps, as well as, a 75' buffer drawn around the known boundaries of these aquifers (buffers shall be updated as the aquifer mapping is updated).
- b. All future non-residential land uses on the aquifer and within the 75' buffer shall be subject to the review and approval of the Planning Board.
- c. All construction or activity involving the displacement of soil on the aquifer and within the 75' buffer shall follow soil erosion control measures as outlined in appropriate Best Management Practices.

n. Agriculture/Open Space/Power Lines.

1. Soil tests shall be used to determine proper amounts of nutrients and limestone (pH adjustment).
2. Nutrients shall be applied uniformly and only at levels required.
3. Split fertilizer applications should be used for new planting, where possible.
4. A slow release form of fertilizer should be used, where possible.
5. Nutrients shall not be applied to very shallow soils or exposed bedrock.
6. Chemical fertilizer application equipment shall be calibrated.
7. Irrigation shall be scheduled to minimize leaching potential.
8. Limit applications of nitrogen fertilizers to the spring or fall.
9. Nutrients shall not be applied during winter months when ground is frozen or snow covered.
10. Fertilizers and manure shall be stored in properly located and constructed facilities during periods when application is not suitable.
11. All federal and state laws regulating pesticides shall be followed.
12. Material safety data sheets shall be kept accessible.
13. Application of fertilizers and pesticides shall be accomplished by certified applicators.
14. Secure, safe storage shall be provided for used pesticide containers and dispose of containers in accordance from federal and state law.

o. Silviculture.

1. Silvicultural Chemical Handling and Storage.
 - a. For the spillage or disposal of oils, fuels, coolants or hazardous wastes on the ground during maintenance or repair, the appropriate collection and disposal of such substances shall take place;
 - b. The Best Management Practices for Chemical Use and Storage should be followed;
 - c. The Best Management Practices for Waste Disposal shall be followed; and
 - d. Salt/sand storage areas shall be covered.

2. Rules Governing District Boundaries.

Where uncertainty exists as to the boundaries of Districts as shown on the Official Zoning Map the following rules shall apply.

- A. Boundaries indicated as approximately following the center lines of roads, highways, alleys, railroad rights-of-way, rivers, or streams shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following City limits shall be construed as following such limits.
- D. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline.
- E. Sources for the delineation of the Special Flood Hazard areas shall be the Caribou Flood Insurance Map.
- F. Sources for the delineation of the Aquifer Protection District shall be the latest edition of the Maine Geological Survey "*Hydrogeologic Data for Significant Sand and Gravel Aquifers*".
- G. Boundaries indicated as parallel to or extensions of features indicated in subsections A through D above shall be construed as being parallel to or extensions of such features. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- H. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or other circumstances not covered by subsections A through G above, the Board of Appeals shall interpret the District boundaries.

3. Lots Divided by District Boundaries.

When a lot of record is divided by a use District zoning boundary, other than the boundary to an overlay zone, the following rules shall apply:

- A. On lots of two (2) acres or less in area, the lot shall be used as if the entire lot were in the District which comprises the larger portion.

B. On lots larger than two (2) acres, the District regulations shall be followed in each portion.

Historical Note: Section 13-203, § 1A (6 & 7) as amended March 26, 2007; Section 13-203, R2-A district dissolved January 11, 2010; Section 13-203 was amended to replace 1996 BOCA with MUBEC February 14, 2011.

Sec. 13-204 District Regulations.

1. Basic Requirement.

Permitted Uses and Uses requiring Site Design Review in all Districts shall conform to all applicable specifications and requirements. A Plumbing Permit, Building Permit, and/or Certificate of Occupancy shall be required for all buildings, uses of land and buildings, and sanitary facilities, according to the provisions of this Ordinance.

2. Land Use Requirements.

Except as hereinafter specified, no building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, moved, or altered and no new lot shall be created unless in conformity with all of the regulations herein specified for the District in which it is located, unless a variance is granted.

3. General Requirements for Specific Districts.

A. All Districts.

No stable or barn, where allowed, shall be closer than 100 feet to any property line.

