



## *City of Caribou, Maine*

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

**Thursday, January 14, 2021 at 5:30 p.m.  
City Council Chambers & via Zoom**

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

To connect to this meeting via Zoom: To connect to this meeting via Zoom:  
<https://us02web.zoom.us/j/85642927156>. The Meeting ID: 856 4292 7156.

The meeting will be broadcast on Cable Channel 1301 and the City's YouTube Channel.  
Public comments may be submitted prior to the meeting by Thursday, January 14<sup>th</sup> at 12:00 pm to be read during the meeting. Send comments to CEO Ken Murchison at [kmurchison@cariboumaine.org](mailto:kmurchison@cariboumaine.org).

- I. Call Meeting to Order
- II. Welcome new and returning Board Members
- III. Election of Officers for 2021
  - a. Chairman
  - b. Vice-Chairman
  - c. Secretary
- IV. Setting Meeting Dates/Times for 2021
- V. Approval of minutes from the December 10, 2020 Planning Board meeting. Pgs. 2-4
- VI. Public Hearing resumes to consider a Site Design Review Application from SynerGen Caribou LLC., final review for a solar array proposed for adjacent properties on Tax Map 16, Lot 30 and Tax Map 13, Lot 17 accessed from the Ogren Road former Caribou Landfill entrance road. Pgs. 5-36
- VII. New Business
- VIII. Public Hearing to consider a Day Care Application from Kassie Levesque d/b/a Kassie's Kids. 856 Sweden Street, Tax Map 13, Lot 35-F. Pgs. 37-57
- IX. Staff Report
  - a. Permit Report December 2020
  - b. 2020 Notices of Violation (65)
  - c. Final Payment 2020 Small Communities Grant
- X. 2021 Planning Board Goals
  - a. Comprehensive Plan Update
  - b. Chapter 13, Zoning of Caribou Code
  - c. Blight/Economic Development Initiative
  - d. Planning Board Training
- XI. Other Business XII. Adjournment



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### **Caribou Planning Board Meeting Minutes Thursday, December 10, 2020 @ 5:30 pm Via Zoom**

**Members Present:** Robert White, Dan Bagley, Christine Solman, Drew Ayer, Dave Corriveau and Frank McElwain

**Members Absent:** Amanda Jandreau

**Others Present:** Ken Murchison –CEO/Zoning Administrator, Dennis Marker –City Manager, Hillel Halberstam –SynerGen Solar, Rick Jones –Jones Associates, Josie Ray –Jones Associates and Denise Lausier – Executive Assistant to the City Manager

**I. Call Meeting to Order** – Chairman White called the meeting to order at 5:30 pm. Meeting was held via Zoom.

**II. Approval of Minutes:**

**a. November 12, 2020 Regular Planning Board Meeting –**

Frank McElwain moved to approve the minutes; seconded by Drew Ayer.

Roll call vote.

Frank – yes; Christine – yes; Drew – yes; Dave – yes; Dan – yes; Robert – yes  
Motion carried with all in favor.

**b. November 24, 2020 Special Planning Board Meeting –**

Chairman White recommended one change to the November 24, 2020 minutes midway down on page 7 of the meeting packet – to change “inaction” to “enaction”

Drew Ayer moved to approve the minutes as written with the one change; seconded by Frank McElwain.

Roll call vote.

Frank – yes; Christine – yes; Drew – yes; Dave – yes; Dan – yes; Robert – yes  
Motion carried with all in favor.

**III. Public Hearing to consider a Site Design Review Application from SynerGen Caribou, LLC for a Solar Array proposed for adjacent properties on Tax Map 16 – Lot 30 and Tax Map 13 – Lot 17 accessed from the Ogren Road former Caribou Landfill entrance road.**

Chairman White introduced this item. Applicants were in attendance via Zoom.

CEO Ken Murchison explained that SynerGen Solar approached the City earlier this year and reached out to the adjacent farm owner as well, utilizing a portion of their property. CEO Murchison stated this public hearing has been advertised and he has received no public input.

Hillel Halberstam from SynerGen Solar explained they are developers out of Baltimore, Maryland that develops solar arrays all around the U.S. They have now entered the Maine Solar Project. Mr. Halberstam stated that this is a good property and that Maine encourages solar development on these kinds of environmentally compromised properties. It gives stability to farming operations.

Rick Jones from Jones Associates stated that there are two separate sites. The landfill is surrounded by wetlands. DEP does not encourage these types of developments there. He gave an overview of the land.

Rick Jones explained that ballast blocks support the panels. There is no penetration of the landfill but will be on top, the wiring is on top as well. It will be fenced in with a chain linked fence with access along the old access road. Close to having DEP signing off on the project. The overall site combined is just under twenty acres.

Chairman White commented that it has the same design parameters as other similar projects.

Drew Ayer questioned where they were hooking into the grid. Mr. Halberstam said that they will work with Versant Power down the New Sweden Road, it's part of the project cost.

Rick Jones stated that he is confident that the stormwater panels are high enough, vegetation can grow under the panels, will maintain as a meadow.

Chairman White asked about the fencing and if they had considered how small critters will get in and out of the site. Rick Jones stated it is a typical chain link fence and if they get in through the gate, they will be able to get back out that way as well.

Mr. Halberstam stated that it is a six foot fence with high voltage meant to protect people and animals from getting in.

Dan Bagley questioned if the cables above ground will be insulated. Mr. Halberstam stated that the above ground cables are protected and insulated.

Dan Bagley stated that no lease agreements were included with the application package and that executed lease agreements are needed for final review; Chairman White agreed.

Hillel Halberstam commented that there is a lease option agreement with the City and Guerrette Farms with an option to execute a lease when approved. Manager Marker stated there is authorization from the property owner.

Christine Solman asked if any parts are visible. Rick Jones said only from the trail, the old railroad bed.

CEO Ken Murchison stated there were no concerns with the Police or Fire Chiefs. They are excited about the development.

Chairman White stated this was the preliminary review and called for a motion for final site review at the next meeting in January.

Dan Bagley moved to schedule the final site design review at the next meeting in January; seconded by Drew Ayer.

Roll call vote.

Frank – yes; Christine – yes; Drew – yes; Dave – yes; Dan – yes; Robert – yes.  
Motion carried with all in favor.

Chairman White stated the next Planning Board meeting is Thursday, January 14<sup>th</sup>. Chairman White closed the Public Hearing at 6:03 pm.

**IV. Staff Report – CEO Ken Murchison**

- a. **Birdseye Clean-up** – last clean up 98% of asbestos was removed. Hotspot with petroleum contamination needs cleaning and concrete.
- b. **412 Access Highway (Pop-Up Junkyard)** – waiting on court date. The site is getting cleaned up.
- c. **Small Communities Grant (Septic Systems)** – this is complete. State will be sending a check for reimbursement.
- d. **Riverside Redevelopment** – had another meeting, looking at Limestone Street area off of Broadway. Analysis of landowners and looked at zoning. Next meeting is January 20<sup>th</sup>.

CEO Ken Murchison and City Manager Dennis Marker thanked Chairman Robert White for his eight years of service on the Caribou Planning Board and for being a steadfast Chairman. A clock was presented to him for his time. Manager Marker stated that the City Council will be recognizing him as well. Chairman White thanked the Board for their active participation.

**V. Chapter 13 –**

- a. **Land Use Table** – Manager Marker reviewed the survey results that were compiled from the Board on the Land Use Table. Members of the Board submitted their work on uses in the table; whether they felt it should be a permissible use or non-permissible use. Chairman White recommended the Board hold a work session on this.

**VI. Adjournment** – Meeting adjourned at 6:30 pm.

Respectfully Submitted,

Christine Solman  
Planning Board Secretary

CS/dl

**CARIBOU ADMINISTRATION  
25 HIGH STREET  
CARIBOU, ME. 04736**



**MEMO**

**TO: Planning Board**  
**FROM: Code Enforcement Department**  
**RE: Public Hearing regarding SynerGen Caribou, LLC**  
**Solar Array Project Site Design Review Application**  
**DATE: January 14, 2021**

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**Included in the Planning Board Agenda for the January 14, 2021**

**Exhibit A:** Public Hearing to consider a Site Design Review Application from SynerGen Caribou, LLC for a solar array proposed for adjacent properties on Map 16 – Lot 30 and Map 13 – Lot 17 accessed from the Ogren Road former Caribou Landfill entrance road.

This Application will be presented for final review as we resume our public hearing for the revised application for Site Design Review Application from SynerGen Caribou, LLC.

This application involves development of two adjacent properties on leased land to achieve the desired development (East and West arrays), involves Use Permit Application for both lots and must address some enhanced restrictions for developing, in part, on an existing closed landfill (East array).

**JONES  
ASSOCIATES**  
Foresters, Surveyors and  
Environmental Consultants



November 19, 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) and Guerrette Farms Corp (Tax Map 13, Lot 17), both located off of Ogren Road. Both sites are accessible by an old woods road. SynerGen Caribou, LLC, is proposing to occupy the property owned by City of Caribou and Guerrette Farms Corp. through lease agreements.

**Project Description:**

This project will consist of two arrays, referred to throughout the rest of this application as the "West Array" and the "Easy Array." The West Array will be located on leased property from Guerrette Farms Corp. and the East Array will be located on leased property from the City of Caribou. Both arrays will be surrounded by a fence and will only be able to be accessed through a gate with a combination lock.

The East Array will be located on the former Caribou landfill. The landfill was closed and capped in 1993. The final cover system consists of 18" of compacted, sandy, glacial till containing well-graded material with a minimum of 15% fines capped with 6" of topsoil. The East array will be a fixed tilt system installed on the landfill site using RBI's ballasted racking. The ballasted racking will use pre-cast ballast blocks that will rest directly on top of the landfill with no penetrations into the ground. The racking for the solar will be mechanically attached directly to these ballast blocks. The solar modules will be installed to this racking in two rows of portrait orientation.

The West Array will be located on land formerly used as farmland by Guerrette Farms Corp. The West array will be a fixed tilt system installed on a farmland site using RBI's pile driven racking. The racking for the solar will be mechanically attached directly to these steel piles. The solar modules will be installed to this racking in two rows of portrait orientation.

280 Poland Spring Road  
Auburn, Maine 04210  
(207) 241-0235  
Email: [rjones@jonesai.com](mailto:rjones@jonesai.com) ; [jgriffin@jonesai.com](mailto:jgriffin@jonesai.com)  
Website: [www.jonesai.com](http://www.jonesai.com)



Below is a system summary of the project. The project area is approximately 17.6 acres (19.8 acres with a ten foot buffer around the project area) and consists of 561 tables. The Easy Array will have 238 tables and the West Array will have 323 tables.

System Summary	
Total DC System Size	5,896.80 kWDC
AC System Size	4,100.00 kWAC
Module Manufacturer	JA Solar
Module Model	JAM72S10-410/MR 410W
Modules Per String	626
Module Quantity	14,586
String Quantity	561
Module Tilt	25 degrees
Module Azimuth	180 degrees / 190 degrees
Inverter Manufacturer	CHINT
Inverter Model	CPS SCH125KTL-DO/US-600
Inverter Quantity	33

#### Landfill Gas Management:

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 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 (16 years) 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 reexamined the potential for landfill gas during a site visit on May 7, 2020. We made a number of traverses across the landfill and across the slopes and found healthy vegetation. No bald spots, distressed vegetation or odors from landfill gas were observed.

On July 14, 2020, we met onsite with DEP staff to view the site. The vegetation on the landfill looked stressed compared to our May visit, in part because of a severe drought in Aroostook County in the summer. DEP staff believe that the presence of moss and strawberries in widespread areas on top of the landfill result from landfill gas emissions. This is an area that DEP staff are still researching, but did not believe that

disturbance, any increase in stormwater will be infiltrated on-site. Any effect will be de minimis. The landfill itself is already considered disturbed area, but the proposed additional "disturbed" area that will occur on the East Array includes seven concrete pads, a variety of solar equipment, 476 ballast blocks (3' w x 9' l), fence posts with a bentonite seal (approx.. 28 sq. in. per post with approximately 346 fence posts around the landfill site), and an AC Trench from Transformer B to Transformer A (24" w x 30" d x 960' l). Therefore, the proposed additional "disturbed" area on the East Array will be approximately 14,037 sq. ft. (0.33 acres).

The proposed additional impervious area that will occur on the East Array includes seven concrete pads, a variety of solar equipment, 476 ballast blocks (3' w x 9' l), and fence posts with a bentonite seal (approx.. 28 sq. in. per post with approximately 346 post around the landfill site). The fence posts will not be located on the landfill, but on the edges of it. Therefore, the proposed additional impervious area on the East Array will be approximately 9,237 sq. ft. (0.22 acres).

The proposed "disturbed" area that will occur on the West Array includes two concrete pads, a variety of solar equipment, 1,292 posts for tables (assuming four posts per table with proposed impacts of 36 sq. in.), a DC Trench from combiner boxes in array to equipment pads (52" w x 45" d x 520' l), an AC Trench from Transformer A to riser pole (24" w x 30" d x 65' l). Therefore, the proposed "disturbed" area on the West Array will be approximately 9,443 sq. ft. (0.22 acres).

The proposed impervious area that will occur on the West Array includes two concrete pads, a variety of solar equipment, and 1,292 posts for tables (assuming four posts per table with proposed impacts of 36 sq. in.). Therefore, the proposed impervious area on the West Array will be approximately 668 sq. ft. (0.02 acres).

To the south of the West Array, there are thirteen proposed utility poles, all approximately 20 sq. ft. These utility poles will create 260 sq. ft. (0.006 acres) of both impervious and "disturbed" area.

With a total of only 0.55 acres of total proposed additional "disturbed area" and 0.24 acres of total proposed additional impervious area, the project does not qualify as needing a stormwater permit according to DEP Stormwater Rules.

#### **Erosion Control:**

Though the arrays will be secured to concrete blocks and driven posts, minimal soil disturbance may occur during construction. The Maine Department of Environmental Protection's Best Management Practices will be followed. The Erosion Control Plan can be found attached to this application.

#### **Inspection and Maintenance:**



corrective action was warranted at this time. Based on our and DEP staff observations, we do not believe that landfill gas mitigation is needed for this solar field project.

**Landfill Settlement and Loading:**

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%.

During our May 7, 2020 landfill inspection, we made three traverses across the landfill surface. We drilled a small bucket auger boring in the northern third of the landfill crest to determine the thickness of the cover material. We found the cover to be in excess of 2' deep. A 3/8" diameter soil tile probe was used to determine how firm and compacted the landfill surface was. Probing was done every six feet on each traverse.

The probe was inserted with a firm push and withdrawn. Except in two damp areas in closed depressions, the probe reached refusal between 2-4" in depth. In the closed depressions, the probe went to 4-6" in depth. The only settlement observed was in two small depressions near the north end of the landfill. The two small depressions are the areas that contain the starch ('peanut butter lagoons') and were probed with a soil probe and found to be quite firm below 6". The areas appear stable and will not interfere with the placement of the solar panels. Some small amounts of additional fill can be added to the depressions to bring them to grade.

Two very small areas of slope movement can be found on the steep slopes on the south side of the landfill. Both areas have healed and are completely vegetated. The PV system will be restricted to the relatively flat (2-3% slope) of the top of the landfill not the side slopes. The surface in all areas was firm and well compacted, the cover system is unlikely to settle under the additional weight of the system.

The inspection report from May 7, 2020 has been included in the application.

**Stormwater Control:**

The entire project area will create less than an acre of disturbed area. Therefore, an MDEP storm water permit will not be necessary for the project. Given the minimal area of

Monitoring and maintenance will be conducted by third party inspectors verified by the Maine Department of Environmental Protection. This third party inspector will be provided by Jones Associates, Inc. The surface beneath the panels will be mowed at least once annually but no more than twice annually.

The former landfill will be inspected once annually by a certified DEP inspector, and SynerGen Caribou, LLC will be responsible for three other inspections throughout the year. Inspections done by a certified DEP inspector will be conducted using the same format as the inspection report that was conducted on May 7, 2020, which demonstrates anticipated inspection and maintenance items for the project.

The three other inspections will occur when minimal snow coverage is present on the landfill as to make certain that inspections are able to be conducted as applicably and accurately as possible (approximately bi-monthly). These inspections will focus on erosion, maintenance of this site, operation of the PV system, fencing, and access issues.

Please see attached Use Permit and Site Design Review Application for more information.

