



## *City of Caribou, Maine*

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

### **AGENDA Caribou Planning Board Regular Meeting**

**Thursday, September 10, 2020 at 5:30 p.m.  
City Council Chambers**

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

- I. Call Meeting to Order
- II. Approval of minutes from the August 13, 2020 Planning Board meeting.
- III. Public Hearings (Preliminary)
  - a. Aunt Maggie's Farm Medical Marijuana, Medical Marijuana Caregivers Use Permit, 194 Bennett Drive Unit #4, Map 38-Lot 6 in the C-2 District. Pgs. 2-13
  - b. Kyle Anderson, Three Car Garage Small Engine Repair Home Occupation Permit 535 West Presque Isle Road Map 4-Lot 4-B in the R-3 District. Pgs. 14-26
- IV. Public Hearings (Resume for Final Review)
  - a. Aroostook Renewables, LLC., a proposed Solar Array to be placed on the Dow Siding Road. Pgs. 27-34
  - b. Daughters International Self Storage for a proposed self-storage facility on Washburn Street. Pgs. 35-50
- V. New Communications
  - a. Continued interest for proposed re-zoning in the area of Main Street, Map 31-Lot 123 and 31 Herschel Street Map 31-Lot 17. These lots are currently Zoned as Commercial and historically has housed office space and retail space on the first floor and residential on the second floor. The trend that we have been tracking suggest that there is need for multi-family housing in the areas adjacent to our traditional downtown area.
- VI. Old Business
- VII. Staff Report
  - a. Blight Initiative and Demolition
  - b. Birdseye Clean-Up
  - c. 412 Access Highway (Pop-Up Junk Yard)
  - d. 110 Washburn Street (Nuisance Property)
  - e. 569 Van Buren Road (Illegal Septic System)
  - f. Small Communities Grant (Septic Systems)
- VIII. Chapter 13
  - a. Definitions
- IX. Comprehensive Plan Update
  - a. Future Land Use (Information Only)
- X. Adjournment



ROBERT ELLIS  
538 9758

## 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: 8-3-2020

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: P.O.+T Rentals Phone: (207) 834-6212

Mailing Address: P.O. Box 906  
Caribou ME 04736

Location of Property: 159 BENNETT DRIVE (UNIT #4)

Tax Map: 038 Lot Number: 006 Zone: C-2

Requested Use: MEDICAL MARIJUANA CAREGIVER SITE

Signature of Applicant: Robert D. Ellis Date: 8/4/2020

Aunt Maggie's Farm Medical Marijuana and Bakery

P.O. Box 1803

Presque Isle ME 04769

August 3 2020

Dear Ken Murchison,

Thank you for your letter and for your time during our telephone conversation on 8/3/2020.

Our intention is, and has always been, to operate a medical caregiver site, following the established model of a doctor's office. There will be no public access to view or purchase any medical marijuana products. Only patients with a current, valid Maine medical marijuana patient card will be permitted to enter the caregiver site. Their credentials will be verified and documented in the front section of the caregiver site. They will then be allowed into the second section, one patient at a time, where the caregiver on duty will assist them in making their purchase.

We would like you to proceed with the approval of our use permit.

We realize that we could open up our caregiver site in a residential area without delay.

Again, thank you for your help with this matter.

Sincerely,

Michael Stiggle

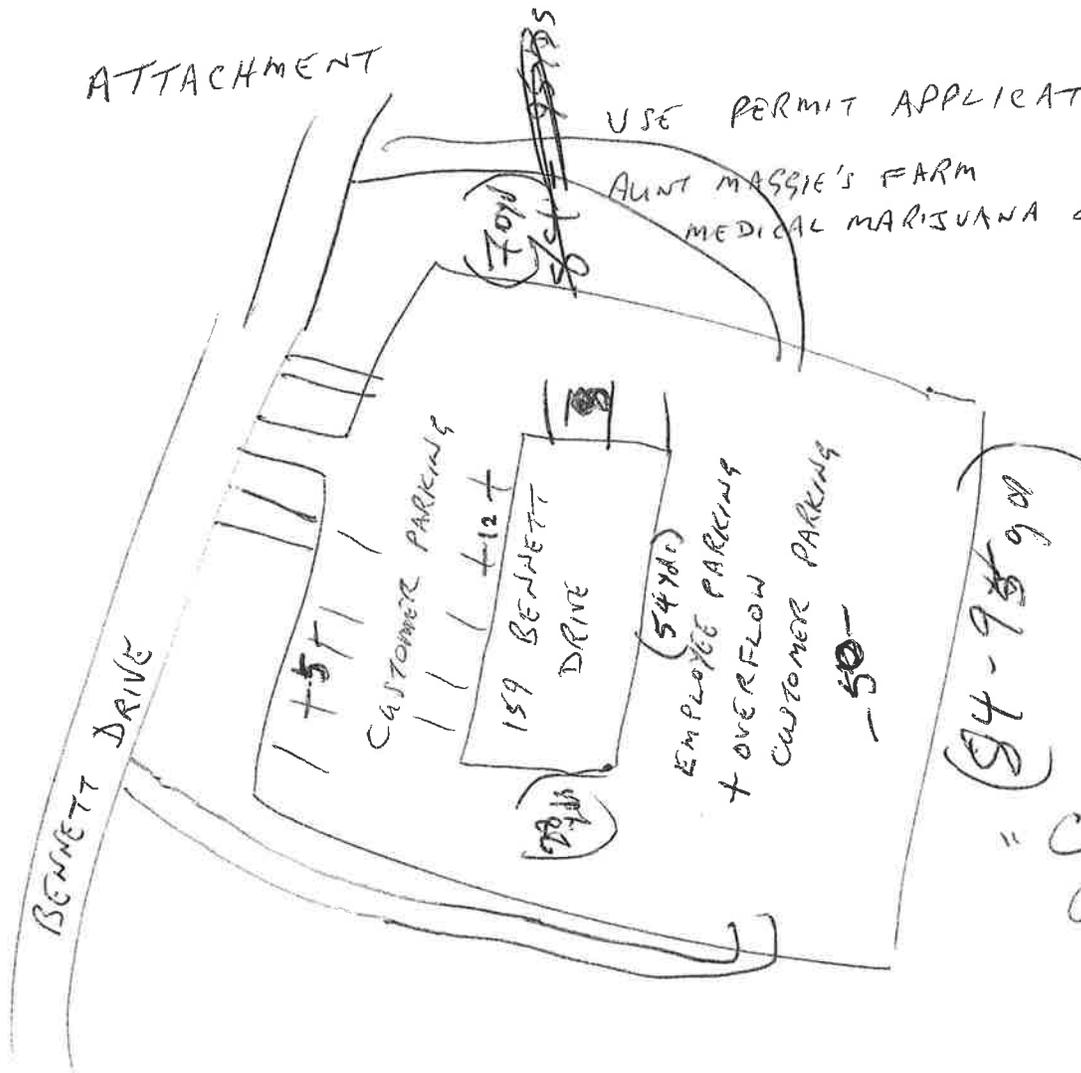
Robert Ellis

Chandler Dixon

ATTACHMENT

USE PERMIT APPLICATION

AUNT MASSIE'S FARM  
MEDICAL MARIJUANA & BAKERY



"CARIBOU CONNECTION"



The Ministers Council of the New Haven Native American Church upon recommendation and by virtue of the authority in them vested, certify herewith

## ***Chandler Dixon***

Having made the appropriate covenants, offerings, and Ceremonies qualifies in every way to be advanced in the Church in full fellowship and is hereby called to be a Minister in the Church with the designated as a:

## ***Medicine Man***

With all the rights and responsibilities appertaining thereto, including but not limited to performing the Ceremonies of Marriage, Baptism, Sacred Smoke, Healing, Purification, and so forth, in accordance with the guidelines duly set forth by the Holy Spirit, Sacred Scriptures, Principle Medicine Chief, and the appropriate Councils of the Band.

### ***Man Found Standing***

---

Principal Medicine Chief  
Man Found Standing

### ***Effective Date: August 2020***

Governing Laws: UDHR (United Nations Declaration),  
U.S. Constitution, NAFERA (Native American  
Free Exercise of Religion Act, 1993)







22 § 2429-D

that are:

to appeal particularly to a person

k. May not involve the addition of a drink product, except when the ingredient in the edible marijuana advertised or described for sale as

§ 2429-D. Local regulation

Pursuant to the home rule authority granted under the Constitution of Maine, Article VIII, Part Second and Title 30-A, section 3001, a municipality may regulate registered caregivers, caregiver retail stores operating pursuant to section 2423-A, subsection 2, paragraph P, registered dispensaries, marijuana testing facilities and manufacturing facilities.