B. R-1 and R-2 Districts.

1. All premises and exterior property shall be maintained by the property owner or their authorized agent free from weed growth in excess of ten (10) inches. Noxious weeds shall be prohibited.
2. No motorized vehicle that is not currently or properly registered or which is unserviceable, discarded, worn out, or junked; or motorized vehicle bodies, parts, or engines shall be gathered together or parked upon any residential property, except when the vehicle is within a garage or other structure that complies with the building code of the City.
3. No motorized vehicle, or parts thereof, shall be displayed or offered for sale, trade, or lease for a period not to exceed ninety (90) days, in aggregate, in a calendar year.

C. R-C-2 Commercial District.

Any commercial use allowed in the C-1 and C-2 Districts shall be allowed in the RC-2 District.

4. District Regulations.

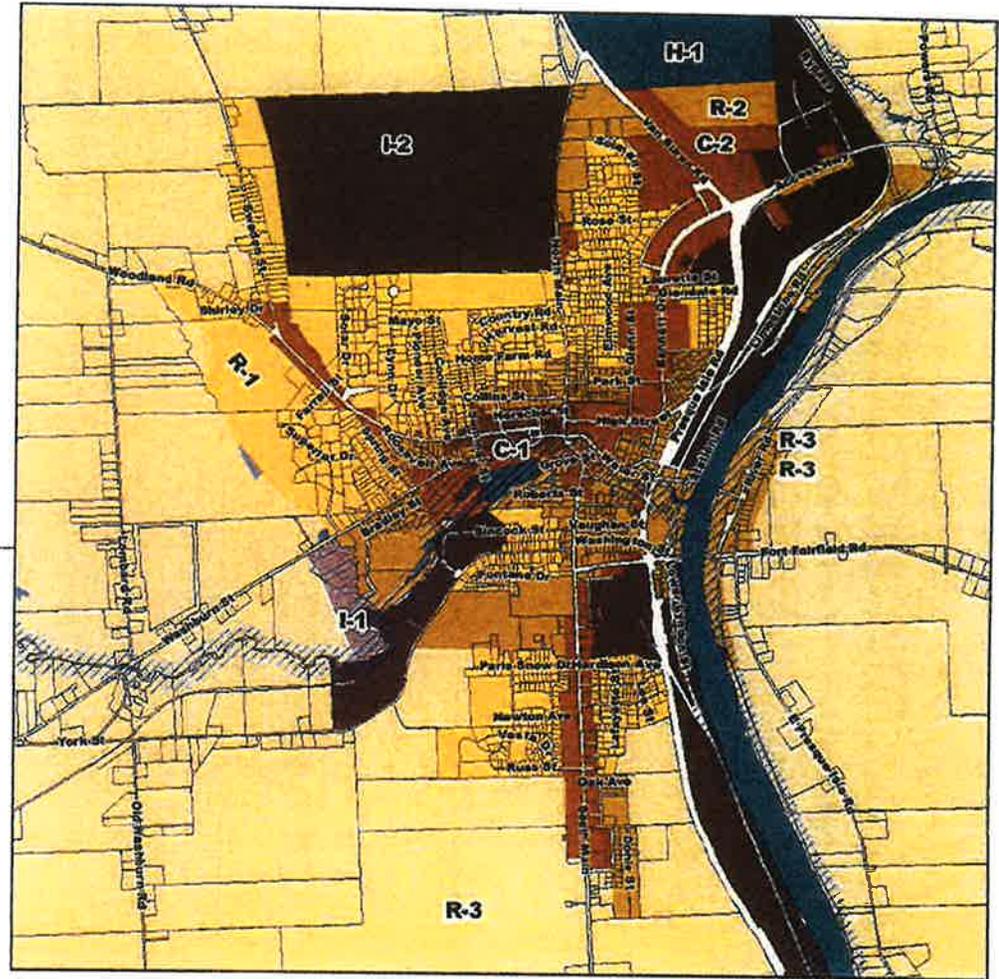
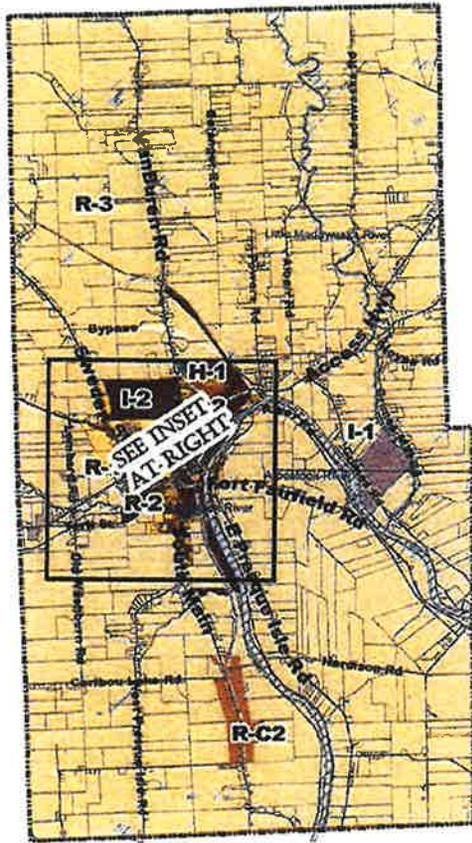
Land uses in conformance with the provisions of this Ordinance are shown in the following table.