**Correspondence for Site Design Review Application:**

Additionally, below is a list of the person(s) and address(s) to which all correspondence regarding this site design review application should be sent to:

Hillel Halberstam (SynerGen Solar, LLC)  
600 Reisterstown Road, Pikesville, MD 21208  
(410) 440-3597  
[hillel.halberstam@synergensolar.com](mailto:hillel.halberstam@synergensolar.com)

Jones Associates, Inc.  
280 Poland Spring Road, Auburn, Maine 04210  
(207) 241-0235  
[rjones@jonesai.com](mailto:rjones@jonesai.com) ; [jgriffin@jonesai.com](mailto:jgriffin@jonesai.com)

Dennis Marker (City Manager of Caribou)  
25 High Street, Caribou, Maine 04736  
(207) 493-3324  
[citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org)

Guerrette Farms Corp.  
P.O. Box 1135, Caribou, Maine 04736  
(207) 498-8109

Page 6

If you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Josie Ray". The signature is written in a cursive, flowing style.

Josie Ray



## 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: Owner(s): City of Caribou & Guerrette Farms Corp. ; Developer: SynerGen Caribou, LLC

Development Name: Caribou Solar Project

Location of Property (Street Locations): Ogren Road, access road to former Caribou Landfill

City of Caribou Tax Map: 16 Lot: 30 (City of Caribou lot) Zone: Rural Mixed Uses  
13 17 (Guerrette Farms Corp. lot)

### 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.

SynerGen Caribou, LLC, is proposing to construct 561 solar tables on the areas that they will be leasing from the City of Caribou and Guerrette Farms Corp. 323 tables will be placed on the west array (Guerrette Farms Corp. property) with driven posts, while 238 tables will be placed on the east array (City of Caribou property) using ballast blocks.

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

Please see attached letter.

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

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

If applicant is a corporation, check if licensed in Maine ( ) Yes ( X ) No  
(Attach copy of Secretary of State Registration)

Name of Land Surveyor, Engineer, Architect or other Design Professionals. (attach list if needed)

Jones Associates, Inc.

Phone: 207-241-0235

Pure Power Engineering

Phone: 201-687-9975

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

SynerGen Caribou, LLC, developer of the project, will be leasing portions of property from the City of Caribou and Guerrette Farms Corp. for this project.  
(Attach supportive legal documentation)

### General Information

Aroostook County Registry Deeds: Book # 2555 Page # 44 (City of Caribou) (attach copy of deed)  
4894 249 (Guerrette Farms Corp.)

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 area or acreage of parcel: M16 L30: +/- 108 acres Total area or acreage to be developed: +/- 17.9 acres  
M13 L17: +/- 942 acres

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

Identify existing use(s) of land (farmland, woodlot, residential, etc.) City of Caribou property; former Caribou Landfill

Guerrette Farms Corp.; farmland

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 ( X ) No

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

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

Anticipated start date for construction: month / year 01 / 2021 Completion: 12 / 2021

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: No Storm Drainage: No Sidewalks: No Sewer Lines: No Other: N/A

Estimated cost for infrastructure improvements:

project design: ~\$255,000  
project construction: ~\$15,670,000  
interconnection upgrade costs: ~\$2,300,000

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: (0 / day)

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

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

Does the building have an automatic sprinkler system? ☐ Yes ☒ No

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

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

### Concept Plan Review Criterion

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

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



4.   X   A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in the property on the part of the applicant.
5.   X   Names and addresses of all consultants working on the project.
6.   X   1 complete set of plans, 24" X 36" & 10 complete sets of plans, 11" X 17"  
Plans to be included:  
Boundary Survey  
Storm Water Management  
Erosion and Sediment Control  
Finish Grading Plan  
Site Improvement Detail  
Building Elevations and Structural Plans
7. **Plans to show the following elements for review:**
  - X   a. Graphic scale and north arrow.
  - X   b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
  - X   c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
  - X   d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
  - X   e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
  - X   f. Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas.
  - X   g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
  - N/A   h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
  - N/A   i. Conceptual treatment of on and off site storm water management facilities.
  - N/A   j. Location and sizes of existing and proposed sewer and water services including connections.
  - N/A   k. Conceptual treatment of landscaping buffers, screens, and plantings.
  - X   l. Location of outdoor storage areas, fences, signage and accessory structures.
  - X   m. Context map illustrating the area surrounding the site which will be affected by the proposal including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning Districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.

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

### Final Site Design Plan Requirements

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

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

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

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

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

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

#### Applicant Signature:

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

Signature of Applicant:



Date: 11/18/2020

#### 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	_____	_____	_____

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

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

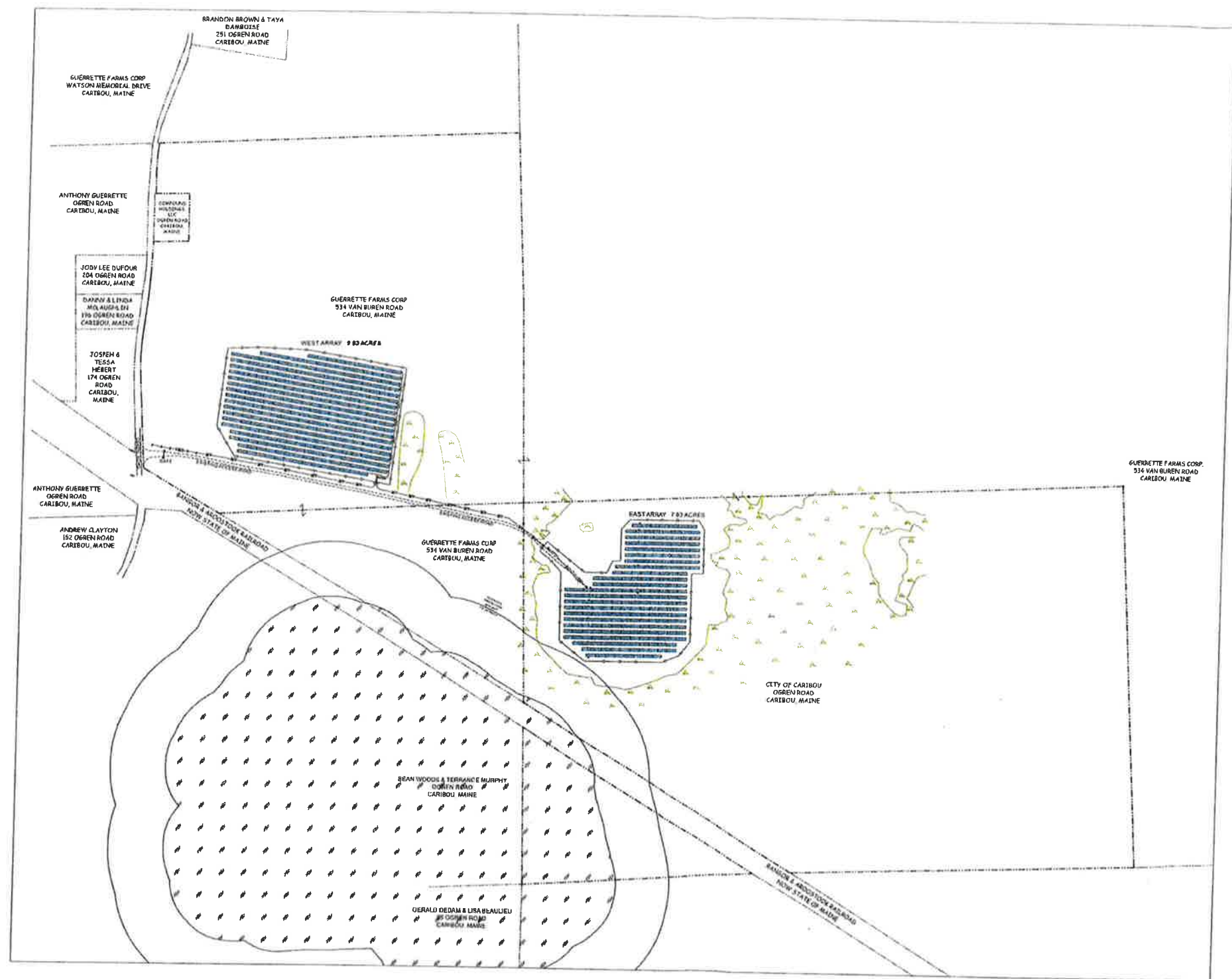
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Conditions of Approval:**

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

## CONCEPT SKETCH PLANS



# NOTES:

1. CONCEPT SKETCH PLAN BASED ON PARTIAL BOUNDARY SURVEY OF LAND OF THE CITY OF CARIBOU DATED OCTOBER 2020, PREPARED BY JONES ASSOCIATES, INC.
2. WETLANDS WERE IDENTIFIED AND DELINEATED BY JONES ASSOCIATES, INC. IN MAY OF 2020 ACCORDING TO U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHEASTERN AND NORTHEAST REGION.
3. WETLAND FLAGS WERE LOCATED USING TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY WITH EXPECTED ACCURACY OF SUB-METER. THIS METHOD IS RECOGNIZED BY BOTH STATE AND FEDERAL AGENCIES. HOWEVER, JONES ASSOCIATES, INC. RECOMMENDS THAT THE WETLAND BOUNDARY BE SURVEYED USING A MORE PRECISE METHOD IF ANY FILL OR REGULATED ACTIVITIES ARE TO BE PERFORMED WITHIN 20 FEET OF THE GPS LOCATED WETLAND.
4. BOTH PROJECT AREAS (WEST ARRAY AND EAST ARRAY) ARE LOCATED IN THE CITY OF CARIBOU'S RURAL MIXED USES DISTRICT (R-3).
5. DIMENSIONAL REQUIREMENTS OF LOTS:  
MINIMUM LOT SIZE: 65,000 SQ. FT.  
MINIMUM LOT FRONTAGE: 160'  
MINIMUM LOT COVERAGE: 30%
6. MINIMUM SETBACK DIMENSIONS OF LOTS:  
FRONT (FROM ROW): 30'  
SIDE (EACH): 15'  
REAR: 15'  
MAXIMUM HEIGHT: 35'
7. EACH SOLAR TABLE IS APPROXIMATELY 43 FT (L) BY 12 FT (W). OTHER RELATED EQUIPMENT VARIES IN SIZE AND SHAPE.

## OVERALL CONCEPT SKETCH PLAN CARIBOU SOLAR PROJECT OGDEN ROAD CARIBOU, MAINE

PREPARED FOR: SYNERGEN CARIBOU, LLC  
600 REGISTERSTOWN ROAD, SUITE 310  
PIKESVILLE, MARYLAND

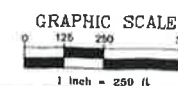
PREPARED BY:  
**JONES ASSOCIATES INC.**  
Planning, Surveying, and  
Environmental Consultants  
1175 W. 10th Street  
P.O. Box 1111  
Caribou, ME 04733  
Tel: 207.238.1234  
Fax: 207.238.1235  
www.jonesassoc.com

RECORD OWNERS:  
SYNERGEN CARIBOU, LLC  
1175 W. 10th Street  
P.O. Box 1111  
Caribou, ME 04733  
Tel: 207.238.1234  
Fax: 207.238.1235  
www.jonesassoc.com

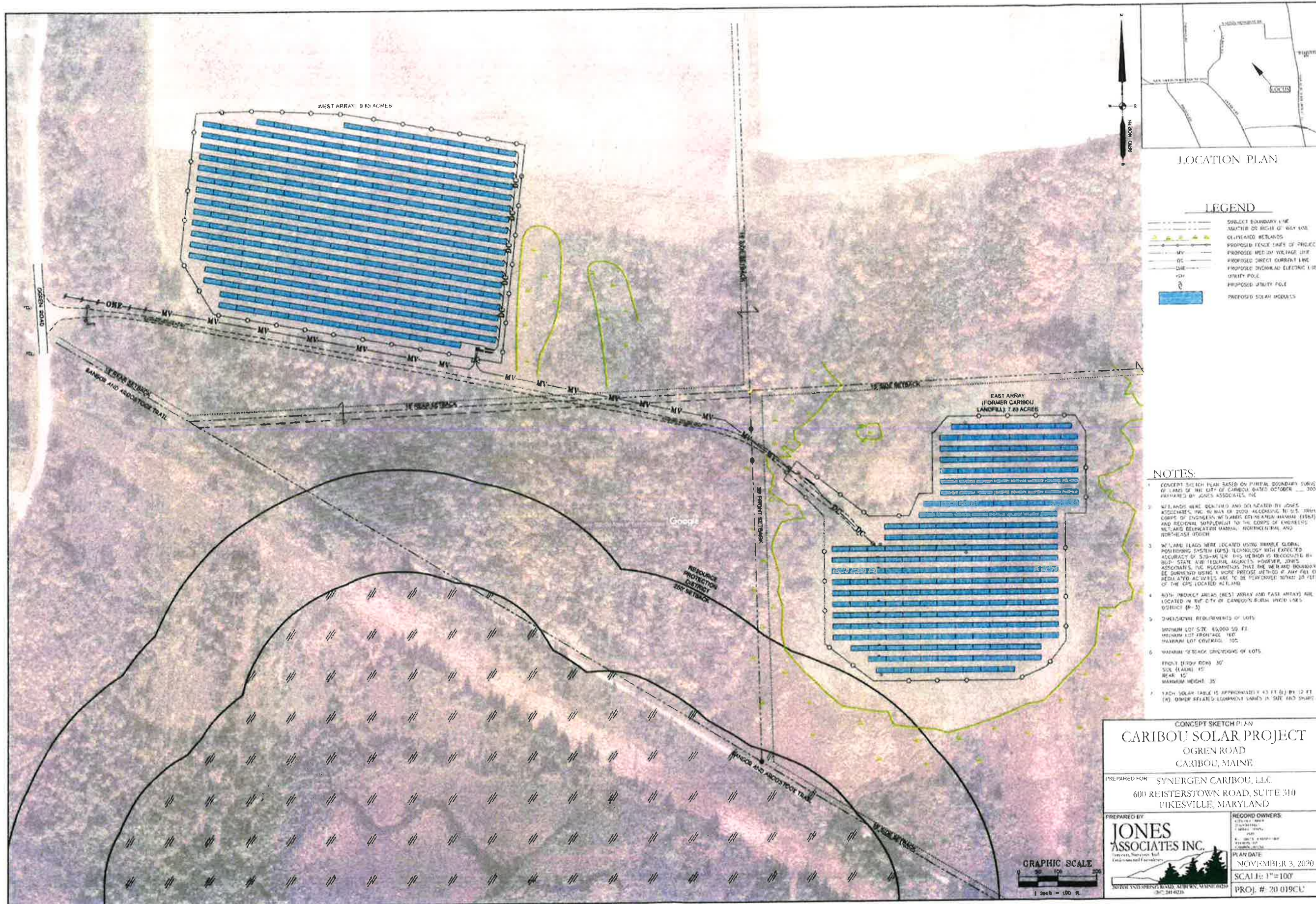
PLAN DATE:  
NOVEMBER 3, 2020

SCALE: 1"=250'

PROJ. #: 20-019CU







- LEGEND**
- SUBJECT BOUNDARY LINE
  - 10' BUFFER OR RIGHT OF WAY BOUNDARY
  - OCEANIC BEDLANDS
  - PROPOSED FENCE LINE OF PROJECT
  - MV --- PROPOSED MEDIUM VOLTAGE LINE
  - DC --- PROPOSED DIRECT CURRENT LINE
  - --- PROPOSED OVERHEAD ELECTRIC LINE
  - --- UTILITY POLE
  - --- PROPOSED UTILITY POLE
  - --- PROPOSED SOLAR ROWS

- NOTES:**
1. CONCEPT SKETCH PLAN BASED ON PARTIAL BOUNDARY SURVEY OF LANDS OF THE CITY OF CARIBOU, DATED OCTOBER 1, 2000, PREPARED BY JONES ASSOCIATES, INC.
  2. BEDLANDS WERE IDENTIFIED AND DELINEATED BY JONES ASSOCIATES, INC. IN MAY 18, 2020, ACCORDING TO U.S. ARMY CORPS OF ENGINEERS, WATERS OF THE UNITED STATES (1984) AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS, WATERS OF THE UNITED STATES, NORTHWEST REGION, AND NORTHEAST REGION.
  3. METAL PILES WERE LOCATED USING TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY WITH EXPECTED ACCURACY OF 5.0-METER. THIS DESIGN IS BASED ON THE GPS DATA AND FIELD ACQUISITION. HOWEVER, JONES ASSOCIATES, INC. RECOMMENDS THAT THE BOUNDARY BE SURVEYED USING A MORE PRECISE METHOD IF ANY FILL OR BEDLAND ACTIVITIES ARE TO BE PERFORMED WITHIN 10 FEET OF THE GPS LOCATED BEDLAND.
  4. BOTH PROJECT AREAS (WEST ARRAY AND EAST ARRAY) ARE LOCATED IN THE CITY OF CARIBOU'S BUREAU INDEX LOTS, DISTRICT (B-3).
  5. OVERSIGHT REQUIREMENTS OF LOTS:  
MINIMUM LOT SIZE: 45,000 SQ. FT.  
MINIMUM LOT FRONTAGE: 100'  
MINIMUM LOT COVERAGE: 100%.
  6. MAXIMUM SETBACK, CONVEYANCE OF LOTS:  
FRONT (FROM ROW): 30'  
SIDE (R/LAL): 15'  
REAR: 15'  
MAXIMUM HEIGHT: 35'
  7. EACH SOLAR TABLE IS APPROXIMATELY 43 FT (L) BY 12 FT (W). OTHER RELATED EQUIPMENT SITES IN SET AND SHAFT.