A municipality may not:

1. **Registered caregivers.** Prohibit or limit the number of registered caregivers;

2. **Stores, dispensaries, testing and manufacturing facilities.** Prohibit caregiver retail stores, registered dispensaries, marijuana testing facilities and manufacturing facilities that are operating with municipal approval in the municipality prior to the effective date of this section. For purposes of this subsection, "municipal approval" means an examination and approval of the store, dispensary or facility for the use of the premises consistent with conduct authorized under this chapter, including, but not limited to, a conditional use approval or site plan approval. "Municipal approval" does not include issuance of a building, electrical or other similar permit or authorization that does not address the use of the structure or facility for which the permit or authorization is issued; or

3. **Municipal authorization needed.** Authorize caregiver retail stores, registered dispensaries, marijuana testing facilities and manufacturing facilities that are not operating on the effective date of this section to operate in the municipality unless the municipal legislative body, as defined in Title 30-A, section 2001, subsection 9, has voted to adopt or amend an ordinance or approve a warrant article allowing caregiver retail stores, registered dispensaries, marijuana testing facilities or manufacturing facilities, as applicable, to operate within the municipality.

§ 2430. Medical Use of Marijuana Fund established

1. **Fund established.** The Medical Use of Marijuana Fund, referred to in this section as "the fund," is established as an Other Special Revenue Funds account in the department for the purposes specified in this section.

2. **Sources of fund.** The State Controller shall credit to the fund:

A. All money received as a result of applications and reapplications for registration as a qualifying patient, caregiver, dispensary, manufacturing facility and marijuana testing facility;

B. All money received as a result of applications and reapplications for registry identification cards for registered patients, caregivers, dispensaries and officers



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www.cariboumaine.org

### Caribou Planning Board Notice of Public Hearing

Thursday, September 10, 2020 at 5:30 pm  
City Council Chambers at the City Office, 25 High Street

To: Owners of Record within 500' of the Public Hearing property

From: Caribou Planning Board

Date: August 26, 2020

Re: The Caribou Planning Board will hold a Public Hearing on Thursday, September 10, 2020 at 5:30 pm in the City Council Chambers at the Caribou City Office located at 25 High Street. The side door (nearest the bank) will be open to the public to attend the meeting. Please practice COVID social distancing protocols.

**Public Hearing: A Use Permit Application from Aunt Maggie's Farm Medical Marijuana Caregivers to establish an office at 159 Bennett Drive, Unit #4 Map 038 Lot 006, in the C-2 District.**

Additional information about the Public Hearing may be posted at the City's website seven days prior to the meeting:

<http://www.cariboumaine.org/index.php/government/planning-board/planning-board-minutes-and-agendas/>

To view tax maps, zoning maps, the local ordinance or other information, please visit the Code Enforcement page at the City's website:

<http://www.cariboumaine.org/index.php/departments/code-enforcement/>

Interested individuals are encouraged to attend.

Best Regards,

Ken Murchison  
Zoning Administrator/CEO

Mailed 8-26-20

G.F. MARKETING, INC.  
P.O. BOX 1135  
CARIBOU, ME 04736

STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION  
16 STATE HOUSE STATION  
AUGUSTA, ME 04333

R.H. FOSTER ENERGY  
P.O. BOX 161  
HAMPDEN, ME 04444

G.F. MARKETING, INC.  
P.O. BOX 1135  
CARIBOU, ME 04736

JUDITH KAY BLACKSTONE  
C/O THOMAS L. BLACKSTONE  
13 GLEN AVENUE  
WATERVILLE, ME 04901

COUNTY PHYSICAL THERAPY, LLC.  
118 BENNETT DRIVE  
CARIBOU, ME 04736

JOHN MORILL  
11 CHARLES STREET  
CARIBOU, ME 04736

MCDONALD'S REAL ESTATE COMPANY  
C/O H & D ENTERPRISES, LLC  
11 MASONIC BLD, 18 MARKET SQ  
HOULTON, ME 04730

RUSSEL-CLOWES INS AGENCY  
P.O. BOX 56  
CARIBOU, ME 04736

P D & T RENTALS  
P.O. BOX 906  
CARIBOU, ME 04736

C.S. MANAGEMENT, INC.  
137 BENNETT DRIVE, SUITE 2  
CARIBOU, ME 04736

FARMS BAKERY  
P.O. BOX 8  
CARIBOU, ME 04736

JLD PROPERTIES, LLC  
15 SWEDEN STREET  
CARIBOU, ME 04736

CARIBOU MANAGEMENT COMPANY LLC  
C / O DANIEL ROSENBERG  
2472 BROADWAY, BOX # 128  
NEW YORK, NY 10025

AMERICAN GREETINGS CORPORATION  
ATTEN: TAX DEPARTMENT  
ONE AMERICAN BOULEVARD  
CLEVELAND, OH 44145

P D & T RENTALS  
P.O. BOX 906  
CARIBOU, ME 04736

DANA CASSIDY  
30 ACCESS HIGHWAY  
CARIBOU, ME 04736

DANA CASSIDY  
PLAYTIME ADVENTURES  
30 ACCESS HIGHWAY  
CARIBOU, ME 04736

STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION  
16 STATE HOUSE STATION  
AUGUSTA, ME 04333

PLOURDE FURNITURE, INC.  
150 BENNETT DRIVE  
CARIBOU, ME 04736

CARROT TOP CROP  
CIGERETTE SHOPPER  
P.O. BOX 847  
BREWER, ME 04412-0847

MSB LEASING, INC.  
P O BOX 318  
MACHIAS, ME 04654

STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION  
16 STATE HOUSE STATION  
AUGUSTA, ME 04333

DOLLAR TREE STORES, INC.  
C/O GRANT THORNTON LLP  
P.O. BOX 59365  
SCHAUMBURG, IL 60159

MSB LEASING, INC.  
P O BOX 318  
MACHIAS, ME 04654

GAGNON'S RENTAL PROPERTIES, LLC  
P.O. BOX 1022  
CARIBOU, ME 04736

WAYPORT, INC.  
ATTEN: PROPERTY TAX DEPT  
1010 PINE, 9E-L-01  
ST, LOUIS, MI 63101

USRP FUNDING 2001-A  
C/O VEREIT  
2325 EAST CAMELBACK ROAD 9<sup>th</sup> FL  
PHOENIX, AR 85016

NEAL J. GRIFFETH  
P.O. BOX 937  
CARIBOU, ME 04736

H&D ENTERPRISES, LLC.  
18 MARKET SQUARE  
HOULTON, ME 04730

PELLETIER PROPERTY SERVICES, LLC.  
137 BENNETT DRIVE, SUITE #2  
CARIBOU, ME 04736

DANA CASSIDY  
BDA: SUDSIES LAUNDROMAT  
30 ACCESS HIGHWAY  
CARIBOU, ME 04736

MEGHYN B. SCOTT  
137 BENNETT DRIVE  
CARIBOU, ME 04736

YOUR JOURNEY, LLC.  
ATTEN: DAVID WHITE  
118 BENNETT DRIVE, SUITE 170  
CARIBOU, ME 04736

MWC FOOD, INC.  
C/O MARK CAREY  
137 BENNETT DRIVE  
CARIBOU, ME 04736

ACCELERATED CARE LEASING, INC.  
4999 AIRLINE CIRCLE #103  
RENO, NV 89502

MACHIAS SAVINGS BANK  
142 BENNETT DRIVE  
CARIBOU, ME 04736

COASTAL AUTO PARTS, INC.  
92 DOWNEAST HIGHWAY  
ELLSWORTH, ME 04605

PLOURDE FURNITURE CO.  
150 BENNETT DRIVE  
CARIBOU, ME 04736

CARIBOU FORD MOTORS, INC.  
ATTEN: NEAL GRIFFETH  
P.O. BOX 937  
CARIBOU, ME 04736

FRONTIER PHARMACY, LLC.  
C/O JOSEPH SOLOMON  
153 BENNETT DRIVE  
CARIBOU, ME 04736

KENNETH DOODY  
1007 ALBAIR ROAD  
CARIBOU, ME 04736

CHRIS GURA  
CITY JEWELRY AND LOAN  
159 BENNETT DRIVE, SUITE #6  
CARIBOU, ME 04736

ANNE GUERRETTE PERREAULT  
P.O. BOX 127  
CARIBOU, ME 04736

THERESA M. HALEY  
9 HANCOCK ST  
CARIBOU, ME 04736

D&H FOODS, INC.  
24 SPRUCE STREET  
BANGOR, ME 04401

# Aunt Maggie's Farm

Medical Marijuana Caregivers

## Legend

Feature 1

Bennett Drive

Overflow Parking

Parking

Aunt Maggie's Proposed Location

Rear Parking

Access Highway





# City of Caribou Home Occupation Application

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

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

### Please print or type all information

Name of Applicant: Kyle Anderson  
Business Name: 3 Car Garage  
Location of Property (Street Locations): 535 West Presque Isle Road  
City of Caribou Tax Map: 004 Lot: 004-B Zone: R-3

### Applicant Information

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

Kyle Anderson Phone: 999-2315  
535 West Presque Isle Road  
Caribou, ME 04736 E-mail: esko76@hotmail.com

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

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

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

Owner  
(Attach supportive legal documentation)

14

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

Small engine repair shop in existing 3 car garage, low impact on traffic, adequate offstreet parking, no noise or environmental impacts.