CEO	=	Requires both Site Design Review and a permit from the CEO.
PB	=	Requires Site Design Review by the Planning Board and a permit from the CEO.
NO	=	Not permitted.

Historical Note: Section 13-204 §3 as amended March 26, 2007; Section 13-204, R2-A District dissolved January 11, 2010.



**Caribou City
Official Zoning Map - 2018**



Legend

- Townsite Boundaries
- Caribou Rivers
- ponds
- Parcel Boundaries
- Shoreland Zone
- Zoning Districts**
- Zones**
- (C-1) Downtown Commercial
- (C-2) General Commercial
- (R-C2) Rural Commercial
- (H-1) Hospital
- (I-1) Light Industry
- (I-2) Industry
- (R-1) Residential Single Family
- (R-2) Residential Mixed Housing
- (R-3) Rural Mixed Uses



2017 Map Amendments
by official action of the City, the following changes were made:

Ordinance No. 3, 2017 Series, adopted July 10, 2017, effective July 24, 2017, rezoned approximately 219 acres along Access Highway from Oak Street to the Madawaska River from R-C2 to R-3.

Ordinance No. 6, 2017 Series, adopted July 10, 2017, effective July 24, 2017, changed the municipal portion of the Sibley Plaza Subdivision, L11 D2, D-C2 from R-2 along the eastern side of Sibley Street.

Ordinance No. 8, 2017 Series, adopted October 10, 2017, effective October 24, 2017, rezoned 8 D3 acres from R-2 to R-3 at 47 Turn Street.

Ordinance No. 9, 2017 Series, adopted October 13, 2017, effective October 24, 2017, rezoned 16.8 acres from R-3 to R-2 at 30 Lee Street.

Ordinance No. 11, 2017 Series, adopted November 27, 2017, effective December 11, 2017, rezoned approximately 65 acres from Commercial C-2 to Residential R-3 along Main Street between Proctor Brook and 400 South Main Street.

Ordinance No. 12, 2017 Series, adopted November 27, 2017, effective December 11, 2017, rezoned approximately 17 acres from R-1 to R-2 between Colfax Park and Stocked Street.



Printed: December 10, 2017 by Caribou City Planning & zoning
Data: All data derived from Caribou GIS digital maps.
Software: ESRI ArcGIS 10.1
Hardware: HP Pavilion, Intel(R) Core(TM) i6-7200 CPU @ 2.50GHz with 12GB RAM
This map is for general reference purposes only. No warranty, of title or representation of such, is made by the City of Caribou. Any questions or detailed inquiries should be directed to the Planning & Zoning Department at 400 South Main Street, Caribou, ME 04708.