CONCEPT SKETCH PLAN

**CARIBOU SOLAR PROJECT**

OGREN ROAD

CARIBOU, MAINE

---

PREPARED FOR: SYNERGEN CARIBOU, LLC  
600 REISTERSTOWN ROAD, SUITE 310  
PIKESVILLE, MARYLAND

---

PREPARED BY:

**JONES ASSOCIATES INC.**

Surveying, Planning and Environmental Services

10000 ANDREWS ROAD, SUITE 200, CARIBOU, MAINE 04733

RECORD OWNERS:

SYNERGEN CARIBOU, LLC

10000 ANDREWS ROAD, SUITE 310, PIKESVILLE, MARYLAND 21093

---

PLAN DATE: NOVEMBER 3, 2020

SCALE: 1"=100'

PROJ. # 20 019C





46.909°, -68.046°, CARIBOU, ME 04736



DRAWING #	
G001	



ELECTRICAL NOTES

1. GENERAL

- 1.A. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) TO APPLICABLE UL STANDARDS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CERTIFICATIONS FOR ALL WORK INSTALLED, PAY ALL FEES AND CHARGES CONNECTED THEREWITH AND DELIVER ALL CERTIFICATES AND INSPECTION APPROVALS TO THE OWNER THROUGH THE ENGINEER, BEFORE WORK WILL BE FINALLY ACCEPTED.
- 1.B. ALL INVERTERS SHALL BE IEEE 1547 COMPLIANT AND SHALL BE INSPECTED BY LOCAL UTILITY BEFORE COMMISSIONING, TESTING AND OPERATION OF THE SYSTEM.
- 1.C. UNLESS OTHERWISE NOTED, NEW EQUIPMENT SHALL HAVE AN INTERRUPT RATING (KAIC) OR SHORT CIRCUIT CURRENT RATING (SCCR) GREATER THAN OR EQUAL TO THE EXISTING EQUIPMENT.

2. MANNER OF INSTALLATION

- 2.A. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE TRADE INVOLVED. ALL DETAILS OF THE INSTALLATION SHALL BE MECHANICALLY AND ELECTRICALLY CORRECT.
- 2.B. TORQUE AND MARK ALL RACKING AND MECHANICAL LUGS.

3. CONDUCTORS AND CONDUCTOR INSTALLATION

- 3.A. COMPRESSION LUGS SHALL BE USED ON ALL ALUMINUM CABLE TERMINATIONS. MECHANICAL LUGS MAY ONLY BE USED FOR COPPER CABLE TERMINATIONS OR ALUMINUM CABLE WITH COMPRESSION PIN ADAPTORS.
- 3.B. IF ALUMINUM MC CABLE IS USED, 1HHN/THWN-2 INSULATION IS ACCEPTABLE. FOR ALUMINUM CONDUCTORS, XHHW-2 SHALL BE USED.
- 3.C. ANTI-OXIDANT COMPOUND SHALL BE USED WITH ALL ALUMINUM LUGS. CLEAN OXIDATION FROM WIRE STRANDS WITH STEEL WIRE BRUSH PRIOR TO APPLICATION OF COMPOUND.
- 3.D. PV SYSTEM CONDUCTORS SHALL BE MARKED AND IDENTIFIED PER NEC 690.31(B).
- 3.E. INSTALL WIRE AND CABLE IN ACCORDANCE WITH THE NEC AND AS HEREINAFTER SPECIFIED. USE THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION'S "STANDARD OF INSTALLATION", THE MANUFACTURER'S WRITTEN INSTRUCTIONS, UNLESS SUPERSEDED BY THESE SPECIFICATIONS. IN ALL CASES THE INSTALLATION SHALL BE IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES.
- 3.F. THE USE OF WIRE SPLICES AT ANY POINT IN THE INSTALLATION IS STRICTLY PROHIBITED.
- 3.G. THE USE OF WIRE LUGS IS REQUIRED FOR ALL WIRE PULLS THROUGH CONDUIT RUNS OF 20' OR LONGER, OR WITH BENDS IN 180' OR MORE. WIRE LUGS IS REQUIRED EVEN WHEN USING SELF LUBRICATING CABLES SUCH AS SOUTHWIRE "SIMPULL".
- 3.H. STRING WIRING & HOMERUNS SHALL BE SECURED TO UNDERSIDE OF THE RACKING & MODULES USING ZIP TIES OUTDOOR RATED FOR UV, HELLERMAN TYTON P465UV OR EQUAL TRANSITION TO EMT OUTSIDE OF ARRAY.
- 3.I. ALL PV SOURCE CIRCUITS WHICH WOULD BE EXPOSED TO PHYSICAL DAMAGE SHALL BE PROTECTED IN CONDUIT OR CABLE TRAY.
- 3.J. ALL PV SOURCE CIRCUITS WITH DIRECT EXPOSURE TO SUNLIGHT SHALL BE PROTECTED THROUGH THE USE OF CONDUIT, PROTECTIVE WRAP, SPLIT LOOM, OR EQUIVALENT, WHICH ARE DURABLE FOR THE ENVIRONMENT AND RATED FOR THE APPLICATION.
- 3.K. ALL PLUG AND SOCKET CONNECTORS MATED TOGETHER SHALL BE OF THE SAME TYPE AND OF THE SAME MANUFACTURER. "COMPATIBLE" CONNECTORS SHALL NOT BE ACCEPTED (IEC 62446-1).
- 3.L. ALL FIELD-MADE PLUG & SOCKET CONNECTORS SHALL BE INSTALLED USING MANUFACTURER APPROVED TOOLS AND METHODS, AND CABLE GLANDS SHALL BE TIGHTENED TO MANUFACTURER'S SPECIFIED TORQUE VALUE.

4. PHASE RELATIONSHIP

- 4.A. CONNECT FEEDERS TO MAINTAIN PHASE RELATIONSHIP THROUGH SYSTEM. PHASE LEGS OF FEEDERS SHALL MATCH BUS OR CABLE ARRANGEMENTS IN EQUIPMENT TO WHICH THE FEEDERS ARE CONNECTED. COLOR CODING SHALL BE AS FOLLOWS:

208/120 VAC  
A PHASE: BLACK, B PHASE: RED, C PHASE: BLUE

277/480 VAC  
A PHASE: BROWN, B PHASE: ORANGE, C PHASE: YELLOW

1500 VDC, 1000 VDC, OR 600 VDC  
UNGROUND POSITIVE CONDUCTOR: RED  
UNGROUND NEGATIVE CONDUCTOR: BLACK

AC AND DC SYSTEMS:  
GROUND CONDUCTOR: WHITE  
GROUND: GREEN

- 4.B. GROUNDED CONDUCTORS (NEUTRAL) AND EQUIPMENT GROUNDING CONDUCTORS SMALLER THAN #4 MUST HAVE COLOR CODED INSULATION. WHERE COLOR CODED CABLE IS NOT USED, TAPE CONDUCTOR WITH OVERLAPPED COLORED TAPE FOR A MINIMUM OF 6" IN ACCESSIBLE LOCATIONS. COLOR CODING MUST BE USED CONSISTENTLY FOR THE ENTIRE PROJECT.

5. CONDUITS AND RACEWAYS

- 5.A. PROVIDE RACEWAYS MINIMUM SIZE 3/4".
- 5.B. CONDUITS SHALL BE EMT WHERE NOT SUBJECT TO PHYSICAL DAMAGE. CONDUITS SHALL BE IMC OR RMC WHERE SUBJECT TO PHYSICAL DAMAGE. PVC CONDUITS ONLY PERMITTED IN BELOW GRADE DUCT BANKS.
- 5.C. DRAWINGS SHOW RACEWAY LOCATIONS DIAGRAMMATICALLY. CONTRACTOR SHALL ADJUST ROUTING TO SUIT FIELD LOCATIONS. ANY CHANGES TO PROPOSED ROUTING SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL.
- 5.D. FURNISH AND INSTALL ALL FITTINGS AND SPECIAL DEVICES NECESSARY FOR THE PROPER INSTALLATION, CONNECTION AND OPERATION OF THE SYSTEM. CONDUIT ELBOWS SHALL BE OF THE SAME MAKE, QUALITY AND FINISH AS THE CONDUIT USED.
- 5.E. A PROTECTIVE COATING OF ASPHALT COMPOUND, PLASTIC SHEATH, OR

- OTHER EQUIVALENT PROTECTION SHALL BE APPLIED TO ANY GALVANIZED STEEL CONDUITS DIRECTLY BURIED IN EARTH. EMT CONDUIT SHALL USE COMPRESSION RAINIGHT CONNECTORS, FACTORY STAMPED RAINIGHT WITH COMPONENTS PROPERLY INSTALLED.
- 5.G. PROVIDE EXPANSION FITTINGS WITH BONDING JUMPERS FOR EVERY 100' OF STRAIGHT METAL CONDUIT RUN.
- 5.H. CONDUIT EXPANSION AND DEFLECTION FITTINGS WITH BONDING JUMPERS SHALL BE USED WHENEVER CROSSING BUILDING EXPANSION AND SEISMIC SEPARATION JOINTS.
- 5.I. LEAVE WIRE SUFFICIENTLY LONG TO PERMIT MAKING FINAL CONNECTIONS. ALL EMPTY CONDUITS OVER 10' IN LENGTH SHALL BE PROVIDED WITH SYNTHETIC FIBER ROPE PULL WIRE.
- 5.J. PATCH AND REPAIR ALL SURFACES DAMAGED BY TRENCHING TO MATCH THE PREVIOUSLY EXISTING CONDITIONS.
- 5.K. 15" WIDE OR LESS BUCKET TO BE USED FOR TRENCHING.
- 5.L. ALL PENETRATIONS SHALL BE SEALED TO MAINTAIN THE EXISTING FIRE RATING.
- 5.M. ALL ROOFTOP CONDUITS SHALL BE MARKED PER LOCAL FIRE CODES.
- 5.N. ALL CONDUITS ENTERING ENCLOSURES SHALL BE FITTED WITH PROTECTIVE BUSHINGS, INCLUDING CONDUIT WITH CONDUCTOR SIZES SMALLER THAN #4 AWG. METALLIC CONDUIT/BUSHINGS SHALL BE BONDED PER NEC.
- 5.O. ALL CONDUIT ENTERING ENCLOSURES SHALL BE SEALED WITH AN APPROVED SEALANT.

6. ELECTRICAL ENCLOSURES

- 6.A. ALL OUTDOOR ENCLOSURES (PANELBOARDS, DISCONNECT SWITCHES, JUNCTION BOXES, COMBINER BOXES, ETC.) SHALL BE NEMA 3R, 4, OR 4X. INDOOR ENCLOSURES SHALL BE NEMA 1.
- 6.B. PANELBOARD DOORS SHALL BE QUARTER TURN LATCHES OR EXTERNAL HANDLE WITH INTERNAL LATCHES, NO SETS OF EXTERNAL SCREW DOWN CLAMPS.
- 6.C. CONDUIT TERMINATING IN OUTDOOR ENCLOSURES SHALL USE MYERS-TYPE HUBS WITH GROUND SCREW. UTILIZE RAINIGHT FITTINGS FOR ALL CABLE ENTRIES.
- 6.D. NO PENETRATIONS OR CABLE ENTRIES IN THE TOP OF OUTDOOR ENCLOSURES. ENTER OUTDOOR ENCLOSURES FROM THE BOTTOM (PREFERRED) OR SIDE.
- 6.E. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED OR LABELED BY A RECOGNIZED TESTING AGENCY.
- 6.F. ARC FLASH HAZARD WARNING LABELS SHALL BE PROVIDED AND MOUNTED ON EVERY COMBINER BOX, TERMINAL BOX, INVERTER, AC AND DC SWITCH, TRANSFORMER, AND SWITCHGEAR.
- 6.G. HAND HOLES, PULL BOXES, OR CONDUIT BODIES SHALL BE INSTALLED (WHETHER OR NOT SHOWN ON DRAWINGS) WHEN THE RACEWAY HAS MORE THAN 360° OF BENDS, OR AS NECESSARY TO NOT EXCEED MANUFACTURER'S MAXIMUM CABLE PULLING TENSION.

7. GROUNDING

- 7.A. THE CONTRACTOR SHALL FURNISH AND INSTALL GROUNDING NECESSARY IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE

8. TESTS

- 8.A. FINAL TESTS AND INSPECTION SHALL BE HELD IN THE PRESENCE OF OWNER'S REPRESENTATIVES AND TO THEIR SATISFACTION.
- 8.B. MEGGER ALL STRING WIRING, COMBINER BOX OUTPUT FEEDERS, AND AC FEEDERS. SUBMIT RESULTS TO OWNER FOR REVIEW.
- 8.C. IV CURVE TRACES OF STRINGS SHALL BE GENERATED USING THE SOLMETRIC PV ANALYZER (OR EQUIVALENT DEVICE) AND SUBMITTED TO OWNER FOR APPROVAL.
- 8.D. OPEN-CIRCUIT VOLTAGE (Voc) MEASUREMENTS OF ALL STRING CONDUCTORS.

GENERAL NOTES

9. THE GENERAL NOTES APPLY TO ALL DRAWINGS UNDER THE CONTRACT. REFER TO INDIVIDUAL DRAWINGS FOR ADDITIONAL NOTES.
10. DRAWINGS ARE DIAGRAMS AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. FOLLOW DRAWINGS IN LAYING OUT OF WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACE CONDITIONS, MAINTAIN HEADROOM, SPACE CONDITIONS, AND REQUIRED CLEARANCES.
11. PV SYSTEM CONTRACTOR SHALL COORDINATE ALL THE WORK WITH THE ENGINEER, THE CONSTRUCTION MANAGER AND ALL OTHER CONTRACTORS TO INSURE THAT THE PV SYSTEM IS INSTALLED AS SPECIFIED IN THESE DRAWINGS.
12. PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE PROVIDED AS REQUIRED IN ACCORDANCE WITH NEC 70E AND OSHA REQUIREMENTS.
13. UNFORSEEN OBSTRUCTIONS ON THE SITE MAY NECESSITATE A CHANGE IN THE LAYOUT. ANY CHANGES TO THE RACKING LAYOUT SHOULD BE REPORTED TO THE ENGINEER. CHANGES IN UP TO 5% OF THE MODULES SHOULD BE ANTICIPATED. CHANGES TO THE ARRAY LAYOUT SHOULD BE MADE AS TO NOT IMPACT THE NUMBER OF MODULES ON A COMBINER BOX OR INVERTER.
14. LANDSCAPING: RESTORE TO ORIGINAL CONDITIONS.
15. ALL STRUCTURAL AND MISCELLANEOUS EXTERIOR STEEL, INCLUDING STRUT CHANNEL (SUCH AS UNISTUT OR KINDORF) SHALL BE CORROSION RESISTANT, HOT DIP GALVANIZED OR GALVANNEALED WITH A COATED FINISH MINIMUM.