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

**General Information**

Aroostook County Registry of Deeds: Book # 1867 Page # 163

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 ( X ) No

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

Total sq ft of residence: 1500 square ft Total sq ft of residence to be developed: 0

Occupation will occur in 1500 square ft, 3 car garage (accessory building)

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

Indicate any restrictive covenants currently in the deed: No

\_\_\_\_\_  
(Attach deed)

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

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

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

Estimated sewerage disposal gallons per day: ( \_\_\_\_\_ / day)

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

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

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

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

**Plan Review Criteria Checklist**

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

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

Signature of Applicant: Kyle Chivers Date: 8-20-2020

**Planning Board Requirements Checklist**

- \_\_\_\_\_ The home occupation shall only employ residents of the dwelling unit.
- \_\_\_\_\_ The home occupation shall be carried on entirely within the principle or accessory structure.
- \_\_\_\_\_ The home occupation shall not occupy more than 50% of the total floor area of the principle dwelling structure. Accessory structures used for the home occupation may use up to 100%.
- \_\_\_\_\_ No client or customer shall be allowed on any floor other than the first floor ground level unless the structure is protected throughout with a State Fire Marshal approved sprinkler system.
- \_\_\_\_\_ Objectionable noise, vibrations, smoke, dust, electrical disturbance, odors, heat, glare or other nuisances are not permitted.
- \_\_\_\_\_ No on-street parking is allowed for clients or customers.
- \_\_\_\_\_ All means of egress/ingress are consistent with NFPA Life Safety Code 101 and the Americans with Disabilities Act.

Home Occupation Application for: \_\_\_\_\_

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

**Approved by the Caribou Planning Board**

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

Signed:

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

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

**Conditions of Approval:**

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

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

**13. Home Occupations.**

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

Home occupations shall be allowed in any zone, and

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

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

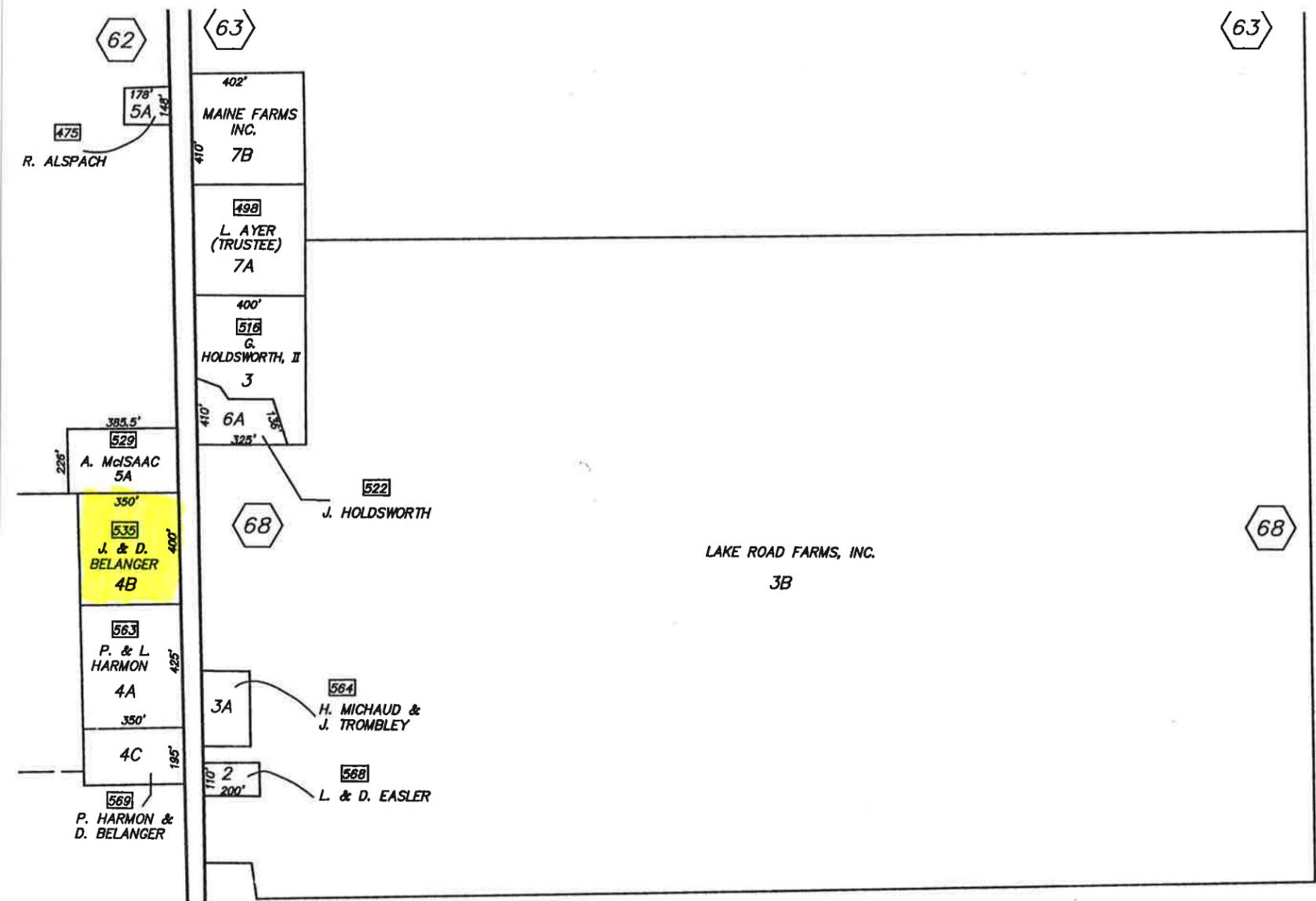
There shall be no exterior storage of materials, such as, but not limited to, trash and or any other materials used in the Home Occupation, and

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

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

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

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



**PROPERTY MAP**  
**City of Caribou**  
**Aroostook County, Maine**  
 PREPARED BY JAMES W. SEWALL CO.  
 REVISED APRIL 1, 2015  
 REVISED BY BLACKSTONE LAND SURVEYING, P.A.  
 Scale: 1"=500'±

ANDERSON, KYLE S  
545 MAIN ST APT 2  
CARIBOU ME 04736

B6039P164

Previous Owner  
BELANGER, DEENA R  
535 WEST PRESQUE ISLE RD

CARIBOU ME 04736  
Sale Date: 7/15/2020

Previous Owner  
BELANGER, JAMES E  
BELANGER, DEENA R  
535 WEST PRESQUE ISLE RD  
CARIBOU ME 04736  
Sale Date: 3/19/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Caribou