"It is to certify that this is the Official Zoning Map of the City of Caribou, Maine."
Date: 12/10/2017
City of Caribou, Maine
City Clerk

**JONES
ASSOCIATES**

Foresters, Surveyors and
Environmental Consultants



April 9, 2020

Ken Murchison
Code Enforcement Officer
25 High Street
Caribou, Maine 04736

Dear Mr. Murchison:

SynerGen Caribou, LLC, is seeking to develop a solar field on property owned by the City of Caribou (Tax Map 16, Lot 30). SynerGen Caribou, LLC, is proposing to occupy the property owned by City of Caribou through a lease agreement.

The former Caribou Landfill, an approximately 9 acre site, is located just off of Ogren Road and can be accessed by a woods road. An additional 9 acres east of the landfill will also be a part of the solar project. The landfill was closed and capped in 1993. The final cover system consists of 18" of sandy glacial till containing well-graded material with 9.5 to 20% fines.

The proposed land usage for the old landfill is a solar field. Below is a system summary of the project. The project area is approximately 18.76 and consists of 630 tables, 5 utility poles, and 2 equipment pads. The project system will consist of a ballasted system in which the arrays will be secured to concrete blocks to avoid ground penetration.

System Summary

DC System Size	5,896.80 KW
AC System Size	4,125.00 KW
Module	360 Watt / 72 cell, Silicon
Module Qty	16,380
Table Qty	630
Inverter	Yaskawa Solectria XGI 1500-125/125
Inverter Qty	33
Azimuth / Tilt	180 degrees / 25 degrees

In terms of landfill gas management, there is no existing gas management system in place at the landfill. The Caribou Landfill was operated as an open burning dump from the 1950's to October 1977 when it closed. Since the waste material is comprised predominantly of ash, a minimal amount of gas is expected to be generated. In addition, the landfill was left open until 1983 when a minimal closure of the site was conducted by the City of Caribou. The 6 years the landfill remained open without final cover allowed rain/snowfall to infiltrate the landfill, decompose the waste and produce landfill gas that was released. The DEP required additional closure work and a cap that was completed in

280 Poland Spring Road
Auburn, Maine 04210
(207) 241-0235
Email: rjones@jonesai.com
Website: www.jonesai.com

Page 2

1993 as the cap was found insufficient to prevent infiltration of rain/snow fall (or prevent gas release). At the time of the 1993 closure, no additional gas management or venting was thought necessary or required in part because of the length of time the landfill was open and uncovered. Previous inspections of the cover system by DEP Staff in 2003 and 2006 do not indicate landfill gas generation to be an issue. No stressed vegetation has been observed. No odors or other indication of the presence of gas that would impact this installation have been noted. We will reexamine the potential for landfill gas after the snow melts this spring.

As for landfill settlement and loading, there has been no evidence of waste settlement since the final cover system was installed first in 1983 and again in 1993. Construction inspections and regulatory inspections conducted after the closure of the landfill found no evidence of settlement or slope movement. The proposed solar equipment, including panels and concrete with a dead load maximum of 4.5 psi is not expected to significantly increase the risk of settlement at this landfill. We have evaluated the potential for settlement of the landfill based upon the increased loading of the proposed solar system and it should not impact the integrity of the final cover system. The existing final cover is 18" of sandy glacial till containing well graded material with 15 to 20% fines. Field density tests taken during construction show compaction percentages between 93-99% at 5.5 to 12.3 % moisture content. Laboratory dry density tests were between 136 to 141%. The cover system is unlikely to settle under the additional weight of the system.

Though the system is a ballasted system, minimal soil disturbance may occur. Please see attached Erosion Control Plan.

See attached Use Permit and Site Plan for more information. Please do not hesitate to reach out if you have any questions.