LEGEND - GENERAL

- LIGHT LINE INDICATES EXISTING OR BEYOND THE SCOPE OF PROJECT
- DARK LINE INDICATES NEW OR WITHIN THE SCOPE OF PROJECT
- DASHED LINE INDICATES EQUIPMENT AT A DIFFERENT ELEVATION
- LIGHT TEXT INDICATES EXISTING OR BEYOND THE SCOPE OF PROJECT
- NEW TEXT DARK TEXT INDICATES NEW OR WITHIN THE SCOPE OF PROJECT

LEGEND - PLAN SYMBOLS

- SOLAR MODULE
- RACEWAY TURNING UP OR TOWARDS OBSERVER
- RACEWAY TURNING DOWN OR AWAY FROM OBSERVER
- CABLE TRAY
- PULL BOX
- JUNCTION BOX
- PANEL BOARD
- LOCAL DISCONNECT SWITCH
- SIMPLEX RECEPTACLE, RATED: 125-VOLTS AC, 20A
- DUPLEX RECEPTACLE, RATED: 125-VOLTS AC, 20A
- WEATHERPROOF DUPLEX RECEPTACLE, RATED: 125-VOLTS AC, 20A
- GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE, RATED: 125-VOLTS AC, 20A
- DOUBLE DUPLEX (QUAD) RECEPTACLE
- CEILING/PENDANT-MOUNT LIGHT, SEE FIXTURE SCHEDULE FOR TYPE
- WALL-MOUNT LIGHT, SEE FIXTURE SCHEDULE FOR TYPE
- GROUND ROD
- GROUND ROD W/ TEST WELL

LEGEND - ONE LINE DIAGRAM AND WIRING DIAGRAM SYMBOLS

- CIRCUIT BREAKER, FRAME SIZE AND TRIP SETTING AS NOTED
- DISCONNECT SWITCH
- INVERTER
- BUS CONNECTION POINT
- CROSSING POINT (NO CONNECTION)
- NORMALLY CLOSED - NORMALLY OPEN CONTACTS
- TRANSFORMER CONTROL/POWER, SIZE AND RATING AS NOTED
- CURRENT TRANSFORMER
- POTENTIAL TRANSFORMER
- FUSED DISCONNECT SWITCH
- EARTH GROUND
- PUSHBUTTON SWITCHES: NUMBER AND TYPE OF CONTACT BLOCKS MAY VARY
- PUSHBUTTON SWITCHES MUSHROOM HEAD: NUMBER AND TYPE OF CONTACT BLOCKS MAY VARY
- KEYED INTERLOCK (KIRK KEY OR EQ.)
- SHUNT TRIP COIL

ABBREVIATIONS

A	AMPERES
AERMS	ARC ENERGY REDUCING MAINTENANCE SWITCH
AF	AMPERE FRAME
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
AFDI	ARC FAULT DETECTION & INTERRUPTER
AIC	AMPS INTERRUPTING CAPACITY
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BKR	CIRCUIT BREAKER
C	CONDUIT
CB	COMBINER BOX
CKT	CIRCUIT
COU	CONDITIONS OF USE
CP	CONTROL PANEL
CU	COPPER
DISC	DISCONNECT
EGC	EQUIPMENT GROUNDING CONDUCTOR
ELEC	ELECTRIC, ELECTRICAL
EMERG	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EQUIP	EQUIPMENT
EXIST	EXISTING
G, GND	GROUND
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
GFPE	GROUND-FAULT PROTECTION OF EQUIPMENT
HID	HIGH-INTENSITY DISCHARGE (LIGHTING)
HZ	HERTZ
IMC	INTERMEDIATE METALLIC CONDUIT
KAIC	1000 AMPS INTERRUPT CAPACITY
KCMIL	1000 CIRCULAR MILLS
KVA	KILO-VOLT AMPERE
KW	KILOWATT
LA	LIGHTNING & SURGE ARRESTOR
LED	LIGHT-EMITTING DIODE
LSIG	LONG, SHORT, INSTANTANEOUS, & GROUND FAULT
LTC	LIGHTING
MAX	MAXIMUM
MFG	MANUFACTURER
MLO	MAIN LUGS ONLY
MLPE	MODULE LEVEL POWER ELECTRONICS
MPPT	MAXIMUM POWER POINT TRACKING
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NTS	NOT TO SCALE
P	POLE
PF	POWER FACTOR
PLC	PROGRAMMABLE LOGIC CONTROLLER
POA	PLANE OF ARRAY
POI	POINT OF INTERCONNECTION
PRI	PRIMARY
PVC	POLYVINYL CHLORIDE
PWR	POWER
RCPT	RECEPTACLE
RCS	RIGID GALVANIZED STEEL CONDUIT
RMC	RIGID METAL CONDUIT
SA	SURGE ARRESTOR
SEC	SECONDARY
SPD	SURGE PROTECTION DEVICE
SSBJ	SUPPLY SIDE BONDING JUMPER
ST	SHUNT TRIP
STP	SHIELDED TWISTED PAIR
SW	SWITCH
TBD	TO BE DETERMINED
TP	TWISTED PAIR
TYP	TYPICAL
V	VOLT
VA	VOLT-AMPERE
W	WATT
WP	WEATHERPROOF
XFMR	TRANSFORMER
#	DIAMETER OR PHASE

NOTES SPECIFIC TO MAINE

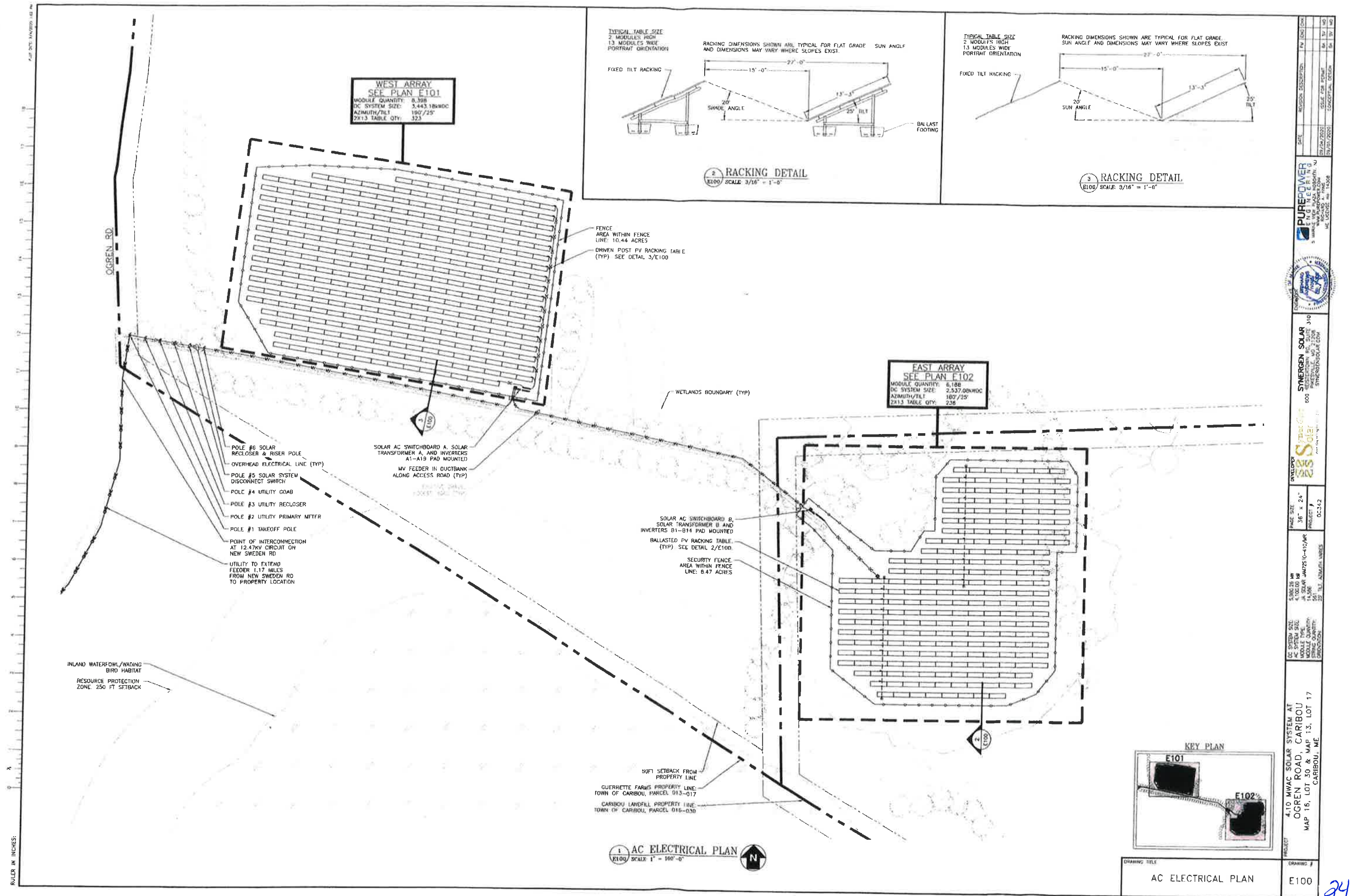
ADOPTED NEC VERSION: 2017  
ADOPTED IBC VERSION: 2015  
ADOPTED IFC VERSION: 2015

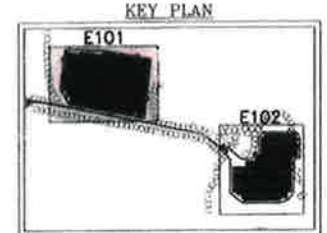
UTILITY: VERSANT POWER

ELECTRICAL NOTES  
& SYMBOL LIST

E001







E101

PROJECT	4.10 MWAC SOLAR SYSTEM AT OGREN ROAD, CARIBOU MAP 16, LOT 30 & MAP 13, LOT 17 CARIBOU, ME			DC SYSTEM SIZE: 5,500.25 KW AC SYSTEM SIZE: 4,100.00 KW INVERTER TYPE: JA-SOLAR JMW2510-10-MP MODULE QUANTITY: 14,596 STRING QUANTITY: 561 ORIENTATION: 25° N.E. AZIMUTH: 100° E	PANEL SIZE: 36" x 24" PROJECT # 00342	DEVELOPER  SYNENGEN SOLAR 600 EIGHTH AVENUE, SUITE 310 PRINCETON, NJ 08540 SYNENGENSOLAR.COM	EXEMPTED  requires a license to sell solar equipment in ME PURSUIT OF 36-A RS-A 1001 ME PUBLIC UTILITIES COMMISSION 10/17/2020 ME LICENSE NO. 14268	 PUREPOWER 100 N. STATE STREET SUITE 200 PORTLAND, ME 04101 ME LICENSE NO. 14268	DATE	REVISION DESCRIPTION	REV	DATE

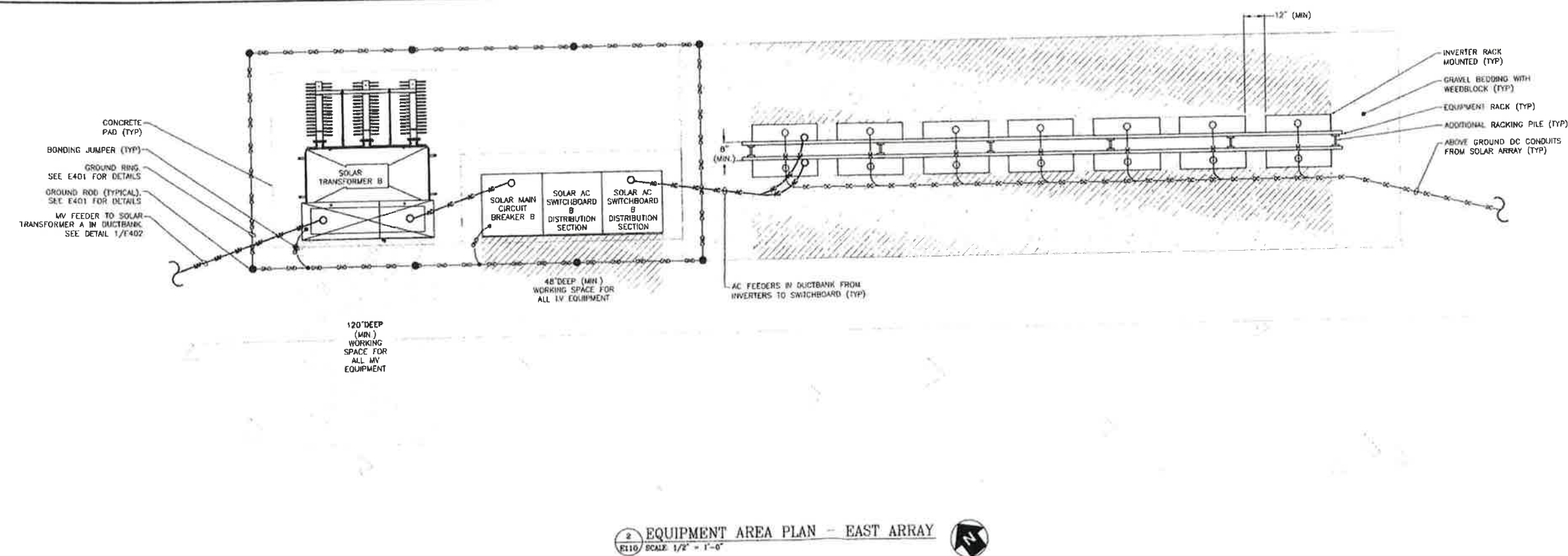
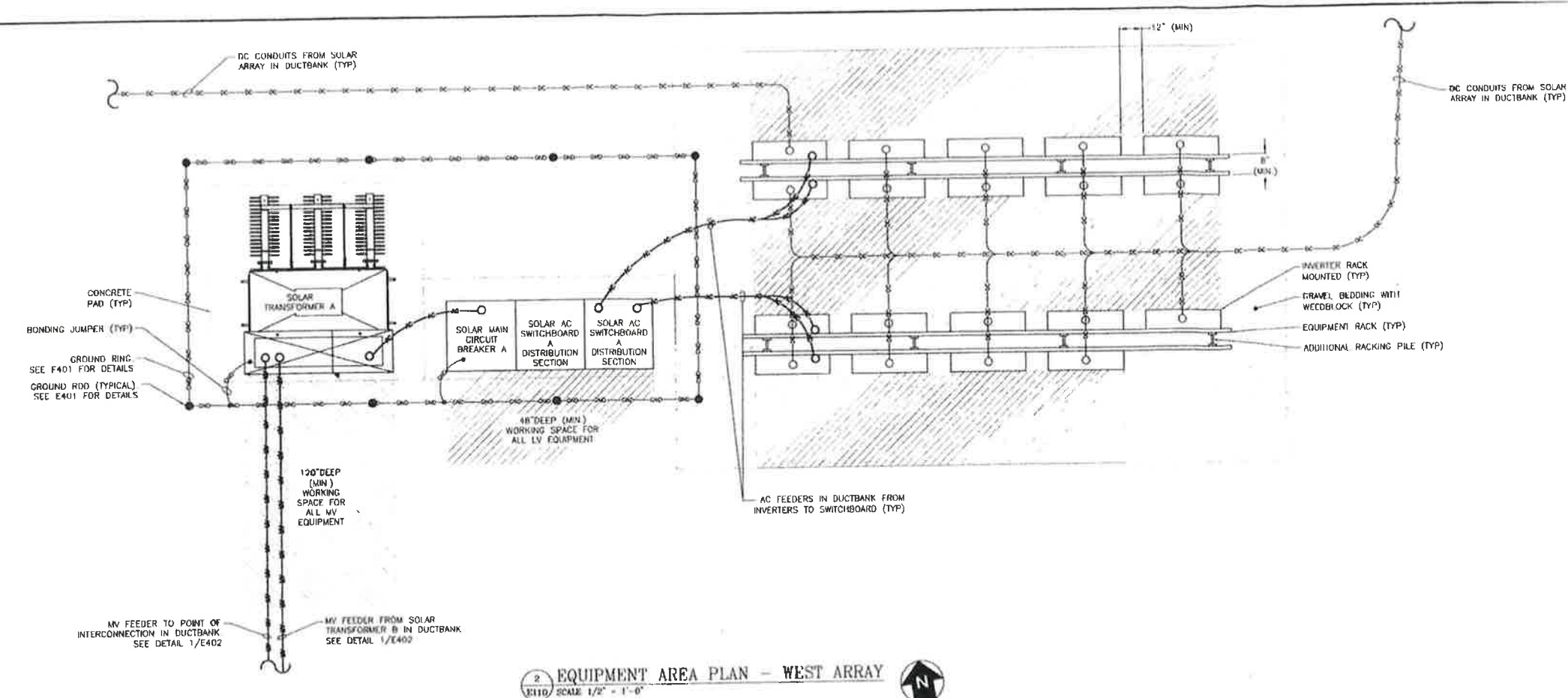