Property Data			Assessment Record						
Neighborhood <b>11</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2007	12,100	51,400	11,500	52,000		
X Coordinate <b>0</b>			2008	12,100	51,400	11,500	52,000		
Y Coordinate <b>0</b>			2009	12,100	51,400	11,500	52,000		
Zone/Land Use <b>11 Residential</b>			2010	12,100	51,400	8,500	55,000		
Secondary Zone			2011	12,100	51,400	8,300	55,200		
			2012	21,900	65,800	10,000	77,700		
Topography <b>2 Rolling</b>			2013	21,900	65,800	10,000	77,700		
1.Level 4.Below St 7.LevelBog			2014	21,900	65,800	10,000	77,700		
2.Rolling 5.Low 8.			2015	21,900	65,800	10,000	77,700		
3.Above St 6.Swampy 9.			2016	21,900	65,800	15,000	72,700		
Utilities <b>4 Drilled Well 7 Septic System</b>			2017	21,900	65,800	20,000	67,700		
1.Public 4.Dr Well 7.Septic			2018	21,900	65,800	20,000	67,700		
2.Water 5.Dug Well 8.Holding Ta			2019	21,900	65,800	20,000	67,700		
3.Sewer 6.Shared Wel 9.None			2020	21,900	65,800	25,000	62,700		
Street <b>1 Paved</b>			<b>Land Data</b>						
1.Paved 4.Proposed 7.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
2.Semi Imp 5.R/O/W 8.					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
3.Gravel 6. 9.None			11.				%	1.Use	
TG PLAN YEAR <b>0</b>			12.				%	2.R/W	
ACTION NEEDED <b>0</b>			13.				%	3.Topography	
<b>Sale Data</b>			14.				%	4.Size/Shape	
Sale Date <b>7/15/2020</b>			15.				%	5.Access	
Price <b>80,000</b>							%	6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>							%	7.Vacancy	
1.Land 4.Mobile 7.C/I L&B			<b>Square Foot</b>	<b>Square Feet</b>					
2.L & B 5.Other 8.				16.Lindley Estate				%	8.Semi-Improved
3.Building 6.C/I Land 9.			17.				%	9.Fract Share	
Financing <b>9 Unknown</b>			18.				%	30.Rear Land 3	
1.Convent 4.Seller 7.			19.				%	31.Rear Land 4	
2.FHA/VA 5.Private 8.			20.				%	32.	
3.Assumed 6.Cash 9.Unknown							%	33.	
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreage/Sites</b>					
1.Valid 4.Split 7.Renovate			21.House Lot (Fra	24	1.00	100	%	0	34.Tillable
2.Related 5.Partial 8.Other			22.Baselot (Fract	28	2.21	100	%	0	35.Pasture
3.Distress 6.Exempt 9.			23.	44	1.00	100	%	0	36.Orchard
Verified <b>5 Public Record</b>			<b>Acres</b>						
1.Buyer 4.Agent 7.Family			24.Houselot				%		37.Softwood TG
2.Seller 5.Pub Rec 8.Other			25.Baselot				%		38.Mixed Wood TG
3.Lender 6.MLS 9.			26.Lindley Estate				%		39.Hardwood TG
			27.				%		40.Wasteland
			28.Rear Land 1				%		41.Gravel Pit
			29.Rear Land 2				%		42.Mobile Home Ho
				<b>Total Acreage 3.21</b>					43.
									44.Lot Improvemen
									45.Mobile Home Pa
									46.Golf Course pe

20



WARRANTY DEED

DEENA R. BELANGER, of Caribou, County of Aroostook, and State of Maine, whose mailing address is 535 West Presque Isle Road, Caribou, Maine 04736, for consideration paid, grants to KYLE S. ANDERSON, of Caribou, County of Aroostook, and State of Maine, whose mailing address is 545 Main Street, Apt. 2, Caribou, Maine 04736, with WARRANTY COVENANTS, the land in Caribou, Aroostook County, Maine, described as follows:

A certain piece or parcel of real estate, together with the buildings situated thereon, being a part of the north half of lot numbered sixty-seven (67) in that part of said Caribou, County of Aroostook, and State of Maine, formerly "H" Township, bounded and described as follows, to wit:

Commencing at an iron pipe, at the intersection of the westerly limit of the West Presque Isle Road and the northerly line of lot 67 (H-TWP), Caribou, Aroostook County, Maine;

Thence running south eighteen degrees twenty-nine minutes (S 18° 29' W) west along the westerly limit of the West Presque Isle Road, so-called, a distance of four hundred (400') feet to an iron pipe;

Thence running north seventy degrees twenty-nine minutes (N 70° 29' W) west, three hundred fifty (350') feet to an iron pipe;

Thence running north eighteen degrees twenty-nine minutes (N 18° 29' E) east, four hundred (400') feet to an iron pipe on the northerly line of lot 67 (H-TWP), Caribou, Aroostook County, Maine;

Thence running south seventy degrees twenty-nine minutes (S 70° 29' E) east along the northerly line of lot 67 (H-TWP), three hundred fifty (350') feet, to an iron pipe, the point of beginning.

This parcel containing three and two-tenths (3.2) acres.

BEING THE SAME PREMISES conveyed to JAMES E. BELANGER and DEENA R. BELANGER, as Joint Tenants, by Warranty Deed of FREDERICK B. HARMON and GERALDINE H. HARMON dated December 17, 1985 and recorded at the Southern Aroostook Registry of Deeds in Volume 1867, Page 163. The said James E. Belanger died March 19, 2019.

Witness my hand this 15 day of July, 2020.

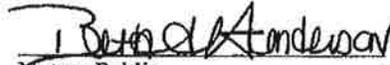
  
Deena R. Belanger

STATE OF MAINE  
AROOSTOOK, ss.

July 15, 2020

Personally appeared the above-named DEENA R. BELANGER and acknowledged the foregoing instrument by her signed to be her free act and deed.

Before me,

  
Notary Public  
BETH A. HENDERSON  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES  
MAY 27, 2021

Printed Name // Comm. Exp. Date



## City of Caribou, Maine

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

### Caribou Planning Board Notice of Public Hearings

Thursday, September 10, 2020 at 5:30 pm  
City Council Chambers at the City Office, 25 High Street

To: Owners of Record within 500' of the Public Hearing property

From: Caribou Planning Board

Date: August 26, 2020

Re: The Caribou Planning Board will hold a Public Hearing on Thursday, September 10, 2020 at 5:30 pm in the City Council Chambers at the Caribou City Office located at 25 High Street. The side door (nearest the bank) will be open to the public to attend the meeting. Please practice COVID social distancing protocols.

**Public Hearing: A Home Occupation Application from Kyle Anderson to establish a Small Engine Repair Home Occupation at 535 West Presque Isle Road, Map 004 Lot 004, in the R-3 District.**

Additional information about the Public Hearing may be posted at the City's website seven days prior to the meeting:

<http://www.cariboumaine.org/index.php/government/planning-board/planning-board-minutes-and-agendas/>

To view tax maps, zoning maps, the local ordinance or other information, please visit the Code Enforcement page at the City's website:

<http://www.cariboumaine.org/index.php/departments/code-enforcement/>

Interested individuals are encouraged to attend.

Best Regards,

Ken Murchison  
Zoning Administrator/CEO

Mailed  
8-26-20

IRVING FARMS, INC.  
P.O. BOX 667  
CARIBOU, ME 04736

ADAM A. GENDREAU  
515 W PRESQUE ISLE ROAD  
CARIBOU, ME 04736

IRVING FARMS, INC.  
P.O. BOX 667  
CARIBOU, ME 04736

JUDITH KAY BLACKSTONE  
C/O THOMAS L. BLACKSTONE  
13 GLEN AVENUE  
WATERVILLE, ME 04901

KYLE ANDERSON  
535 WEST PRESQUE ISLE RD  
CARIBOU, ME 04736

APRIL J. MCISAAC  
P O BOX 115  
CARIBOU, ME 04736

JOHN F. II, MATTHEW A. & STEPHEN C.  
GRIFFETH,  
C/O GRIFFETH FARMS  
1040 NOYES ROAD  
LIMESTONE, ME 04750

PAUL F. AND LORETTA J. HARMON  
904 OLEANDER CIRCLE  
SEBASTIAN, FL 32976

GHENT HOLDSWORTH  
254 BUCK ROAD  
CARIBOU, ME 04736

GHENT HOLDSWORTH  
254 BUCK ROAD  
CARIBOU, ME 04736

HUNTER J. MICHAUD AND JESSICA L.  
TROMBLEY  
564 WEST PRESQUE ISLE RD  
CARIBOU, ME 04736

HUNTER J. MICHAUD AND JESSICA L.  
TROMBLEY  
564 WEST PRESQUE ISLE RD  
CARIBOU, ME 04736

MARK L. AND MICHELLE L. CORRIVEAU  
591 WEST PRESQUE ISLE ROAD  
CARIBOU, ME 04736

# Three Car Garage

Small Engine Repair

## Legend

Feature 1



Residence

Parking

Old Washburn Road

Three Car Garage  
Small Engine Repair





## Site Design Application

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

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

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

### Please print or type all information

Name of Property Owner / Developer: Aroostook Renewables, LLC

Development Name: Crown Solar

Location of Property (Street Locations): Dow Siding Road

City of Caribou      Tax Map: 5      Lot: 12      Zone: R-3

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

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

**Applicant Information**

Please provide a brief description of this project.

The project involves the placement of solar panels within a 19.99-acre parcel. These panels will produce 4.95 MW AC of renewable energy.

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

Aroostook Renewables, LLC

Phone: 207.879.9229

P.O. Box 1644

Portland, ME 04104

E-mail: kelly@kellyerioux.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)

Blackstone Land Surveying

Phone: 207.498.3321

Sevee & Maher Engineers, Inc.

Phone: 207.829.5016

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

100% Ownership

(Attach supportive legal documentation)

**General Information**

Aroostook County Registry Deeds: Book # 5977.2020 Page # 340 (attach copy of deed)  
15 (plan)

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: 19.99 acres Total area or acreage to be developed: 19.99 acres

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) Woodlot.

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

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 08 / 21 Completion: 10 / 21

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

Does this development require extension of public services?  Yes  No

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

Estimated cost for infrastructure improvements: \$ N/A

Water Supply: Private Well: (N/A) Public Water Supply: (N/A)

Sewerage Disposal: Private SSWD: (N/A) Public Sewer: (N/A)

Estimated sewerage disposal gallons per day: (N/A) / day

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

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

Does the building have an automatic sprinkler system?  Yes  No

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

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

### Concept Plan Review Criterion

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

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

1.  Name and address of the owner of record and applicant (if different).
2.  Name of the proposed development and location.
3.  Names and addresses of all property owners within 500 feet of the property.
4.  A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in the property on the part of the applicant.
5.  Names and addresses of all consultants working on the project.
6.  1 complete set of plans, 24" X 36" & 10 complete sets of plans, 11" X 17"  
 Plans to be included:  
 Boundary Survey  
 Storm Water Management  
 Erosion and Sediment Control  
 Finish Grading Plan  
 Site Improvement Detail  
 Building Elevations and Structural Plans

7. **Plans to show the following elements for review:**

- a. Graphic scale and north arrow.
- b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
- c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
- d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
- e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
- f. Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas.
- g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
- h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
- i. Conceptual treatment of on and off site storm water management facilities.
- j. Location and sizes of existing and proposed sewer and water services including connections.
- k. Conceptual treatment of landscaping buffers, screens, and plantings.

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

**Final Site Design Plan Requirements**

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

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

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

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

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

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

**Applicant Signature:**

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

Signature of Applicant: Arroastank Renewables, LLC Date: July 23, 2020  
*Mgr. Kelly [Signature]*

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

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

	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>N/A</u></b>
A. Conformance with Comprehensive Plan	_____	_____	_____
B. Traffic	_____		
C. Site Access	_____	_____	_____
D. Parking & Vehicle Circulation	_____	_____	_____
	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>N/A</u></b>
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**

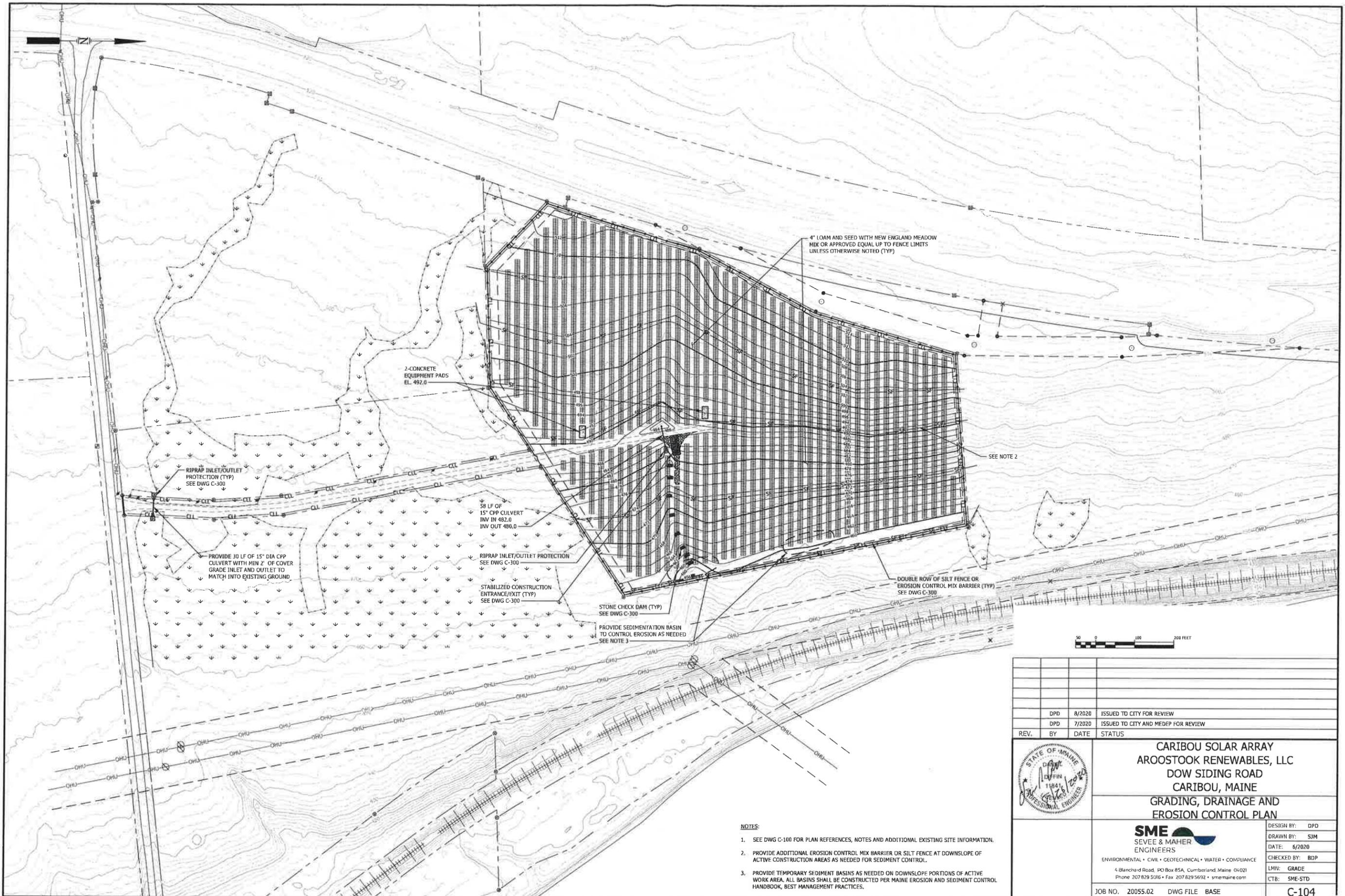
**Approved by the Caribou Planning Board**

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

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

**Conditions of Approval:**

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



- NOTES:**
1. SEE DWG C-100 FOR PLAN REFERENCES, NOTES AND ADDITIONAL EXISTING SITE INFORMATION.
  2. PROVIDE ADDITIONAL EROSION CONTROL MIX BARRIER OR SILT FENCE AT DOWNSLOPE OF ACTIVE CONSTRUCTION AREAS AS NEEDED FOR SEDIMENT CONTROL.
  3. PROVIDE TEMPORARY SEDIMENT BASINS AS NEEDED ON DOWNSLOPE PORTIONS OF ACTIVE WORK AREA. ALL BASINS SHALL BE CONSTRUCTED PER MAINE EROSION AND SEDIMENT CONTROL HANDBOOK, BEST MANAGEMENT PRACTICES.



DPD	8/2020	ISSUED TO CITY FOR REVIEW	
DPD	7/2020	ISSUED TO CITY AND MEDEP FOR REVIEW	
REV.	BY	DATE	STATUS
<b>CARIBOU SOLAR ARRAY</b> <b>AROOSTOOK RENEWABLES, LLC</b> <b>DOW SIDING ROAD</b> <b>CARIBOU, MAINE</b> <b>GRADING, DRAINAGE AND</b> <b>EROSION CONTROL PLAN</b>			
		DESIGN BY: DPD	
		DRAWN BY: SJM	
<small>ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE</small> <small>4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021</small> <small>Phone: 207.829.5016 • Fax: 207.829.5692 • smemaine.com</small>		DATE: 6/2020	
		CHECKED BY: BDP	
		LMN: GRADE	
		CTB: SME-STD	
JOB NO. 20055.02	DWG FILE BASE	C-104	

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# 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: Bruce Tingley

Development Name: Daughters International

Location of Property (Street Locations): Washburn Street

City of Caribou      Tax Map: 007      Lot: 058      Zone: R-3

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

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

### Applicant Information

Please provide a brief description of this project.  
One self storage facility 20'x 60' with 12 units (10'x10'+-)  

---

---

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

Bruce Tingley

Phone: 207 227 7355

1038 Carson Rd

Woodland ME 04736

E-mail: Earl Tingley @ iCloud.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)

Black Stone Land Surveying

Phone: 1 207 749 3321

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

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

Ownership

(Attach supportive legal documentation)

**General Information**

Aroostook County Registry Deeds: Book # 48 48 Page # 223 (attach copy of deed)

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

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: 29.74 Total area or acreage to be developed: 2 AT This Time

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) Farm Land

Some Woodland + Swamp

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

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

Recreation area(s) Estimated Area & Description: \_\_\_\_\_

Common land(s) Estimated Area & Description: \_\_\_\_\_

Anticipated start date for construction: month / year 09 / 2020 Completion: 07 / 2022

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

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

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

Estimated cost for infrastructure improvements: \$ \_\_\_\_\_

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

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

Estimated sewerage disposal gallons per day: ( ) / day

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

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

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

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

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

**Concept Plan Review Criterion**

The Planning Board shall review applications first as a Concept Plan. Concept Plan Review is intended to insure the proposed plan is in conformance with the Caribou Comprehensive Plan and all City Ordinances. The completed application and concept plans shall be delivered to the Code Enforcement Office no less than 21 days prior to the first day of the next month. The Chairman of the Planning Board shall determine the schedule and agenda of the next meeting when the application and plans will receive Concept Plan Review. At a minimum, Concept Plan applications shall include the following:

1. \_\_\_\_\_ Name and address of the owner of record and applicant (if different).
2. \_\_\_\_\_ Name of the proposed development and location.
3. \_\_\_\_\_ Names and addresses of all property owners within 500 feet of the property.

4. \_\_\_\_\_ A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in the property on the part of the applicant.

5. \_\_\_\_\_ Names and addresses of all consultants working on the project.

6. \_\_\_\_\_ 1 complete set of plans <sup>4</sup> 24" X 36" & 10 complete sets of plans, <sup>9</sup> 11" X 17"  
Plans to be included:

- Boundary Survey
- Storm Water Management
- Erosion and Sediment Control
- Finish Grading Plan
- Site Improvement Detail
- Building Elevations and Structural Plans

7. **Plans to show the following elements for review:**

- \_\_\_\_\_ a. Graphic scale and north arrow.
- \_\_\_\_\_ b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
- \_\_\_\_\_ c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
- \_\_\_\_\_ d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
- \_\_\_\_\_ e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
- \_\_\_\_\_ f. Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas.
- \_\_\_\_\_ g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
- \_\_\_\_\_ h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
- \_\_\_\_\_ i. Conceptual treatment of on and off site storm water management facilities.
- \_\_\_\_\_ j. Location and sizes of existing and proposed sewer and water services including connections.
- \_\_\_\_\_ k. Conceptual treatment of landscaping buffers, screens, and plantings.
- \_\_\_\_\_ l. Location of outdoor storage areas, fences, signage and accessory structures.
- \_\_\_\_\_ m. Context map illustrating the area surrounding the site which will be affected by the proposal including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning Districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.

- n. All proposed signage and exterior lighting including the location, size and wording of all signs, type of exterior lights, radius of light, manufacturer's specifications sheet, and the ground level intensity in foot- candles of all exterior lights.

**Final Site Design Plan Requirements**

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

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

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

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

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

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

**Applicant Signature:**

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

Signature of Applicant: *Prue King* Date: 8-13 2020

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

Date: _____	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Conformance with Comprehensive Plan	_____	_____	_____
B. Traffic	_____	_____	_____
C. Site Access	_____	_____	_____

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

Z. Phosphorus Export

**City of Caribou, Maine  
Planning Board**

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

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

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

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

**Approved by the Caribou Planning Board**

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

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

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

**Conditions of Approval:**

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



# Maine Department of Transportation

Janet T. Mills  
Governor

## Driveway/Entrance Permit

Bruce A. Van Note  
Commissioner

Permit Number: 28118 - Entrance ID: 1

**OWNER**  
 Name: **BRUCE TINGLEY**  
 Address: **1038 CARSON ROAD**  
**WOODLAND, ME 04736**  
 Telephone: **(203)227-7355**

### LOCATION

Route: **0164X, Route 164**  
 Municipality: **Caribou**  
 County: **Aroostook**  
 Tax Map: **7 Lot Number: 58**  
 Culvert Size: **inches**  
 Culvert Type: **N/R**  
 Culvert Length: **feet**  
 Date of Permit: **June 08, 2020**  
 Approved Entrance Width: **22 feet**

Date Printed: August 03, 2020

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to Single Family Dwelling** at a point **1640 feet West from Rte. 164/York St.**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

### Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 46.844360N, -68.057140W.

S - The profile of the driveway must comply with details on the enclosed sheet.

S - No culvert is needed at this time. If the applicant traps water due to the construction of this driveway, they will be required to purchase a culvert and have it installed at the request of the Maine Department of Transportation.

Approved by:  Date: 8/3/2020

## STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

## FURTHER CONDITION OF THE PERMIT

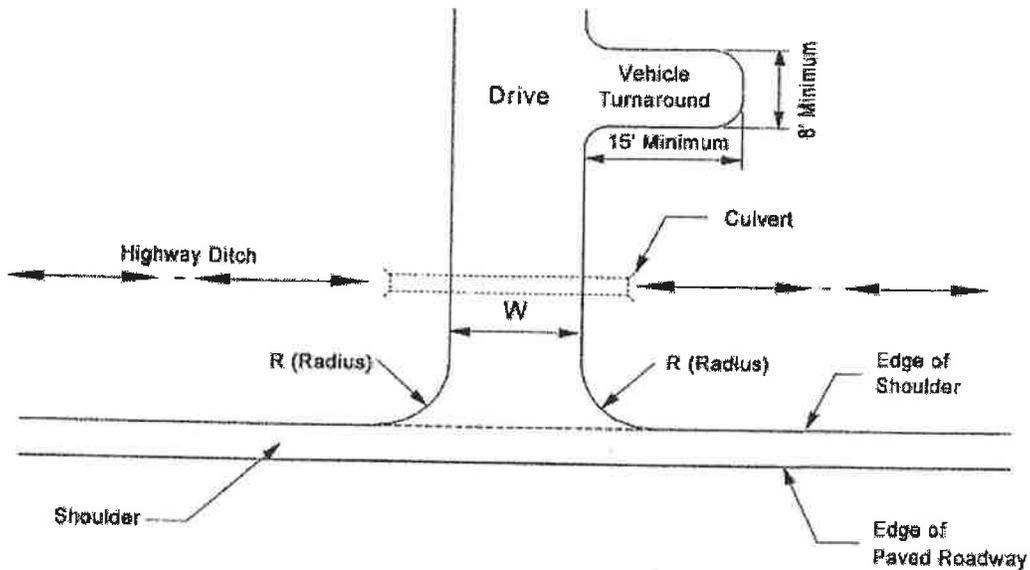
The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



State of Maine  
Department of Transportation  
**Entrance / Driveway Details**

PLAN

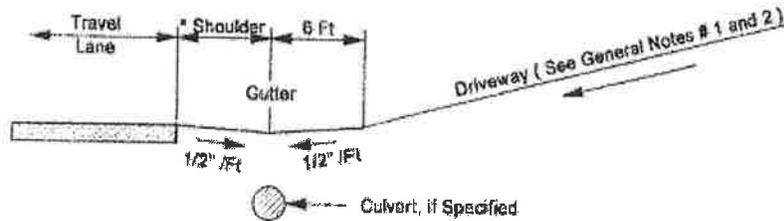


General Notes:

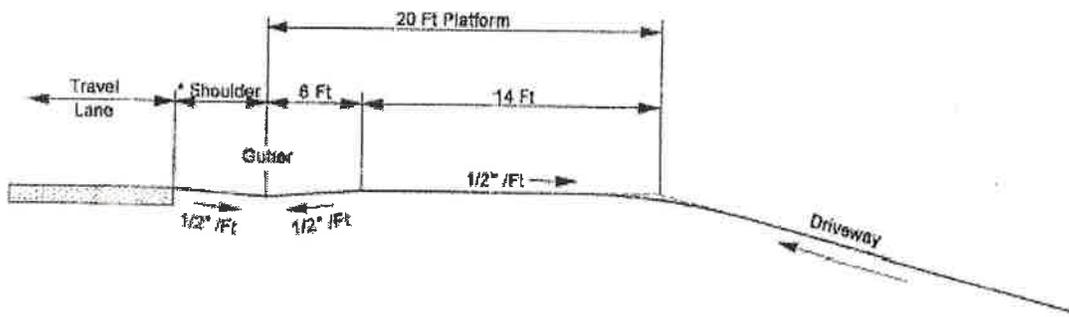
1. All residential or commercial drives with a 10% grade or more sloping down towards the highway shall be paved, at a minimum, to the right of way line and have ditches to control runoff.
2. Drives sloping to the highway shall be crowned (1/2" per foot minimum).
3. To the maximum extent practical, the entrance must be constructed perpendicular to the highway at the point of access.
4. Except where curbing exists or is proposed, the minimum radius on the edges of the entrance must be 10 feet or as otherwise required as shown.
5. Entrances/driveways will be built with an adequate turnaround area on the site to allow all vehicles to maneuver and park without backing into the highway. This turnaround shall be at least 8 feet wide by 15 feet long.
6. Entrances/driveways and other associated site work which directs water (runoff) towards the highway must be constructed, crowned, stabilized, and maintained with appropriate temporary/permanent erosion control materials in accordance with MaineDOT Best Management Practices.
7. The profile of the access must comply with the details shown on page 2.

# MDOT Entrance / Driveway Details, Continued

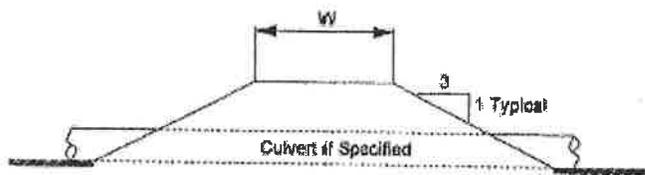
## PROFILE Details

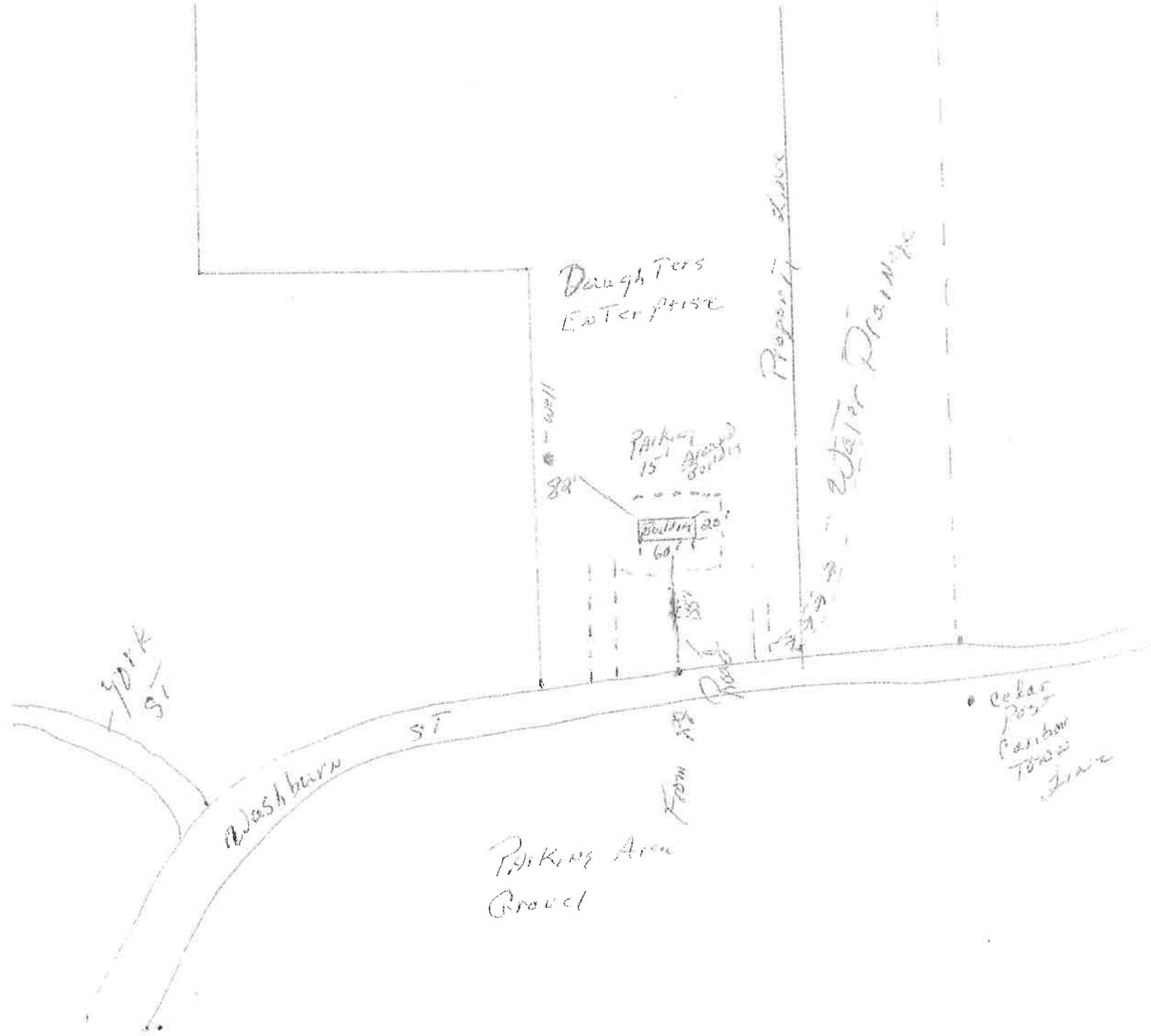


**NOTE :**  
 Grade of Existing Shoulder Should Be Maintained To Create A Gutter With a Minimum Of Three Inches Below The Edge Of Traveled Way.  
 \* Distance Of The Gutter From The Edge Of Traveled Way Should Be The Same As Existing Shoulder Or A Minimum Of 4 Feet.



## Driveway Cross Section





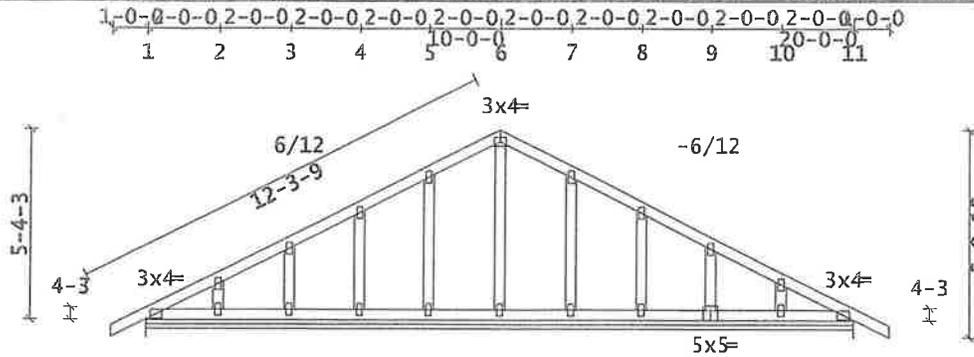
Customer: CounterSale



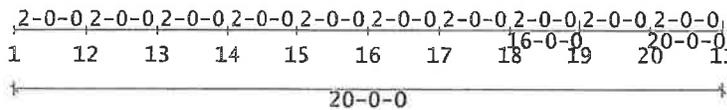
County Truss  
info@countytruss.com  
207-488-7740

SID:  
TID:  
Date: 08 / 04 / 20  
Page: 1 of 2

Truss Mfr. Contact: CB Smith



Typical plate: 2x4



Truss Weight = 86.0 lb

Code/Design: IBC-2009/TPI-2007  
PSF Live Dead Dur Factors  
TC 61.6 5.0 Live Wind Snow  
BC 0.0 5.0 Lum 1.15 1.60 1.15  
Total 71.6 Plt 1.15 1.60 1.15  
Spacing: 2-00-00 o.c. Plies: 1  
Repetitive Member Increase: Yes  
Green Lumber: No Wet Service: No  
Fab Tolerance: 20% Creep (Kcr) = 1.5  
OH Soffit Load: 2.0 psf

-----Snow Load Specs-----  
ASCE7-05 Ground Snow(Pg) = 100.0 psf  
Bldg Cat: I Terrain Cat: C  
Roof Exposure: Partially Exposed  
Thermal Condition: Cold  
Ventilated(1.1)  
Unobstructed Slippery Roof: Yes  
Low-Slope Minimums(Pfmin): No  
Unbalanced Snow Loads: Yes

-----Wind Load Specs-----  
ASCE7-05 Wind Speed(V) = 90 mph  
Bldg Cat: I Exposure Cat: C  
Bldg Dims: L = 0.0 ft B = 0.0 ft  
M.R.H(h) = 15.0 ft Kzt = 1.0  
Bldg Enclosure: Enclosed  
Wind DL(psf): TC = 5.0 BC = 5.0  
End Vertical Exposed: L = Yes R = Yes  
Wind Uplift Reporting: MWFRS  
C&C End Zone: 3-00-00

-----Additional Design Checks-----  
10 psf Non-Concurrent BCLL: No  
20 psf BC Limited Storage: No  
200 lb BC Accessible Ceiling: No  
300 lb TC Maintenance Load: No  
2000 lb TC Safe Load: No  
Unbalanced TCLL: Yes

**Material Summary**  
TC 2x4 SPF #2  
BC 2x4 SPF #2  
Webs 2x4 SPF #2

**Member Forces Summary**

Mem	Ten	Comp	.CSI
TC 1-6	61	115	0.13
6-11	61	115	0.13
BC 1-19	51	0	0.06
11-19	51	0	0.06
Web 2-12	27	351	0.04
3-13	25	404	0.05
4-14	25	388	0.07
5-15	26	425	0.12
6-16	0	187	0.08
7-17	25	425	0.12
8-18	25	388	0.07
9-19	25	404	0.05
10-20	25	351	0.04

Rain Surchage: No Ice Dam Chk: No

**Reaction Summary**

-----Reaction Summary(Lbs)-----

Jnt	-X-Loc	React-Up	-Width-	-Reqd-	-Mat	PSI
13	4-00-00	427	5	20-00-00		
14	6-00-00	408	6	20-00-00		
15	8-00-00	445	6	20-00-00		
17	12-00-00	445	5	20-00-00		
18	14-00-00	408	6	20-00-00		
19	16-00-00	427	5	20-00-00		

Reactions not shown: down < 400 and up < 150

--- Reaction Summary (plf) ---

Jnt-Jnt	React-Up	-Width-
1-11	5	0 20-00-00 (reduced)

Max Horiz = -76 / +76 at Joint 1

**Loads Summary**

This truss has been designed for the effects of an unbalanced top chord live load occurring at [10-00-00] using a 1.00 Full and 0.00 Reduced load factor.

\*20 psf Live Load has been reduced for pitch and/or area reductions allowed by the selected code to 18.0 psf.

See Loadcase Report for loading combinations and additional details.

Dead Loads may be slope adjusted: > 12.0/12

Snow load reported as Live Load. Roof Live Load = 18.0 psf

**Notes**

Gable webs are attached with min. 1x3 20 ga. plates. The max. rake overhang = 1/2 the truss spacing. If this truss is exposed to wind loads perpendicular to the plane of the truss, it must be braced according to a standard detail matching the wind criteria shown, or according to the Construction Documents and/or BCSI - B3.  
Gable requires 7/16" OSB sheathing on front from 0 to 20-00-00; connection details to be provided by building designer.  
Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees  
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.  
Truss shall be located a minimum distance equal to the mean roof height from the end of the structure measured perpendicular to the axis of the truss.

**Deflection Summary**

TrussSpan	Limit	Actual(in)	Location
Vert LL	L/240	L/999(0.00)	1-12
Vert DL	L/120	L/999(-0.00)	12-13
Vert TL	L/180	L/999(0.00)	1-12
Horz LL	0.75in	(0.00)	@Jt11
Horz TL	1.25in	(0.00)	@Jt11
Ohng TL	2L/180	2L/999(-0.00)	1-1
Ohng TL	2L/180	2L/999(-0.00)	11-11

**Bracing Data Summary**

-----Bracing Data-----  
Chords; continuous except where shown  
Web Bracing -- None

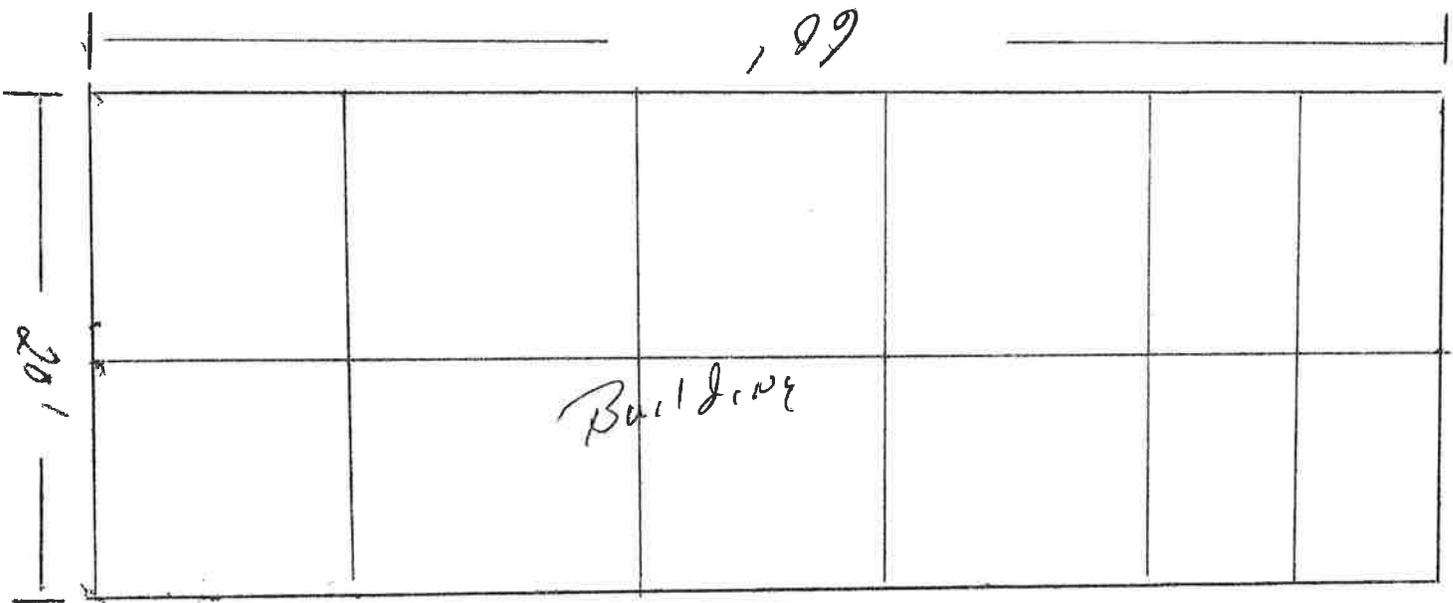
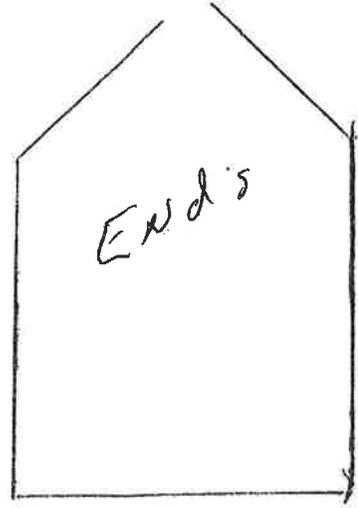
**Plate offsets (X, Y):**

(None unless indicated below)  
Jnt19(0,-01-00)

NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2762. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S# 18", which indicates a high tension 18 gauge plate.

C:\SSTClient\RG\_Files\...Component Solutions  
Truss Studio V  
2020.1.1.14  
Helpdesk: 1-866-252-8606  
CSHlp@strongtie.com

UNITS  
9.5 x 9.5



Building 20' x 60'  
Siding Blue Grey medial  
RAFTERS are Maine Approved



# Daughters International Self Storage