Sincerely,



Rick Jones



City of Caribou Use Permit Application

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

Public Hearing Notification fee \$90.00

Date Received: 04/09/2020

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

Owner of Property: City of Caribou **Phone:** (207) 493-3324

Mailing Address: 25 High Street

Caribou, Maine 04736

Location of Property: Ogren Road

Tax Map: 16 **Lot Number:** 30 **Zone:** Rural Mixed Uses

Requested Use: SynerGen Caribou, LLC is requesting to lease a portion of the property to
develop a solar field project.

Signature of Applicant: 

Date: 4/9/2020

EROSION CONTROL PLAN FOR THE SYNERGEN CARIBOU SOLAR PROJECT:

Disturbed areas during and after construction shall be stabilized to control soil erosion and sedimentation. Seeding, mulching, and silt fence will be the major controls to provide appropriate measures to manage possible sedimentation and erosion problems from this project. Thus, this plan includes a list of construction activities, as well as temporary and permanent erosion control measures.

Construction Phase -- Erosion & Sedimentation Measures:

In order to protect the soil within and surrounding the project area, only necessary areas to reconstruct and stabilize the soils shall be disturbed. Any soil disturbance when the ground is frozen or saturated shall be minimized to the greatest extent possible.

The following actions are recommended:

- 1) Areas undergoing actual construction will be left in an untreated or unvegetated condition for a minimum amount of time.
- 2) Silt fence shall be utilized for construction activities in close proximity to natural resources. This is an additional erosion and sedimentation control measure to compliment mulching. Refer to the following section on temporary and permanent erosion/sedimentation control measures for silt fence specifications and installation details.

Permanent -- Erosion & Sedimentation Measures:

Upon completion of each and every phase of construction, all disturbed areas will be graded, smoothed, and prepared for seeding as follows:

- 1) If needed four (4) inches of loam will be spread over slopes and raked smooth.
- 2) Following seedbed preparation, 5lbs per 1000 sq. ft. of a conservation mix consisting of 35% creeping red fescue, 25% tall fescue, 15% annual rye, 12% perennial rye, 10% Kentucky bluegrass, 3% white clover will be broadcast.
- 3) Hay mulch will be applied to the new seeding to hasten germination and to protect the new seedbeds from erosion during the establishment period. Mulch application rate will be 2 tons per acre.
- 4) Seeding will be inspected after any significant rainfall and/or at least every thirty days to insure establishment. Any seeding failures will be immediately re-seeded using the above procedures.