RULER IN INCHES

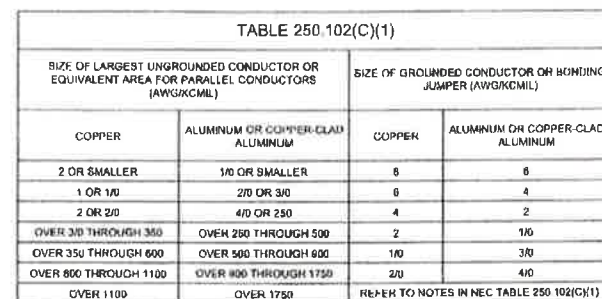
- NOTES:
1. ALL PAD MOUNTED EQUIPMENT SHALL BE BOLTED AND SECURED TO EQUIPMENT PAD WITH SUITABLE CONCRETE ANCHORS AT FOUR CORNERS
  2. STUB-UP LOCATIONS ARE DIAGRAMATIC. REFER TO EQUIPMENT SUBMITALS FOR EXACT LOCATIONS
  3. PAD SIZE IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH EQUIPMENT SHOP DRAWINGS
  4. MAINTAIN 48" (MIN) WORKING CLEARANCE FOR ALL EQUIPMENT, UNLESS NOTED OTHERWISE
  5. MOUNT EQUIPMENT AS PER INSTALLATION MANUAL INSTRUCTION
  6. TRANSITION AC, DC, AND COMMUNICATIONS CONDUITS FROM FMT TO LFMC WITHIN 24" OF INVERT
  7. CONDUITS AND TROUGHS SHALL NOT ENCR OACH MORE THAN 6" INTO WORKING SPACE OF EQUIPMENT
  8. EQUIPMENT SHALL BE INSTALLED AT HEIGHT SUCH THAT THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF THE SWITCH OR CIRCUIT BREAKER, WHEN IN ITS HIGHEST POSITION, SHALL NOT BE MORE THAN 6'7" ABOVE THE WORKING PLATFORM
  9. TROUGHS AND WIREWAYS SHALL BE SIZED SUCH THAT THE SUM OF THE CROSS-SECTIONAL AREAS OF ALL CONDUCTORS AND CABLES AT ANY CROSS SECTION SHALL NOT EXCEED 20 PERCENT OF THE AREA OF THE TROUGH
  10. THE NUMBER OF CURRENT CARRYING CONDUCTORS SHALL NOT EXCEED 30 AT ANY CROSS-SECTION OF THE TROUGH



DATE: 07/24/2023		REVISION DESCRIPTION:		BY: EDC	CHK: EDC
<b>PUREPOWER</b> ENGINEERING 5 MAINE NEW POOL ROAD ROCHESTER, NH 03868 TEL: 603.333.1430 WWW.PUREPOWERENGINEERING.COM					
<b>SYNERGEN SOLAR</b> 800 REGISTRATION RD, SUITE 310 ROCHESTER, NH 03868 SYNERGENSOLAR.COM					
SCALE: 1/2" = 1'-0"	PROJECT #	OC342	DATE: 07/24/2023		
PROJECT	4.10 MWAC SOLAR SYSTEM AT OGREN ROAD, CARIBOU MAP 16, LOT 30 & MAP 13, LOT 17 CARIBOU, ME	PROJECT #	OC342	DATE: 07/24/2023	
DC SYSTEM SIZE 10,000 kW	AC SYSTEM SIZE 4.10 MW	DC VOLTAGE 1500V	AC VOLTAGE 480V	DC CURRENT 6.67 A	AC CURRENT 14.55 A
DC MODULE QUANTITY 16,500	AC MODULE QUANTITY 16,500	DC STRING QUANTITY 561	AC STRING QUANTITY 561	DC STRING LENGTH 1,428.00 FT	AC STRING LENGTH 1,428.00 FT







OVERCURRENT DEVICE CIRCUIT NOT EXCEEDING (AMPERES)	SIZE (AWG OR KCMIL)	
	COPPER	ALUMINUM
15	14	12
20	12	10
30	10	8
100	8	6
200	6	4
300	4	2
400	3	1
500	2	1/0
600	1	2/0
800	1/0	3/0
1000	2/0	4/0
1200	3/0	250
1600	4/0	350
2000	250	400
2500	350	600
3000	400	600
4000	500	750

10 LOAD SIDE EQUIPMENT BONDING JUMPER  
E401 SCALE: NONE



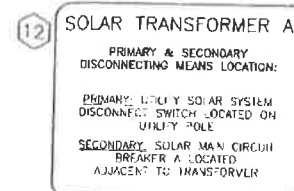
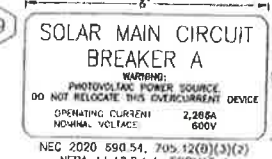
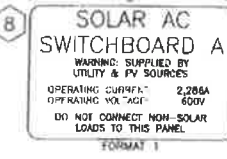
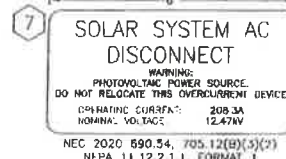
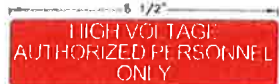
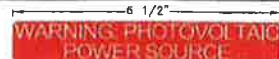
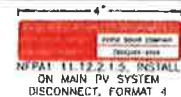


GENERAL NOTES FOR LABELS:  
 1. LABEL SCALE 1/2" UNLESS NOTED  
 2. LETTERING ON SIGNS SHALL BE CAPITAL LETTERS  
 3. CLEARLY LABEL ALL CIRCUIT BREAKERS IN THE PANELBOARD(S). THE LABEL SHALL INDICATE THE NAME OF THE DEVICE IT SERVES.

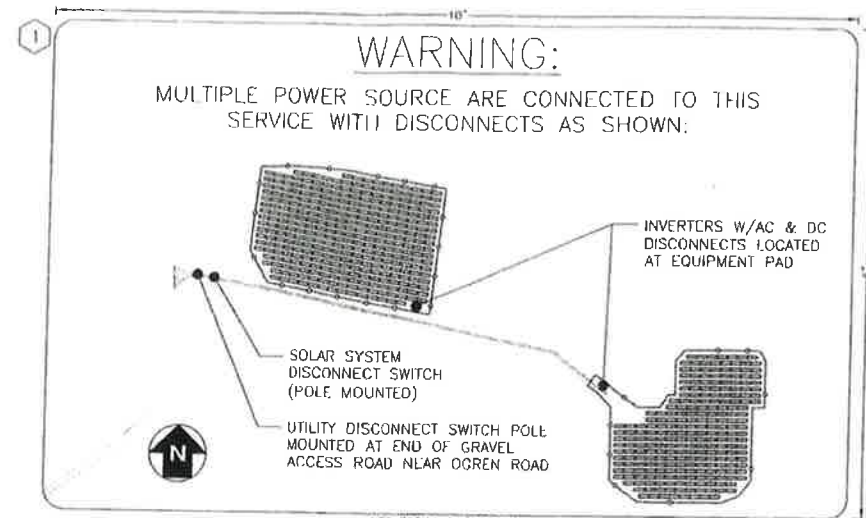
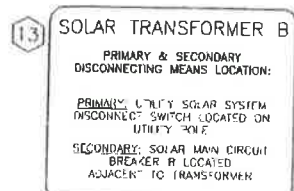
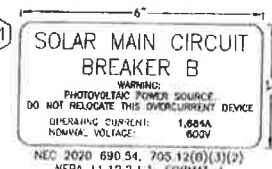
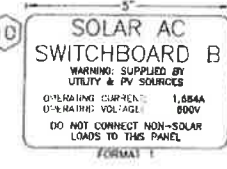
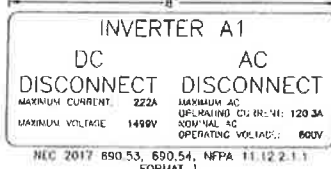
LABEL FORMAT NOTES:  
 1. FORMAT 1: ENGRAVED MELAMINE, WHITE TEXT ON RED BACKGROUND, TEXT HEIGHT: TITLES 3/8", ALL OTHER TEXT 5/32"  
 2. FORMAT 2: ENGRAVED MELAMINE, BLACK TEXT ON WHITE BACKGROUND, TEXT HEIGHT: 3/8"  
 3. FORMAT 3: REFLECTIVE UV RATED LABEL, RED BACKGROUND WITH WHITE CAPITAL LETTERS AT LEAST 3/8" TALL. LABELS SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED.  
 4. FORMAT 4: ENGRAVED MELAMINE, WHITE TEXT ON RED BACKGROUND, TEXT HEIGHT: TITLES 5/32", ALL OTHER TEXT 3/32"

PER 2014 NEC 690.31(1)(3)(2), PV SOURCE CIRCUITS, PV OUTPUT CIRCUITS AND INVERTER INPUT AND OUTPUT CIRCUITS SHALL BE IDENTIFIED AT ALL POINTS OF TERMINATION, CONNECTION, AND SPLICES.

1. STRING HOMERUNS AT ARRAY
2. DC INPUT TERMINALS OF COMBINER BOX
3. DC OUTPUT TERMINALS OF COMBINER BOX
4. DC INPUT TERMINAL OF INVERTER
5. AC OUTPUT TERMINALS OF INVERTER
6. AC INPUT & OUTPUT TERMINALS OF EACH SUCCESSIVE DEVICE (WHERE APPLICABLE)

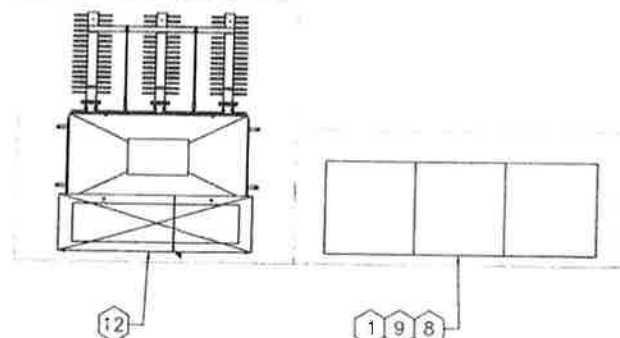


TYPICAL FOR INVERTER(S):  
 A1-A19, B1-B14 (17 STRINGS)

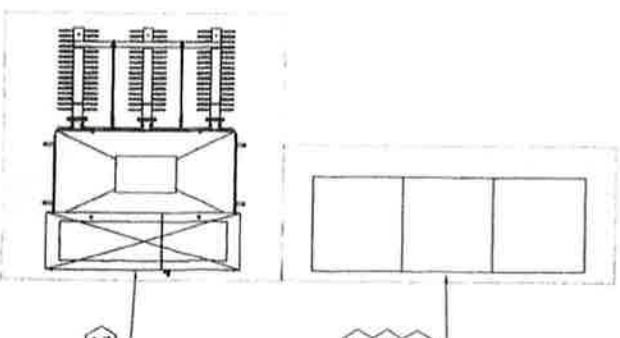


INSTALL AT MAIN DISCONNECT OF ALL POWER SOURCES, ENGRAVED MELAMINE, WHITE TEXT ON RED BACKGROUND, TITLE MIN 1/2", DESCRIPTION 5/18", ALL OTHER TEXT 1/8"

2 DIRECTORY LABEL  
 E500 SCALE: 1/4"



3 ELECTRICAL AREA - LABELS & SIGNAGE - WEST ARRAY  
 E500 SCALE: 3/8" = 1'-0"



4 ELECTRICAL AREA - LABELS & SIGNAGE - EAST ARRAY  
 E500 SCALE: 3/8" = 1'-0"

1 LABELS & SIGNAGE  
 E500 SCALE: 1" = 150'-0"

DRAWING TITLE  
 LABELS & SIGNAGE

DRAWING #  
 E500

PUREPOWER  
 1000 ROUTE 1  
 CARIBOU, ME 04709  
 TEL: 207.452.1234  
 FAX: 207.452.1235  
 WWW.PUREPOWER.COM

SYNERGEN SOLAR  
 500 ROUTE 1  
 CARIBOU, ME 04709  
 TEL: 207.452.1234  
 FAX: 207.452.1235  
 WWW.SYNERGENSOLAR.COM

PROJECT: 4.10 MWAC SOLAR SYSTEM AT OGREN ROAD, CARIBOU MAP 16, LOT 30 & MAP 13, LOT 17 CARIBOU, ME

DATE: 10/24/2023  
 REGION: NEW ENGLAND  
 PROJECT: 4.10 MWAC SOLAR SYSTEM AT OGREN ROAD, CARIBOU MAP 16, LOT 30 & MAP 13, LOT 17 CARIBOU, ME  
 ISSUE FOR PERMIT: 10/24/2023

5,000.00 KW  
 3,000.00 MW  
 1A SOLAR JMW72510-110/AR  
 14,586  
 54  
 25  
 11.12.2.1.1  
 25  
 11.12.2.1.1  
 25

PAGE SIZE: 36" x 24"  
 PROJECT # 20342





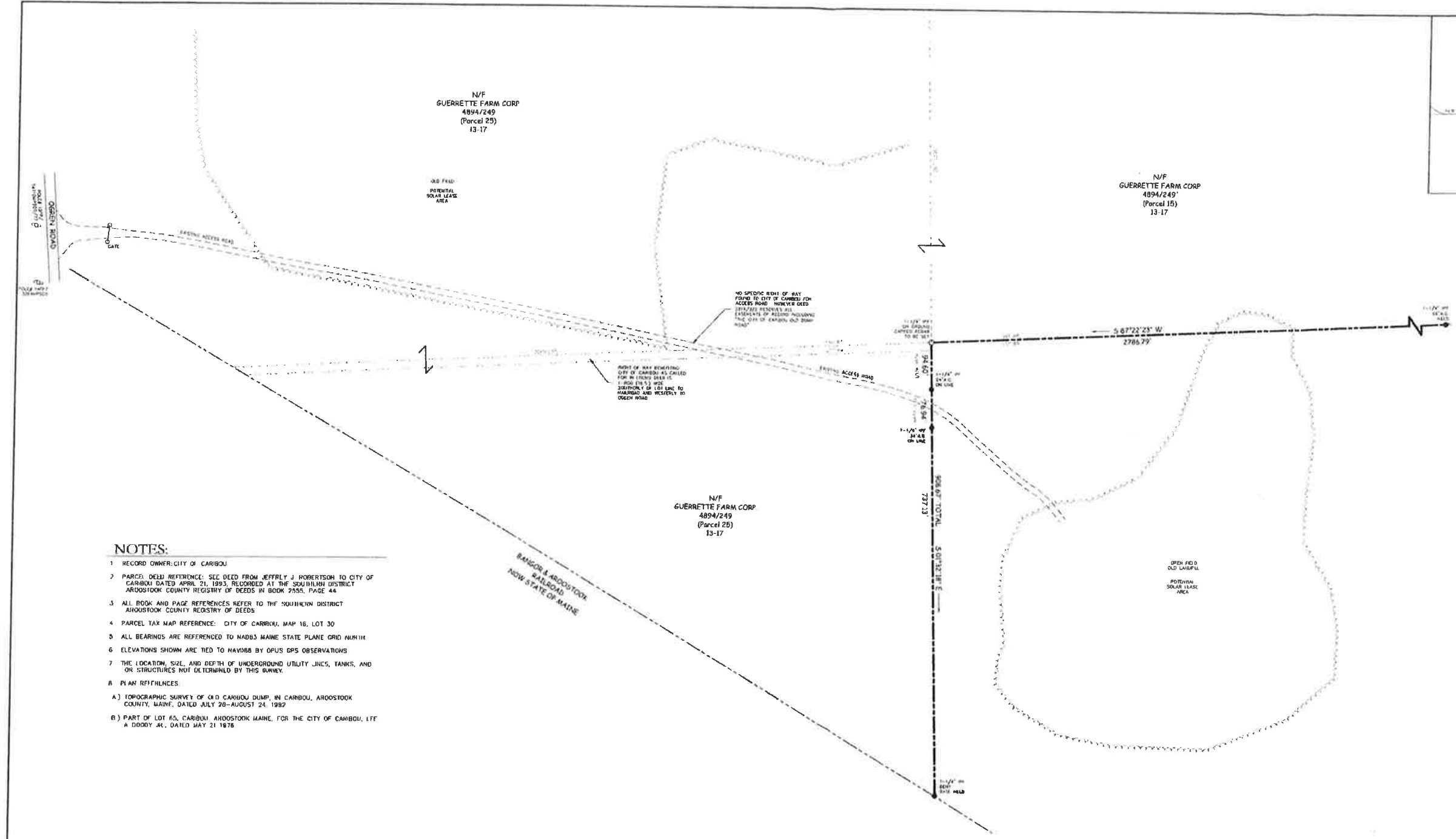




## **PARTIAL BOUNDARY SURVEY PLAN**



LOCATION PLAN



- NOTES:**
1. RECORD OWNER: CITY OF CARIBOU
  2. PARCEL DEED REFERENCE: SEE DEED FROM JEFFREY J. ROBERTSON TO CITY OF CARIBOU DATED APRIL 21, 1993, RECORDED AT THE SOUTHERN DISTRICT AROOSTOOK COUNTY REGISTRY OF DEEDS IN BOOK 2955, PAGE 44
  3. ALL BOOK AND PAGE REFERENCES REFER TO THE SOUTHERN DISTRICT AROOSTOOK COUNTY REGISTRY OF DEEDS
  4. PARCEL TAX MAP REFERENCE: CITY OF CARIBOU, MAP 16, LOT 30
  5. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE GRID NAD83M
  6. ELEVATIONS SHOWN ARE TIED TO NAVD83 BY OPUS GPS OBSERVATIONS
  7. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY
  8. PLAN REFERENCE:
    - A) TOPOGRAPHIC SURVEY OF OLD CARIBOU DUMP, IN CARIBOU, AROOSTOOK COUNTY, MAINE, DATED JULY 28-AUGUST 24, 1989
    - B) PART OF LOT 65, CARIBOU, AROOSTOOK MAINE, FOR THE CITY OF CARIBOU, LIT A DODDY AT, DATED MAY 21 1976

**LEGEND**

- |         |                              |
|---------|------------------------------|
| -----   | SUBJECT BOUNDARY LINE        |
| -----   | ADJUTER OR RIGHT OF WAY LINE |
| -----   | TRELLANE                     |
| N/F     | NOW OR FORMERLY              |
| 000/000 | DEED BOOK PAGE REFERENCE     |
| 000-000 | TAX MAP AND LOT NUMBER       |
| ●       | DECIDUOUS / CONIFEROUS TREE  |
| ●       | GRANITE MONUMENT FOUND       |
| ●       | IRON PIPE/ROD/REBAR FOUND    |
| ●       | DRILL HOLE FOUND             |
| ○       | 5/8" REBAR W/ CAP TO BE SET  |
| ○       | UTILITY POLE                 |



**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2) EXCEPT: PARTIAL BOUNDARY ONLY

*Michael A. Hartman*  
MICHAEL A. HARTMAN, P.L.S. #2433  
FOR JONES ASSOCIATES INC.



PARTIAL BOUNDARY SURVEY OF LAND OF <b>CITY OF CARIBOU</b> OGDEN ROAD CARIBOU, MAINE	
PREPARED FOR: <b>SYNERGEN SOLAR</b> 600 REISTERSTOWN, SUITE 310 PIKESVILLE, MARYLAND	
PREPARED BY: <b>JONES ASSOCIATES INC.</b> Surveyors, Planners, and Environmental Consultants	RECORD OWNERS: CITY OF CARIBOU 25 HIGH STREET CARIBOU, MAINE
PLAN DATE: JULY 22, 2020	
SCALE: 1"=100'	
PROJ. #: 20-019CU	

## **EROSION CONTROL PLAN**

## **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 locally sourced conservation mix 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.

**CARIBOU ADMINISTRATION  
25 HIGH STREET  
CARIBOU, ME. 04736**



**MEMO**

**TO:** Planning Board  
**FROM:** Code Enforcement Department  
**RE:** Public Hearing to consider a Day Care Application from  
Kassie Levesque ~~DBA~~ Kassie's Kids, 856 Sweden Street,  
Tax Map 13-Lot 35-F  
**DATE:** January 14, 2021

---

**Included in the Planning Board Agenda for the January 14, 2021**

**Exhibit B:** Public Hearing to consider a Day Care Application from Kassie Levesque DBA  
Kassie's Kids, 856 Sweden Street, Tax Map 13-Lot 35-F.

856 Sweden Street will be leased to Ms. Levesque, is a 3200 square foot steel building that was the former location of Miss Jordyn's Child Care and preschool and is approximately 3.5 miles from downtown Caribou on Route 161.



## City of Caribou Day Care 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.

Name of Property Owner / Developer: Carl Soderberg

Development Name: Kassie's Kids

Location of Property (Street Locations): 856 Sweden Street

City of Caribou      Tax Map: 013      Lot: 035-F      Zone: R-3

### Applicant Information

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

Kassie Levesque 151 Clark Road      Day Time Phone: 207-551-5339

Mars Hill, ME 04758      Night Time Phone: \_\_\_\_\_

\_\_\_\_\_      E-mail: kassie.levesque1@maine.edu

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

Lease/ Rent  
(Attach supportive legal documentation)

### General Information

Date your State of Maine Day Care License was approved: Not Yet, building needs to be fire marshal inspected  
(Attach a copy of License or DHHS pre-approval checklist)

Has the site been inspected by the State Fire Marshal's Office and approved?

( ) Yes ( ~~Not Yet~~ ) No  
(Attach Documentation)

Has the site been inspected by the Maine Department of Health & Human Services and approved?

( ) Yes ( ~~Not yet~~ ) No  
(Attach Documentation)

### Structure & Site Plan Details

Does the building have a Carbon Monoxide Detector?

( ) Yes ( ☒ ) No

Does the building have a smoke detector?

( ☒ ) Yes ( ) No

Is the garage attached to the house/building?

( ) Yes ( ☒ ) No

If yes, is there a minimal of 1/2" sheet rock fire-rated wall between the garage and house/building?

( ☒ ) Yes ( ) No

Do you have a basement?

( ) Yes ( ☒ ) No

Will the basement be accessible to children?

( ) Yes ( ) No

If yes, are there graspable handrails and guardrails on the staircase?

( ) Yes ( ) No

The outdoor play area shall not be located near hazardous areas (such as streets, open wells, open water) unless protected by fencing?

Do you have fencing around the outdoor play area?

( ☒ ) Yes ( ) No

If yes, how tall and what type? \_\_\_\_\_

The fencing must be a minimum of four (4) feet high.

Subsurface Waste Water Disposal System – No person may expand the use of a structure using a private subsurface waste water disposal system until documentation is provided to the municipal officers and a notice of the documentation is recorded in the appropriate agency of deeds that, in the event of a future malfunction of the system, the disposal system can be replaced and enlarged to comply with the rules adopted under Title 22 M.R.S. § 42, and any municipal ordinances governing subsurface waste water disposal systems, No requirements of these rules and ordinances may be waived for an expanded structure.

Have you provided documentation showing that the current disposal system can be replaced and enlarged?

( ) Yes ( ☒ ) No

Do you have an outdoor lighting system to support egress/ingress?

( ☒ ) Yes ( ) No



### Plan Review Criteria Checklist

Once a completed application is received the application will be scheduled for the next available Planning Board meeting.

1. X Name and address of the owner of record and applicant (if different).
2. X Name of the proposed development and location.
3. X A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest to operate a daycare in the property on the part of the applicant..
4. **Plans to show the following elements for review:**
  - X a. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
  - X b. 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 3. Location of outdoor play areas, fences, exterior lighting, signage and accessory structures.

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

Signature of Applicant: Kassie Levesque Date: 09/03/2020

### Planning Board Requirements Checklist

- \_\_\_\_\_ The home occupation shall only employee 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.

Day Care Application for: \_\_\_\_\_

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

**Approved by the Caribou Planning Board**

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

Signed:

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

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

**Conditions of Approval:**

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

#### 4. Default.

If, upon inspection, the CEO finds that any of the required improvements have not been constructed in accordance with the plans and specifications filed as part of the application, they shall so report in writing to the City Manager, City Council, the Planning Board, and the applicant or developer. The City shall take any steps necessary to preserve the City's rights.

#### 5. Extension.

The Planning Board may recommend a maximum extension of 12 months to the guaranteed performance period when the applicant can demonstrate, to the satisfaction of the Planning Board and the City Council, good cause for such extension. Such recommendation shall be referred to the City Council for official action.

### **Sec. 13-760 Daycare Facilities.**

As of passage of this ordinance, newly established Daycare Facilities shall only be allowed in the R1, R2, R3, RC-2, C1 and C2 residential and commercial zones following Code Enforcement Officer review and approval. All Daycare Facilities licensed by the State of Maine and operating prior to the passage of this ordinance, are considered Previously Existing and exempt from the requirements of this ordinance. Any previously existing Daycare Facility that discontinues operations for a period of one (1) year that requests to reopen as a Daycare Facility must meet the current Daycare Facility requirements of this ordinance.

Daycare Facilities must provide the City of Caribou a copy of the yearly State of Maine License for the daycare, annual update contact information for the operators and employees. Daycare facilities must give written notice to the Code Enforcement Officer who shall share the information with local police and fire departments as to the scope of their operation, including the number of children, location of sleeping areas, days and hours of operation.

- Licensing:
  - The facility must have an approved and current valid DHHS License, and supply a copy to the City every year.
  - The facility must provide a copy of the State Fire Marshall's inspection and approval report.
  - The facility must provide a copy of the Maine Department of Health & Human Services inspection and report.
- Inspection:
  - The operation of a daycare facility will allow appropriate representative of the municipality to enter the property to inspect such use for compliance with the requirements of the City ordinance.
  - The lot size, building size, set back and lot coverage shall conform to the standards of the zoning distance in which it is located unless such structure is a legal nonconforming structure.
  - All proposed facilities must be inspected for zoning compliance prior to issuance of a Certificate of Occupancy.
- Non-Compliance:
  - Non-compliance with this ordinance may be cause for revocation of this license.
- Outdoor Play Area:
  - An outdoor play area, as required by the State, shall be provided for daycare facilities and not be located in the front yard; play areas must be located in the side and/or rear yards only.
    - The front yard is the area between the front property line and front wall of the structure, including the front wall projection line extending to the side property.

Historical Note: Section 13-760 was adopted December 12, 2011 and revised January 11, 2016.

## Definitions, chapter 13

**Boat Launching Facility:** A facility designed primarily for the launching and landing of watercraft, and which may include an access ramp, docking area, and parking spaces for vehicles and trailers.

**Bottle Club:** An establishment in which patrons primarily bring their own liquor for consumption on the premises.

**Buffer:** A part of a property or an entire property, which is not built upon and is specifically intended to separate and thus minimize the effects of a land use activity (e.g. noise, dust, visibility, glare, etc.) on adjacent properties or on sensitive natural resources.

**Building:** Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or personal property.

**Building Height:** The vertical distance measured between the average finished grade of the ground at the front of a building and the highest point of the roof, not including chimneys, spires towers, or similar accessory structures.

**Bulk Grain Storage:** Establishments primarily engaged in the warehousing and storage of grain for resale or own use, other than normal storage associated with on-site consumption.

**Campground:** Any area or tract of land to accommodate two (2) or more parties in temporary living quarters, including, but not limited to tents, recreational vehicles, or other shelters for which a fee is charged.

**Campground, Summer/Winter:** A campground for the accommodation of children or other organized groups for educational or recreational purposes. The term is distinct from campground generally and does not include parks for recreational vehicles.

**Capital Improvements Program (CIP):** A municipality's proposed schedule of future projects listed in order of construction priority, together with cost estimates and the anticipated means of financing each project.

**Cardholder:** "Cardholder" means a qualifying patient, a primary caregiver or a principal officer, board member, employee or agent of a nonprofit dispensary who has been issued and possesses a valid registry identification card.

**Catering Establishment:** Any kitchen, commissary, or similar place in which food or drink is prepared for sale or service elsewhere or for food service on the premise during special catered events.

**Cemetery:** Property used for the interring of the dead.

**Certificate of Compliance:** A document signed by the CEO stating that a structure is in compliance with all of the provisions of a Floodplain Management Ordinance.

**Certificate of Occupancy:** A document signed by the CEO stating that a structure is in compliance with all of the provisions of the Zoning Ordinance, Shoreland Zoning Ordinance, Building Code, and the Subdivision Ordinance of the municipality.

**Change of Use:** A change from one category in the Land Use Permit Table to another, or the addition of a new category of use to an existing use.

**Child Day Care Facility:** Any dwelling, building, or portion thereof which child day care services are provided including any on-site outdoor play area. Child day care facilities shall be further differentiated by the following three classifications:

**Family Day Care Home:** Any premises or dwelling unit other than the child's own home where the child care areas are being used as a family residence, operated for profit or not for profit, in which child day care is provided at any one time on a regular basis to three, four, five, or six children, who are not relatives of the caregiver. Day care service for children in this type of facility is different from "babysitting."

**Group Day Care Home:** A facility in which care is provided for more than six (6), but less than twelve (12) children, at any one time, where the child care areas are being used as a family residence.

**Day Care Center:** A facility which is licensed to provide care for seven (7) or more children at any one time where the child care areas are not being used as a family residence.

**Church:** A building or structure, or group of buildings or structures, designed, primarily intended, and used for the conduct of religious services, excluding Sunday School.

## Definitions, chapter 13

**Construction Trailer:** A temporary structure or structures, to include a mobile home, tractor trailer, or similar structure, which is used in conjunction with construction activities and which is used or constructed in such a manner as to permit daily occupancy and/or the storage of equipment and materials.

**Continuing Care Retirement Community:** An age-restricted development that provides a continuum of accommodations and care, from independent living to long-term bed care, and enters into contracts to provide lifelong care in exchange for the payment of monthly fees and an entrance fee in excess of one year of monthly fees.

**Contract Zoning:** The process by which the property owner, in consideration of the zoning of that person's property, agrees to the imposition of certain conditions or restrictions not imposed on other similarly zoned properties.

**Convalescent Home, Rest Home, or Nursing Home:** A facility in which nursing care and medical services are performed under the general direction of persons licensed to provide medical care in the State of Maine for the accommodation of convalescent or other persons who are not in need of hospital care, but who do require, on a 24-hour basis, nursing care and related medical services. A convalescent home, rest home, or nursing home is distinct from elderly congregate housing.

**Crawl Space:** A space, usually about two (2) feet high, provided in a building in order to enable access to plumbing, wiring, and/or equipment.

**Curb Cut:** The opening along the curb line or right-of-way line at which point vehicles may enter or leave the road.

**Day Care Facility:** "Day Care Facility" shall mean any dwelling, building, or portion thereof which child day care services are provided including any on-site outdoor play area as permitted by the City and further defined under Section 13-900 (2).

**Deck:** An uncovered structure with a floor, elevated above ground level.

**Decorative Changes:** Repainting or re-siding; removing or replacing trim, railings, or other non-structural architectural details; or the addition, removal, or change of location of windows and doors.

**Deer Wintering Areas:** Areas used by deer during the winter for protection from deep snows, cold winds, and low temperatures, as identified by the Maine Department of Inland Fisheries and Wildlife.

**Demolition/Waste Disposal:** A facility, including a landfill, operated by a public, quasi-public, or private entity which purpose is to dispose of useless, unwanted, or discarded solid material with insufficient liquid content to be free flowing, including by way of an example, and not by limitation to, rubbish, garbage, scrap metals, junk, refuse, inert material, landscape refuse, and demolition debris. The definition does not, however, include commercial hazardous waste disposal facilities or recycling of products.

**Density:** The number of units per acre of land.

**Developed Area:** Any area on which a site improvement or change is made, including buildings, landscaping, parking areas, and streets.

**Developer:** A person who is developing the land. The developer, owner, and the applicant may be one in the same.

**Development:** Any man-made changes to improved or unimproved real estate, including but not limited to, subdivisions, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

**Dimensional Requirements:** Numerical standards relating to spatial relationships, including but not limited to, setback, lot area, shore or road frontage, and height.

**Direct Watershed:** That portion of the watershed which does not first drain through an upstream lake.

**Disability, Physical or Mental:** Any disability infirmity, malformation, disfigurement, congenial defect or mental condition caused by bodily injury, accident, disease, birth defect, environmental conditions or illness, and includes the physical or mental condition of a person that constitutes a substantial disability as determined by a physician or, in the case of mental disability, by a psychiatrist or psychologist, as well as any other health or sensory impairment that requires special education, vocational rehabilitation, or related services.