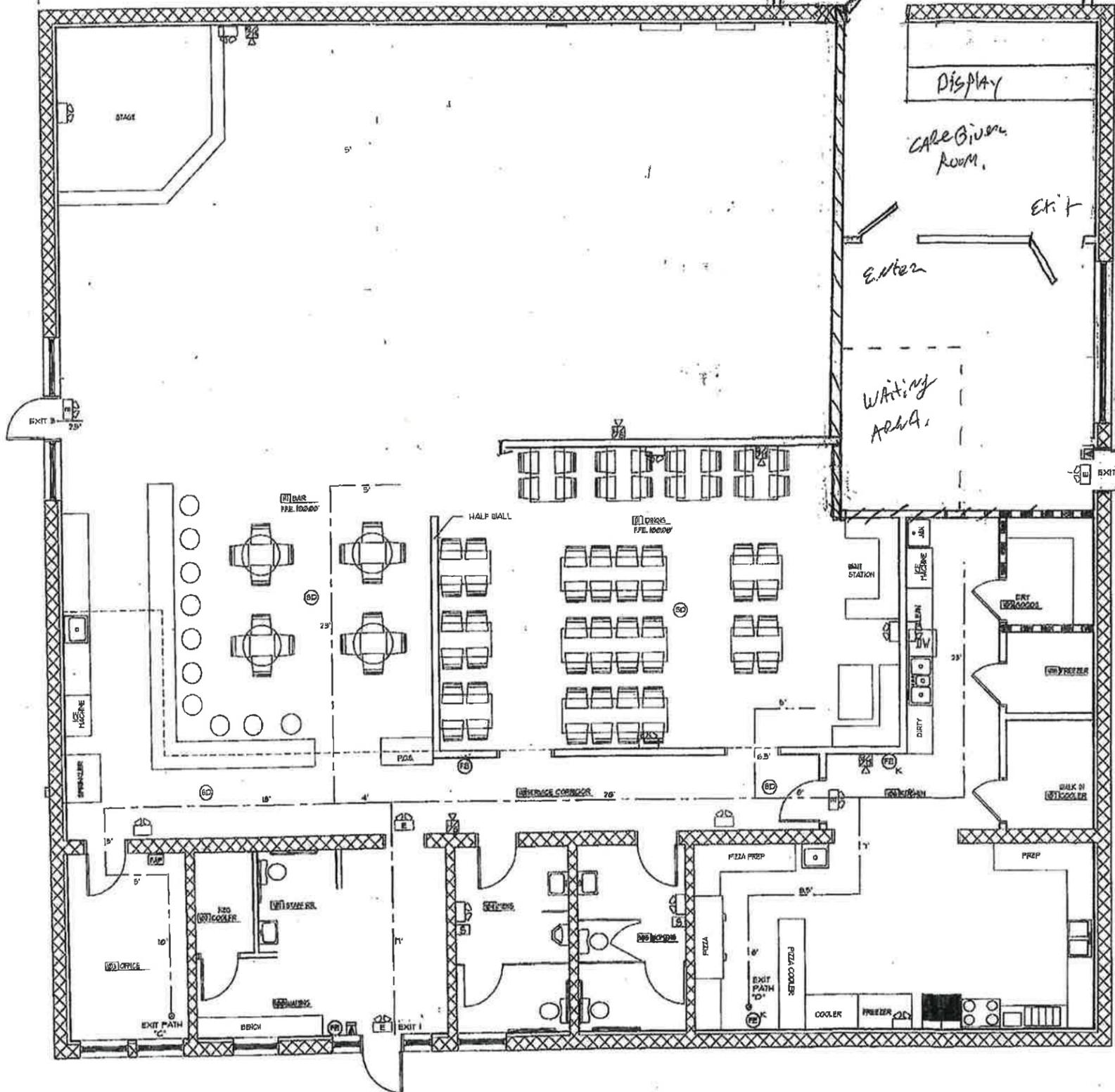
Plan: Proposed Use Change

Staircase Area

Emergency Exit

Parking Area
Pool
Maintenance

Complete separate store plan the rest of the building.



CODE ANALYSIS

GOVERNING CODES
 LIFE SAFETY CODE (NFPA 101 LATEST EDITION)
 INTERNATIONAL BUILDING CODE, LATEST EDITION
 NATIONAL ELECTRICAL CODE, LATEST EDITION
 INTERNATIONAL PLUMBING CODE
 MASS STATE ENERGY CODE (ANSI 90.1-2001)
 AMERICAN DISABILITIES ACT (ADA)

BUILDING AREA
 TOTAL BUILDING AREA: 5,899 SF (NET)

TABULATION OF BUILDING CODES

USE GROUP	SPRINKLED FIRE ALARM	
	IBC	NFPA 101
CLASSIFICATION	A3	ASSEMBLY
TYPE	TYPE V	1
FIRE RESISTANCE RATINGS		
BEARING WALLS INT.	0 HR	0 HR
EXT.	0 HR	0 HR
FLOOR CONSTRUCTION	0 HR	0 HR
FLOOR CONSTRUCTION	0 HR	0 HR
FIRE EXIT ENCLOSURES	N/A	N/A
FIRE DOOR RESISTANCE	SEE DOOR SCHEDULE	SEE DOOR SCHEDULE
AREA OF REFUGE	N/A	N/A
LENGTH OF EXIT TRAVEL	75'	75'
DEAD END CORRIDORS	20'	20'
COMMON PATH OF TRAVEL	20'	20'
OCCUPANT LOAD	SEE CHART	SEE CHART
EGRESS WIDTHS		
DOORS	55' / 102 - 115 PERSONS	SAFE AS IBC
CORRIDORS	N/A	N/A
STAIRWAYS	N/A	N/A
MIN. NUMBER OF EXITS	REQUIRED - 2	REQUIRED - 2
KITCHEN	0 HR	0 HR
MECHANICAL ROOM	1 HR	1 HR
INTERIOR FINISHES	CLASS A OR B	CLASS A OR B