**Vital Records Office**  
**220 Capitol Street, SHS #11**  
**Augusta, ME 04333-0011**

**Maine State Archives**  
**State House Complex, Station 84**  
**Augusta, ME 04333-0084**

If you would like to pay for your order with a credit card, you may order on-line at [www.vitalchek.com](http://www.vitalchek.com) or, you may telephone the VitalChek Network at the toll free number 1-877-523-2659 24 hours a day, 7 days a week. If you have additional questions, e-mail the office. TTY: Maine relay 711

### **Day Care Rules and Applications**

People interested in obtaining information about day care rules or applying to become a licensed day care provider should contact the Day Care Licensing Unit at 1-207-287-9300 or write to:

**Day Care Licensing Unit**  
**Maine DHHS**  
**Station 11**  
**Augusta, ME 04333**

To report abuse/neglect by a day care provider, call 1-800-452-1999. This is a 24 hour hotline.

TTY: (207) 287-5048

For further information concerning child care, visit the website of the Office of Child Care and Head Start.

### **Reporting Fraud**

Allegations of fraud or attempted fraud involving funds, including Food Stamps, administered by the Department of Health and Human Services should be sent to:

**Fraud, Investigation and Recovery**  
**11 State House Station**  
**Whitten Road**  
**Augusta, Maine 04333-0011**

The phone numbers for this office are **1-207-287-2409** and **1-866-348-1129**. TTY: (207) 287-6948. Further questions can also be submitted by e-mail.

### **Credits**

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Department of Health and Human Services



## Maine's Child Care and Head Start

A source of information for parents, child care providers, early childhood educators, and others interested in the health and development of young children and their families.

Information for Parents - Choosing child care is one of the most important decisions you will make for your child. A good child care setting can have a positive impact on the development of your child.

Facility Licensing - The Division of Licensing, Child Care Licensing Unit, is responsible for issuing Child Care Center Licenses, Family Child Care certificates, and Nursery School licenses.

Questions & Answers - Answers to commonly asked questions relating to childcare.

Request Information - Request form for Early Childhood publications.

Links and Resources - Maine and national links related to Early Childhood.

### To contact us:

**Phone: 207-624-7909**

**Fax: 207-287-6156**

**2 Anthony Avenue**

**11 State House Station**



**Augusta, Maine 04333-0011**

**E-Mail: [childcare.info@maine.gov](mailto:childcare.info@maine.gov)**

### Credits

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 <a href="#">Agencies</a>   <a href="#">Online Services</a>   <a href="#">Help</a>		Page Tools <input type="button" value="GO"/>	State Search: <input type="text"/> <input type="button" value="GO"/>
 <div>             DEPARTMENT OF PUBLIC SAFETY  <b>Office of State Fire Marshal</b>              STATE OF MAINE           </div>		<a href="#">Site Map</a> Search Fire Marshal's Office: <input type="text"/> <input type="button" value="Go"/>	
<a href="#">Home</a>   <a href="#">Contact Us</a>   <a href="#">Online Services</a>   <a href="#">Fire Safety Articles</a>   <a href="#">Resources for the Fire Services</a>			
<b>BUREAU INFORMATION</b>		<a href="#">Home</a> > <a href="#">Inspections Division</a> > Day Care & Nursery School Regulations	
<a href="#">Fire Marshal's Message</a>		<b><a href="#">Day Care &amp; Nursery School Regulations</a></b>	
<a href="#">Investigations</a>		<a href="#">Day Care and Nursery School Requirements</a> (PDF, 7 pages, 189 KB)	
<a href="#">Inspections</a>		You will need to <a href="#">Get Adobe Reader Free</a> to see this file.	
<a href="#">Assembly Occupancy Regulations</a>		<p><b>Prior to creating a day care facility with 13 or more children, or a nursery school with 21 or more children, you MUST obtain a construction permit from the State Fire Marshal's office. You may contact the Plans Review Office at the State Fire Marshal by calling (207) 626-3880.</b></p>	
<a href="#">Day Care &amp; Nursery School Regulations</a>		<p>Daycare facilities are primary care givers for our nation's young. With this in mind a certain minimum set of fire safety requirements must be provided in facilities caring for children of other families. The Department of Public Safety elected many years ago to adopt a nationally recognized set of standards for day care facilities and other types of occupancies. The National Fire Academy produces the code which was selected and which was found to be the most popular. These minimum requirements were written and approved by a wide variety of people from all walks of life. All requirements have been thoroughly investigated for intent and expenses associated with meeting these requirements. The Department of Public Safety does not wish to add undue costs or hardships to any provider or recipient of services. They realize that these requirements do not come without a price tag or sorts. Many requirements found in the fire code have alternative remedies or systems of protection that may lessen the burden on developing a day care facility.</p>	
<a href="#">General Requirements</a>		<b>Understanding Day Care Requirements</b>	
<a href="#">Means of Escape</a>		Day Care facilities are divided into three general groups according to the number of children or adults which are cared for at one given time.	
<a href="#">Group Day Care Homes</a>		<ul style="list-style-type: none"> <li>• Day care centers- offering care to more than 12 children or adults</li> <li>• Group day care homes- offering care to from 7 to 12 children or adults</li> <li>• Day care home- offering care to 6 or fewer children or adults</li> </ul>	
<a href="#">Explosives Regulations</a>		Adults have been added to this category because of the increased need for adult day care facilities. Adult day care facilities providing care on a daily basis to adults requiring special care whether it's because of mental, physical, or just special age needs will be required to meet these same requirements. The minimum requirements are different for all three categories of day care. These differences are based on the different numbers of clients for the three categories.	
<a href="#">Fireworks Regulations</a>		Nursery schools are required by Maine Revised Statutes Annotated Title 22 8403 to meet the requirements of day care facilities. If the nursery school cares for 6 or fewer clients the facility must meet the requirements of a home day care. If the nursery school cares for more than 6 but not more than 12 clients the facility must meet the requirements of a group day care. If the nursery school cares for more than 20 clients the facility must meet the requirements for a day care center.	
<a href="#">Current Dance Hall Permits</a>		<b><a href="#">General Requirements</a></b>	
<a href="#">Current Theater Permits</a>		<b><a href="#">Means of Escape</a></b>	
<a href="#">Approved Fireworks Shows</a>		<b><a href="#">Group Day Care Homes</a></b>	
<a href="#">Licensed Fireworks Technicians</a>			
<a href="#">Plans Review</a>			
<a href="#">Fire Sprinklers</a>			
<a href="#">Maine EMS &amp; Fire Incident Reporting System (MEFIRS)</a>			
<a href="#">Maine Fire Protection Services Commission</a>			
<a href="#">Fire Service Rules &amp; Laws</a>			
<a href="#">Research &amp; Reports</a>			
<a href="#">Personnel Directory</a>			
<a href="#">Maine Reduced Ignition Propensity Cigarette Program</a>			
<a href="#">Consumer Fireworks in Maine</a>			
<a href="#">Maine.gov</a>   <a href="#">Department of Public Safety</a>   <a href="#">Fire Marshal's Office</a>   <a href="#">Site Policies</a>			
Copyright © 2005 All rights reserved.			

# Building Inspections & Code Enforcement Permit Fee Payments

(please pay at the front counter on the first floor)

Date:

12/23/2020

Permit Number:

\_\_\_\_\_

Customer Name:

Kassie Levesque

13 - Building Permit: Flat \$50 fee (\$100 if apply after construction begins) \$ \_\_\_\_\_

14 - Plumbing permit: Internal: \$10 / fixture (\$40 minimum)  
External: Complete disposal system is \$250  
Refer to Fee Schedule 3A for partial 75% Caribou \$ \_\_\_\_\_

25% State \$ \_\_\_\_\_

Shellfish Surcharge: \$15 (full system – external only) 100% State \$ \_\_\_\_\_

53 – Zoning Document fee: \$ \_\_\_\_\_

54 – Site Design Application: \$90 + \$10 / 2000 sq ft \$ 90.00

55 – Board of Appeals Application: \$90 \$ \_\_\_\_\_

\$25 \$ \_\_\_\_\_

\$250 (waived if apply in advance) \$ \_\_\_\_\_

\$50 / permit (*not per sign*) \$ \_\_\_\_\_

City of Caribou \$180 (first three) + \$10/each additional lot \$ \_\_\_\_\_

Receipt \$40 \$ \_\_\_\_\_

\*\*\* REPRINT \*\*\* \$100 \$ \_\_\_\_\_

12/23/20 2:48 PM ID:CLD #15782-1  
TYPE----- REF----- SIGNATURE

\*\*\*KASSIE LEVESQUE \$100 \$ \_\_\_\_\_

SITE DESIGN REVIEW DAY CARE

SITE DESIGN FEE 90.00

Total: 90.00

Paid By: CENTRAL ARBORETOUR APPRAISAL

Remaining Balance: 0.00

Check 90.00

1102 - 90.00

**TOTAL:** \$ 90.00

Please call Brandon Saucier

554-0654

Please call Tony Michaud

493-5966

Please call Ken Murchison

493-5967

1 the department at (207) 493 – 3324 X 3 (Tony & Penny)

Map Lot 013-035-F

Account 1317

Location 856 SWEDEN STREET

Card 1 Of 1 1/07/2021

SODERBERG, CARL  
D/B/A NORDIC PROPERTIES  
460 YORK STREET  
CARIBOU ME 04736

B4356P121

Previous Owner  
DODD, RANDY A. AND KATHY A.  
P.O. BOX 732

CARIBOU ME 04736  
Sale Date: 10/19/2006

**Property Data**

Neighborhood <b>2 2</b>		
Tree Growth Year <b>0</b>		
X Coordinate <b>0</b>		
Y Coordinate <b>0</b>		
Zone/Land Use <b>21 Commercial</b>		
Secondary Zone		
Topography <b>2 Rolling</b>		
1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities <b>4 Drilled Well 6 Shared Well</b>		
1.Public	4.Dr Well	7.Septic
2.Water	5.Dug Well	8.Holding Ta
3.Sewer	6.Shared Wel	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None
TG PLAN YEAR <b>0</b>		
ACTION NEEDED <b>0</b>		

**Sale Data**

Sale Date <b>10/19/2006</b>		
Price		
Sale Type <b>1 Land Only</b>		
1.Land	4.Mobile	7.C/I L&B
2.L & B	5.Other	8.
3.Building	6.C/I Land	9.
Financing <b>1 Conventional</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>1 Arms Length Sale</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified <b>1 Buyer</b>		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2007	13,500	56,200	0	69,700
2008	12,700	68,600	0	81,300
2009	12,700	68,600	0	81,300
2010	12,700	68,600	0	81,300
2011	12,700	68,600	0	81,300
2012	22,000	103,500	0	125,500
2013	22,000	103,500	0	125,500
2014	22,000	103,500	0	125,500
2015	22,000	103,500	0	125,500
2016	22,000	103,500	0	125,500
2017	22,000	103,500	0	125,500
2018	22,000	103,500	0	125,500
2019	22,000	103,500	0	125,500
2020	22,000	103,500	0	125,500

**Land Data**

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.				%		1.Use
12.				%		2.R/W
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Vacancy
				%		8.Semi-Improved
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Lindley Estate				%		30.Rear Land 3
17.				%		31.Rear Land 4
18.				%		32.
19.				%		33.
20.				%		34.Tillable
Fract. Acre		Acreage/Sites				
21.House Lot (Fra	21	0.75	100	%	0	35.Pasture
22.Baselot (Fract	28	0.59	100	%	0	36.Orchard
23.	44	1.00	100	%	0	37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Gravel Pit
				%		42.Mobile Home Ho
				%		43.
24.Houselot						44.Lot Improvemen
25.Baselot						45.Mobile Home Pa
26.Lindley Estate						46.Golf Course pe
27.						
28.Rear Land 1						
29.Rear Land 2						
<b>Total Acreage</b>		<b>1.34</b>				

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Caribou

# Caribou

Map Lot 013-035-F

Account 1317

Location 856 SWEDEN STREET

Card 1 Of 1

1/07/2021

Occupancy Code	37 Retail Store
No. of Dwelling Units	0
Building Class/Quality	4 Wood Frame
1.Steel	1.Low Cost
2.Rein Conc	2.Average
3.Masonry	3.Good
4.Wood Frm	4.Excellent
5.Rigid Frm	
Grade Factor	1.00
Exterior Walls	8 Steel
1.Br/St	6.Compos
2.C Block	7.Al/Vinyl
3.Concrete	8.Steel
4.Wood	9.Other
5.Stucco	
Stories/Height	1 10
Ground Floor Area	3,200
Perimeter Units/Ft	240
Heating/Cooling	14 Hot Water
11.Elec BB	19.Wall/Ft
12.Wall	20.HeatCoo
13.FWA	21.Package
14.HW	22.W/C Air
15.Space	23.H/C Wat
16.Steam w	24.HeatPum
17.Steam N	25.Indiv H
18.Radiant	26.
Year Built	1979
Year Remodeled	0
Condition	4 Average
1.Poor	6.Good
2.Fair	7.Very Good
3.Below Ave	8.Excellent
4.Average	9.Same
5.Above Ave	
Physical % Good	0
Functional % Good	100
Economic % Good	100



## Entrance Code

### 5 Estimated

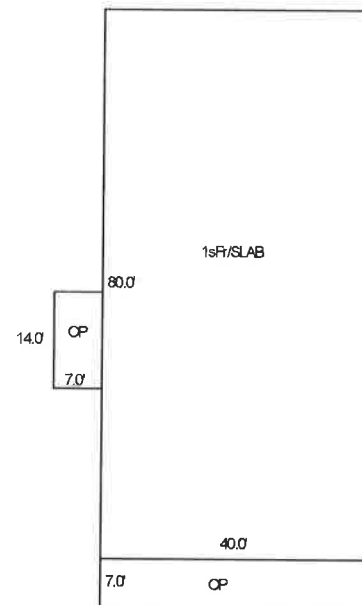
- |            |           |
|------------|-----------|
| 1.Interior | 6.Hanger  |
| 2.Refusal  | 7.        |
| 3.Informed | 8.Exist R |
| 4.Vacant   | 9.        |
| 5.Estimate |           |

## Information Code

### 7 Vacant

- |            |            |
|------------|------------|
| 1.Owner    | 6.Other    |
| 2.Relative | 7.Vacant   |
| 3.Tenant   | 8.Exist R  |
| 4.Agent    | 9.For Sale |
| 5.Estimate |            |

"NORTHERN MAINE LEARNING CENTER"