- LEGEND**
- EXIT TRAVEL PATH
 - SMOKE DETECTOR, INTERCONNECTED, 120V
 - PROVIDE ABC FIRE EXTINGUISHERS - 10 POUND, WITH SEH1 RECESSED CABINETS, STEEL WITH ENAMEL FINISH, DOOR PANEL TO HAVE FULL PANEL OF TEMPERED SAFETY GLAZING, MOUNTED 48" AFF TO CENTERLINE
 - PROVIDE TYPE K FIRE EXTINGUISHERS - 10 POUND, WITH SEH1 RECESSED CABINETS, STEEL WITH ENAMEL FINISH, DOOR PANEL TO HAVE FULL PANEL OF TEMPERED SAFETY GLAZING, MOUNTED 48" AFF TO CENTERLINE
 - EXIT LIGHT - LED W/BATTERY BACKUP LITHONIA LHM5WR-120-ELN
 - EMERGENCY LIGHT COMBINATION - EXIT LED, LITHONIA LHM1-LED-R
 - EMERGENCY LIGHT, LED LITHONIA ELM-2-LED
 - FIRE ALARM PANEL
 - STROBE
 - NORM STROBE
 - FIRE ALARM PULL STATION
 - 1 HR RATED PARTITION 1 LAYER 5/8" TYPE 'X' GIBB EACH SIDE TO UNDERLIE FLOORCEILING FINISHES - UL 1401

LENGTH OF TRAVEL TO EXITS

EXIT PATH	EXIT NUMBER	LENGTH
EXIT PATH A	EXIT 1	173.5'
EXIT PATH A	EXIT 2	70.5'
EXIT PATH B	EXIT 1	66'
EXIT PATH B	EXIT 3	48'
EXIT PATH C	EXIT 1	69'
EXIT PATH C	EXIT 3	48'
EXIT PATH D	EXIT 1	16.5'
EXIT PATH D	EXIT 2	64.5'

TABULATION OF OCCUPANT LOAD RESTAURANT OCCUPANCY

LOCATION	SQ FT	UNIT PER OCCUPANT	NUMBER OF OCCUPANTS
BAR AREA	FIXED SEATS		30 PERSONS
DINING AREA	FIXED SEATS		64 PERSONS
KITCHEN + STAFF AREAS	958 SF	100 SF	10 PERSONS
DANCE FLOOR	184 SF	1 SF	88 PERSONS
RECREATIONAL AREA	1670 SF	50 SF	33 PERSONS
WAITING	116 SF	15 SF	11 PERSONS
		TOTAL	210 PERSONS

FIRE SAFETY NOTES

1. FIRE SUPPRESSION HOOD SHALL BE INSTALLED OVER COOKING EQUIPMENT. A THRU-WALL VENT SHALL BE USED AND WILL BE LOCATED A MINIMUM OF 10' FROM ALL ADJACENT DOOR/WINDOW ASSEMBLIES.



PRELIMINARY

ISSUED FOR CLIENT REVIEW

NO.	DATE	REVISIONS

FIRE SAFETY PLAN

THE WAREHOUSE RESTAURANT
 EVERGREEN PARKWAY
 CARROLL MAINE 04736

DATE: 11/11/2010

DESIGNED BY: P.L.J.

CHECKED BY: P.L.J.

DATE: 11/11/2010

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

PROJECT NO.: 10-10-10

PROJECT NAME: WAREHOUSE RESTAURANT

NO PORTION OF THIS PLAN MAY BE REPRODUCED OR USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREON WITHOUT THE EXPRESS PERMISSION OF B.R.S.A. ASSOCIATES, INC.

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FIRE SAFETY PLAN
 SCALE: 1/8" = 1'-0"