Date Inspected 9/28/2010

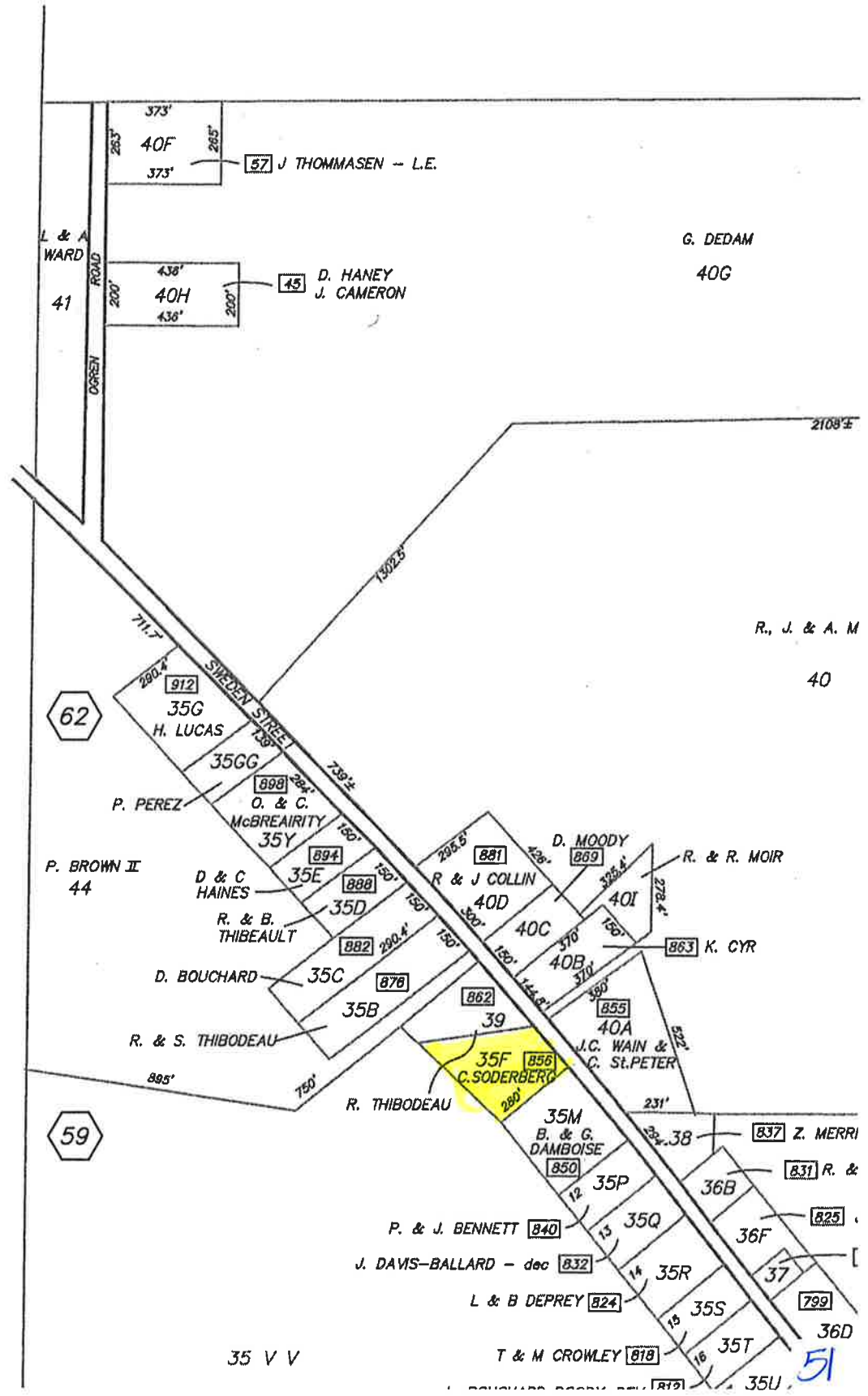
## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	280	0 0	0	0 %	0 %	
21 Open Frame	0	98	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- One Story Fram
- Two Story Fram
- Three Story Fr
- 1 & 1/2 Story
- 1 & 3/4 Story
- 2 & 1/2 Story
- Open Frame Por
- Encl Frame Por
- Frame Garage
- Frame Shed
- Finished 1/2 S
- 1.5Fr Overhang
- Unfin Basement
- Unfinished Att
- Finished Attic







35 V V

51





**Kassie's Kids Day Care  
Site Plan  
856 Sweden Street**





# Floor Plan

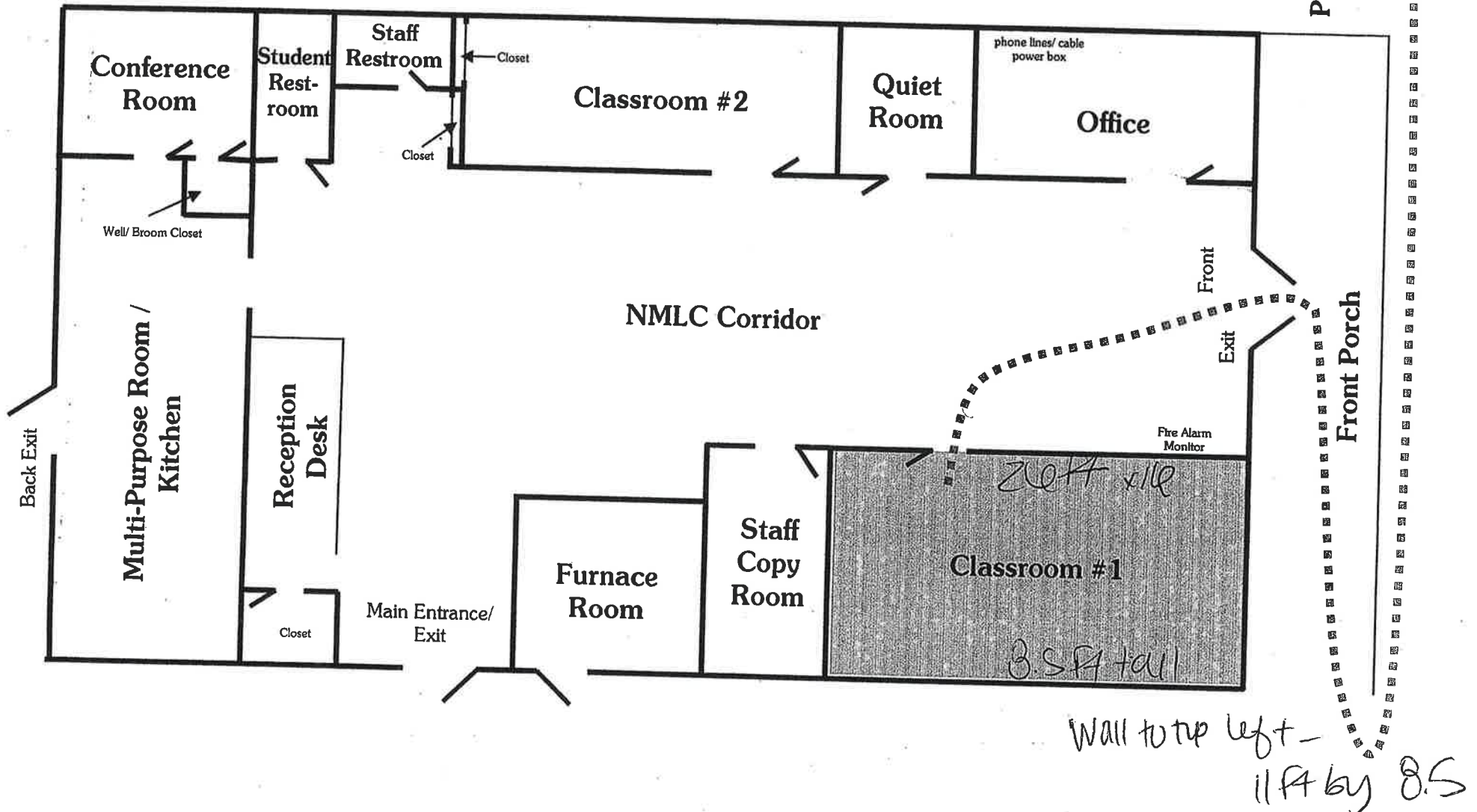
(Note: Not Drawn To Scale)

TW Willard

Meeting Spot



Parking Area





856 Sweden St. Caribou, ME 04736

This lease agreement dated \_\_\_\_\_, is effective \_\_\_\_\_,  
by and between Nordic Properties, LLC of Caribou, located at 460 York St, Caribou, ME 04736 (Lessor)  
and Kassie Levesque of Mars Hill, located at 151 Clark Road, Mars Hill, ME 04758 (Leasee).

**TERM**

The term of this lease shall be for one year; 12 months- commencing on \_\_\_\_\_ with a termination date of \_\_\_\_\_.

**RENT**

Leasee shall pay a rental fee of \$1000.00 (one thousand dollars) per month. Payable on or before the first of each month.

**DEPOSIT**

A security deposit of \$1000.00 must be received prior to the full execution of this lease agreement. Upon successful fulfillment of lease terms, the security deposit will be returned to the Leasee within 30 days of the termination date. Security deposit will be held until property has been thoroughly cleaned and emptied (inclusive of, but not limited to; walls, floors, kitchen and bathrooms)

**TERMINATION OPTION**

Leasee shall have the option to terminate the lease agreement without penalty at any time, exercisable by providing WRITTEN NOTICE within a SIX-MONTH timeframe prior to termination.

**USE OF PREMISES**

The leasee shall utilize the rental space for the intended purpose of a daycare facility. The premises may not be used for any other purpose without written consent of the landlord. As such, Leasee will be responsible for all life/ safety requirements and equipment required.

**ACCESS to the PREMISES**

Subject to tenant's consent (which shall not be unreasonably withheld), Lessor shall have the right to enter the premises to make inspections, provide necessary services, or show the unit to prospective buyers. As provided by law, in the case of an emergency, Landlord may enter without expressed consent.

**UTILITIES and SERVICES**

Leasee shall be responsible for all utilities; inclusive of, but not limited to: electricity, heat, telephone, internet, water/ sewer, janitorial services, snow removal, lawn maintenance, light bulbs, and garbage removal.

**MAINTENANCE**

Lessor shall be responsible for upkeep and repair of all major systems (heating, water, sewer, and roof) Daily maintenance shall be the responsibility of the Leasee. Water testing is the responsibility of Leasee.

**INSURANCE**

Leasee is responsible for a renter's insurance policy for the term of the lease.

**TAXES**

Taxes attributable to the facility or the use of the property shall be allocated as follows:

Property taxes will be paid by the Landlord.

Personal taxes and any other charges which may be levied against the premises attributed to the tenant's use of the property, will be paid by the Lessee.

**NOTICE**

Notices under this lease shall not be deemed valid unless given or served in writing and forwarded by mail, addressed as follows:

**LESSOR:**

Nordic Properties, LLC.  
460 York Street  
Caribou, ME 04736

**LEASEE:**

Kassie Levesque  
151 Clark Road  
Mars Hill, ME 04758

The listed addresses may be changed by either party by providing notice as set forth above.

**AGREEMENT/ AMENDMENT**

This lease agreement contains the entire agreement of the parties and there are no other promises or conditions, whether oral or written. This lease may be modified or amended in writing, if the writing is signed by both parties obligated under the amendment.

**GOVERNING LAW**

This lease shall be construed in accordance with the laws of the State of Maine.

**IN WITNESS WHEREOF**

The parties have hereunto set their hands and seals on the date and year first above written.

**LESSOR: Nordic Properties, LLC**

By: 

Carl Soderberg, owner

**LEASEE: Kassie Levesque**

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

Kassie Levesque

Map Lot 013-035-F

Account 1317

Location 856 SWEDEN STREET

Card 1 Of 1 12/22/2020

SODERBERG, CARL  
D/B/A NORDIC PROPERTIES  
460 YORK STREET  
CARIBOU ME 04736

B4356P121

Previous Owner  
DODD, RANDY A. AND KATHY A.  
P.O. BOX 732

CARIBOU ME 04736  
Sale Date: 10/19/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Caribou

Property Data			Assessment Record						
Neighborhood    2 2  Tree Growth Year        0 X Coordinate                0 Y Coordinate                0			Year	Land		Buildings		Exempt	Total
			2007	13,500		56,200		0	69,700
			2008	12,700		68,600		0	81,300
			2009	12,700		68,600		0	81,300
Zone/Land Use    21 Commercial  Secondary Zone			2010	12,700		68,600		0	81,300
			2011	12,700		68,600		0	81,300
			2012	22,000		103,500		0	125,500
Topography   2 Rolling			2013	22,000		103,500		0	125,500
1.Level	4.Below St	7.LevelBog	2014	22,000		103,500		0	125,500
2.Rolling	5.Low	8.	2015	22,000		103,500		0	125,500
3.Above St	6.Swampy	9.	2016	22,000		103,500		0	125,500
Utilities    4 Drilled Well    6 Shared Well			2017	22,000		103,500		0	125,500
1.Public	4.Dr Well	7.Septic	2018	22,000		103,500		0	125,500
2.Water	5.Dug Well	8.Holding Ta	2019	22,000		103,500		0	125,500
3.Sewer	6.Shared Wel	9.None	2020	22,000		103,500		0	125,500
Street        1 Paved									
1.Paved	4.Proposed	7.	Land Data						
2.Semi Imp	5.R/O/W	8.							
3.Gravel	6.	9.None	Front Foot						
TG PLAN YEAR                0									
ACTION NEEDED                0			11, 12, 13, 14, 15.	Type	Effective		Influence		Influence Codes
Sale Data					Frontage	Depth	Factor	Code	
					Square Feet				
					Acreage/Sites				
					Fract. Acre				
					Acres				
Sale Date                        10/19/2006			16.Lindley Estate 17. 18. 19. 20.	Square Foot					1.Use 2.R/W 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Vacancy 8.Semi-Improved 9.Fract Share Acres 30.Rear Land 3 31.Rear Land 4 32. 33. 34.Tillable 35.Pasture 36.Orchard 37.Softwood TG 38.Mixed Wood TG 39.Hardwood TG 40.Wasteland 41.Gravel Pit 42.Mobile Home Ho 43. 44.Lot Improvem 45.Mobile Home Pa
Price									
Sale Type        1 Land Only									
1.Land	4.Mobile	7.C/I L&B							
2.L & B	5.Other	8.							
3.Building	6.C/I Land	9.							
Financing        1 Conventional									
1.Convent	4.Seller	7.							
2.FHA/VA	5.Private	8.							
3.Assumed	6.Cash	9.Unknown							
Validity        1 Arms Length Sale			21.House Lot (Fra 22.Baselot (Fract 23.		Acreage/Sites				
1.Valid	4.Split	7.Renovate							
2.Related	5.Partial	8.Other							
3.Distress	6.Exempt	9.							
Verified        1 Buyer			24.Houselot 25.Baselot 26.Lindley Estate 27. 28.Rear Land 1 29.Rear Land 2						
1.Buyer	4.Agent	7.Family							
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							

56



# Caribou

Map Lot 013-035-F

Account 1317

Location 856 SWEDEN STREET

Card 1 Of 1

12/22/2020

Occupancy Code	37 Retail Store	
No. of Dwelling Units	0	0
Building Class/Quality	4 Wood Frame	
1.Steel	1.Low Cost	
2.Rein Conc	2.Average	
3.Masonry	3.Good	
4.Wood Frm	4.Excellent	
5.Rigid Frm		
Grade Factor	1.00	
Exterior Walls	8 Steel	
1.Br/St	6.Compos	
2.C Block	7.Al/Vinyl	
3.Concrete	8.Steel	
4.Wood	9.Other	
5.Stucco		
Stories/Height	1 10	
Ground Floor Area	3,200	
Perimeter Units/Ft	240	
Heating/Cooling	14 Hot Water	
11.Elec BB	19.Wall/Ft	
12.Wall	20.HeatCoo	
13.FWA	21.Package	
14.HW	22.W/C Air	
15.Space	23.H/C Wat	
16.Steam w	24.HeatPum	
17.Steam N	25.Indiv H	
18.Radiant	26.	
Year Built	1979	
Year Remodeled	0	
Condition	4 Average	
1.Poor	6.Good	
2.Fair	7.Very Good	
3.Below Ave	8.Excellent	
4.Average	9.Same	
5.Above Ave		
Physical % Good	0	
Functional % Good	100	
Economic % Good		100

**TRIO**  
Software  
A Division of Harris Computer Systems

## Entrance Code

### 5 Estimated

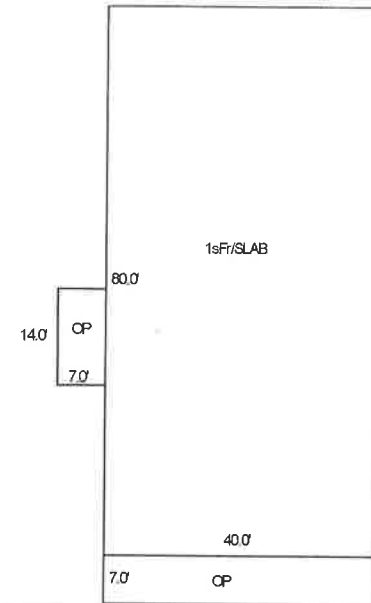
- |            |            |
|------------|------------|
| 1.Interior | 6.Hanger   |
| 2.Refusal  | 7.         |
| 3.Informed | 8.Exsist R |
| 4.Vacant   | 9.         |
| 5.Estimate |            |

## Information Code

### 7 Vacant

- |            |            |
|------------|------------|
| 1.Owner    | 6.Other    |
| 2.Relative | 7.Vacant   |
| 3.Tenant   | 8.Exist R  |
| 4.Agent    | 9.For Sale |
| 5.Estimate |            |

"NORTHERN MAINE LEARNING CENTER"



Date Inspected 9/28/2010

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	280	0 0	0	0 %	0 %	
21 Open Frame	0	98	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- One Story Fram
- Two Story Fram
- Three Story Fr
- 4.1 & 1/2 Story
- 5.1 & 3/4 Story
- 6.2 & 1/2 Story
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Finished 1/2 S
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic

