



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday, July 8, 2021, at 5:30 p.m.

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

The meeting will be broadcast on Cable Channel 1301 and the City's YouTube Channel. Public Comments may be submitted prior to the meeting no later than 4:00 pm on Thursday July 8, 2021, to be read during the meeting. Send comments to CEO Ken Murchison at kmurchison@cariboumaine.org or call 493-5967.

- I. Call Meeting to Order, Determine Quorum
- II. Farewell to resigning Board Member Drew Ayer and Welcome to newly appointed Board Member Steve Wentworth Pgs. 2-3
- III. Public Hearings
 - a. Preliminary Site Design Review Application for Troy Haney for the Kacey's Place Campground on 154 Limestone Street Tax Map 38 Lots 105, 106 and 108. Pgs. 4-21
- IV. Approval of minutes from the June 10, 2021, Planning Board meeting. Pgs. 22-24
- V. Sketch Plan of a Subdivision Review Application for Flat Ground Road LLC, for the River Run, Tax Map 15 Lot 35, Bowles Road Subdivision Project. Pgs. 25-42
- VI. Presentation from Brian Fields and Dave Putnam on Atlantic Salmon of Northern Maine plans for riverfront location at Lower Lyndon Street.
- VII. New Business:
 - a. Introduction of a Rezoning Request for 20 Limestone Street Tax Map 011 Lot 024 from R-2 to R-3. Pgs. 43-44
 - b. Possible Zoning Map correction at the lower end of Water Street impacting Tax Map 030 Lots 39, 40, 41 and 42. Currently these lots are designated R-2 despite the history of Commercial and Industrial Land Use. Pg. 45
- VIII. Goals and Priorities for the Balance of 2021
 - a. Comprehensive Plan Update
 - b. Continue Work on Chapter 13
 - c. Other
- IX. Staff Report
 - a. Land Bank Legislation
 - b. Land Use Survey Mapping
 - c. Demolition of 827 Main Street
 - d. Continued Clean-Up of Former Birdseye Processing Facility
 - e. Riverfront Redevelopment Committee
 - f. Caribou Trailer Park
 - g. New Police Station Public Open House
- X. Adjournment

Ken Murchison

From: Drew Ayer <Drew@evranches.com>
Sent: Tuesday, June 15, 2021 6:20 AM
To: dbagleyplanning@gmail.com
Cc: Ken Murchison; Denise Lausier; Thomas Ayer
Subject: Caribou planning board

Good Morning Dan,

I'm touching base with you this morning to inform you that I am going to resign from the Caribou Planning Board. I just don't have the time to make it to the meetings during the summer months, and I don't believe that it is fair to our community as I'm sure there are more people in our city that are willing to put in the time and effort required to be a positive member on the board. I enjoyed my time on the board and I especially enjoyed working with you on many issues we faced. Please feel free to contact me anytime with any questions. Take care sir and I hope you're doing well.

CITIZEN BOARD APPLICATION FORM

RETURN TO CITY CLERK, 25 HIGH STREET, CARIBOU, MAINE 04736

Name: STEVE WENTWORTH

Physical Address: 4 ELIZABETH AVE,

Mailing Address: _____

Phone Number: 551-1007 Home _____ Work _____

(Cell) 5KWEUTWORTH@GMAIL Email

Professional or Civic Activities (Include other committees you have served on):

PAST P.B. MEMBER

Education: LAND USE, ETC.

Present Employer Name & Address: NONE

Job Title: _____

I am Interested in serving on the following committee: PLANNING BOARD

Are you willing to serve on ANY committee if needed?

YES

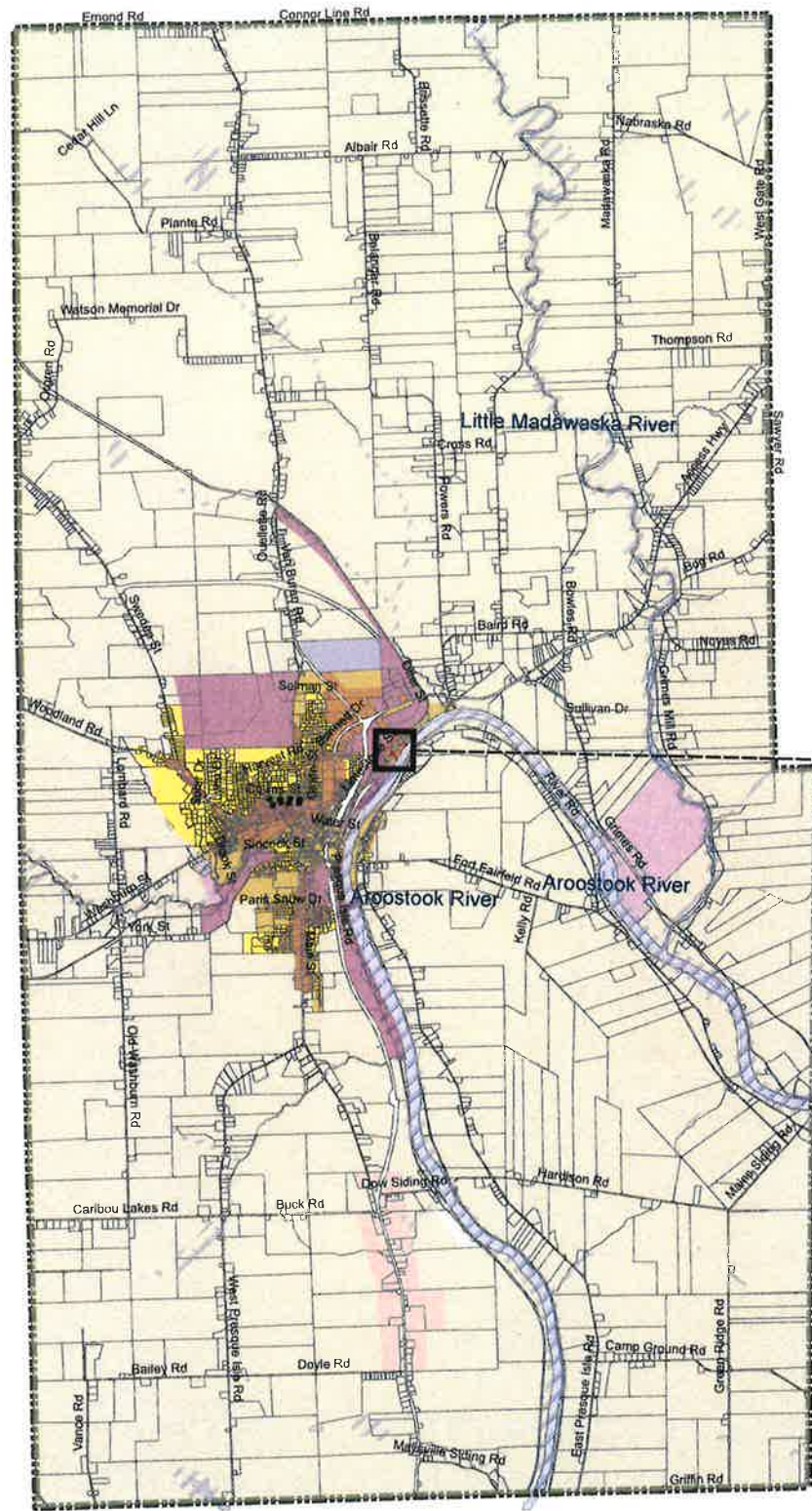
NO

A. K. Wentworth

Signature of Applicant



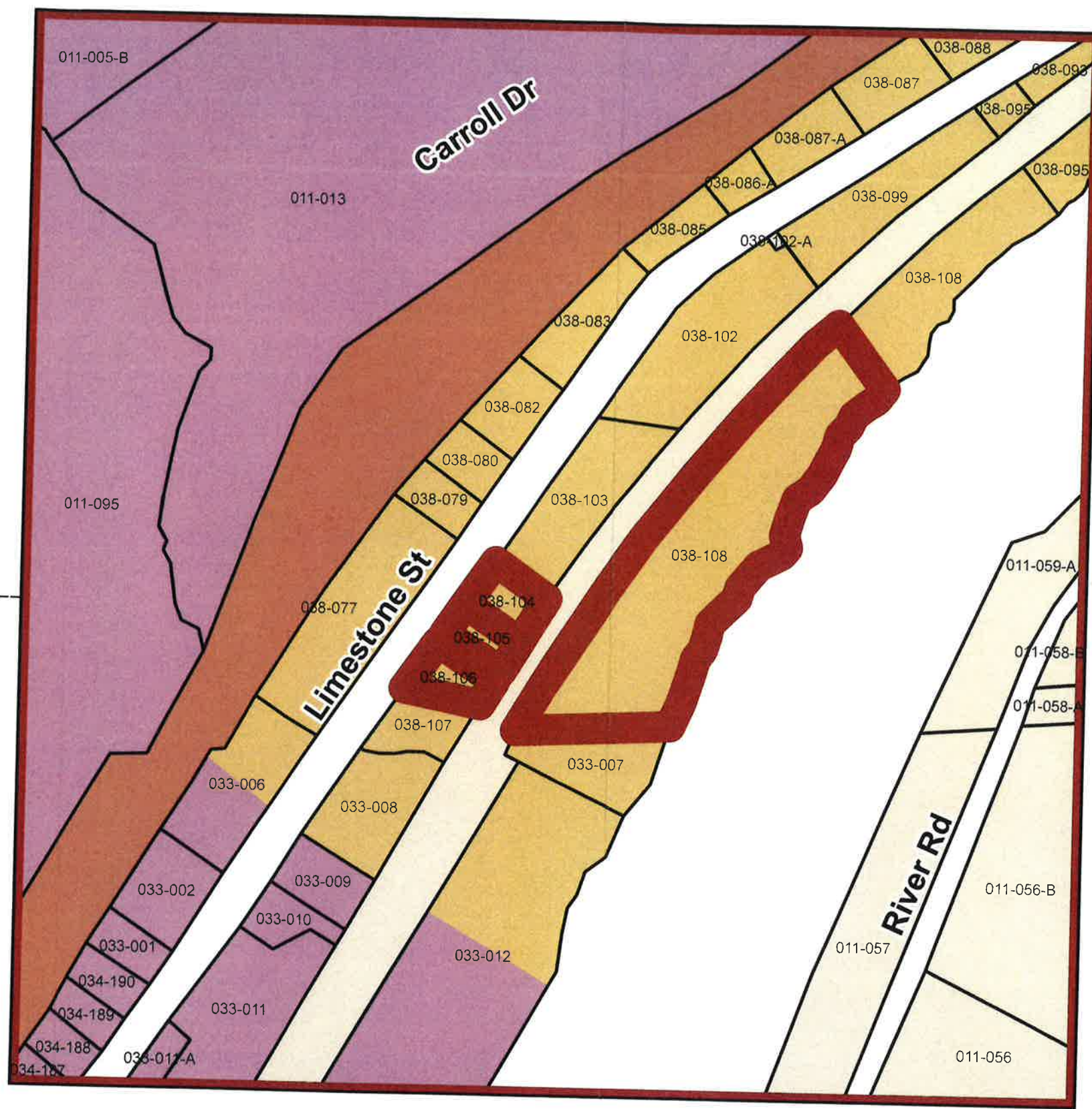
City of Caribou Site Design Review 154 Limestone Street Kacey's Place RV Lot Map



Legend

- Proposed RV Park Lots
- Township Boundaries
- Tax Map Parcels
- Zoning Districts**
 - C-1 Downtown Commercial
 - C-2 General Commercial
 - R-C2 Rural Commercial
 - H-1 Hospital
 - I-1 Light Industry
 - I-2 Industry
 - R-1 Residential Single Family
 - R-2 Residential Mixed Housing
 - R-3 Rural Mixed Housing

0 0.375 0.75 1.5 2.25 3 Miles



0.045 0.0225 0 0.045 Miles



Produced: June 15, 2021, by Caribou Planning and Zoning Administrator
Data: All data derived from Caribou GIS digital maps.
Software: ESRI ArcMap 10.8

This map is for general reference purposes only. No warranty of data or representation of such relative to Real world conditions is given. Any questions or disputes about the information conveyed on this map should To Caribou City Planning and Zoning Administrator Office located at 25 High Street, Caribou, ME 04736.

2021 Map Amendments

By official action of the City, the following changes were made:

- Ordinance No. 1, 2021 Series adopted April 20, 2021, effective date May 20, 2021, rezoned approximately 50 acres on Sweden Street from R-1 to R-3
- Ordinance No. 12, 2021 Series adopted June 14, 2021, effective date July 14, 2021 rezoned approximately 1.3 acres Evergreen Parkway from I-1 to C-2



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Caribou Planning Board Notice of Public Hearings

Thursday, July 8, 2021, at 5:30 pm

City Council Chambers at the City Office, 25 High Street

The side door (nearest the bank) will be open to the public to attend the meeting. Please practice COVID social distancing protocols.

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

From: Caribou Planning Board

Date: June 14, 2021

Re: The Caribou Planning Board will hold a Public Hearing on Thursday, July 8, 2021 at 5:30 pm in City Council Chambers, 25 High Street for a Site Design Review Application request at 154 Limestone Street Map 38 Lots 104, 105, 106, for a RV Camping Area business.

Public Hearing: a Site Design Review Application request at 154 Limestone Street Map 38 Lots 104, 105, 106, for a RV Camping Area business.

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

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

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

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

Interested individuals are encouraged to attend.

Best Regards,

Ken Murchison
Zoning Administrator/CEO

KM/dl



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

RICHARD HAMMONDS
1888 MEADOW COURT
OLIVEHURST, CA 95961-4525

CARIBOU UTILITIES DISTRICT
PO BOX 10
CARIBOU, ME 04736

DAVID M. BROWN
PO BOX 61
KATY, TX 77492

JULIE R. COLBATH
67 WESTMANLAND ROAD
NEW SWEDEN, ME 04762

MARY ANN MINK
111 LIMESTONE STREET
CARIBOU, ME 04736

KEVIN M. OBAR
75 FONTAINE DRIVE
CARIBOU, ME 04736

ROLAND THOMPSON
111 LIMESTONE STREET
CARIBOU, ME 04736

CHRISTOPHER & MELODY COLLINS
60 CARSON ROAD
PERHAM, ME 04766

KATHLEEN R. SCHULER
4202 HERITAGE ROAD
CEDAR FALLS, IA 50613

LELAND O. PARADIS
149 LIMESTONE STREET
CARIBOU, ME 04736

KEVIN A. JANDREAU
169 LIMESTONE STREET
CARIBOU, ME 04736

RONALD C. MOIR, ALAN R. & JASON W.
411 BROWN ROAD
WOODLAND, ME 04736

LORI HODSDON
2551 VAN BUREN ROAD
CONNOR TOWNSHIP, ME 04736

SHARON M. GRIFFIN-SOUCY
145 LIMESTONE STREET
CARIBOU, ME 04736

JOHN C. WALLS
170 LIMESTONE STREET
CARIBOU, ME 04736

AMY ANDERSON
141 LIMESTONE STREET
CARIBOU, ME 04736

SHIRLEY CARSON
179 LIMESTONE STREET
CARIBOU, ME 04736

RODERICK GUERRETTE
135 LIMESTONE STREET
CARIBOU, ME 04736

MAP_BK_LO	Account	Owner1	Owner2	StreetNo	StreetName	Mailing1	Mailing2	City	State	Zip	2019LandVa
033-011	3523	STATE OF MAINE		0	LIMESTONE STREET	DEPARTMENT OF TRANSPORTATION	16 STATE HOUSE STATION	AUGUSTA	ME	04333	
011-059-A	4846	CARIBOU UTILITIES DISTRICT		300	RIVER ROAD	P.O. BOX 10		CARIBOU	ME	04736	
011-058-B	4848	CARIBOU UTILITIES DISTRICT		0	RIVER ROAD	P.O. BOX 10		CARIBOU	ME	04736	
011-058-A	0			0							
011-056-B	1081	CARIBOU UTILITIES DISTRICT		189	RIVER ROAD	P.O. BOX 10		CARIBOU	ME	04736	
011-057	1084	CARIBOU UTILITIES DISTRICT		0	RIVER ROAD	PO BOX 879		CARIBOU	ME	04736 0879	
038-106	4128	COLBATH, JULIE R ELLIS-	COLBATH, STEPHEN R JR	0	LIMESTONE STREET	67 WESTMANLAND ROAD		NEW SWEDEN	ME	04762	
038-077	4108	O'BAR, KEVIN M		157	LIMESTONE STREET	75 FONTAINE DRIVE		CARIBOU	ME	04736	
038-107	4129	FRAZIER, HOLLI MARIE		160	LIMESTONE STREET	160 LIMESTONE STREET		CARIBOU	ME	04736	
038-105	4127	COLBATH, JULIE R ELLIS-	COLBATH, STEPHEN R JR	154	LIMESTONE STREET	67 WESTMANLAND ROAD		CARIBOU	ME	04736	
038-104	4126	COLBATH, JULIE R ELLIS-	COLBATH, STEPHEN R JR	147	LIMESTONE STREET	67 WESTMANLAND ROAD		NEW SWEDEN	ME	04762	
038-079	4109	PARADIS, LELAND O.,JR.		149	LIMESTONE STREET	149 LIMESTONE STREET		NEW SWEDEN	ME	04762	
038-103	4125	MOIR, RONALD C., ALAN R., & JASON W.		0	LIMESTONE STREET	411 BROWN ROAD		CARIBOU	ME	04736	
038-080	4110	GRIFFIN-SOUCY, SHARRON M		145	LIMESTONE STREET	145 LIMESTONE STREET		WOODLAND	ME	04736	
038-082	4111	ANDERSON, AMY		141	LIMESTONE STREET	141 LIMESTONE STREET		CARIBOU	ME	04736	
038-083	4112	GUERRETTE, RODERICK		135	LIMESTONE STREET	135 LIMESTONE STREET		CARIBOU	ME	04736	
038-102	4123	HAMMONDS, RICHARD		0	LIMESTONE STREET	1888 MEADOW COURT		CARIBOU	ME	04736	
038-102-A	4124	CARIBOU UTILITIES DISTRICT		0	LIMESTONE STREET	PO BOX 879		OLIVEHURST	CA	95961 4525	
038-085	4113	STATE OF MAINE		0	LIMESTONE STREET	DEPARTMENT OF TRANSPORTATION	16 STATE HOUSE STATION	CARIBOU	ME	04736 0879	
038-108	4130	COLBATH, JULIE R ELLIS-	COLBATH, STEPHEN R JR	0	LIMESTONE STREET	67 WESTMANLAND ROAD		AUGUSTA	ME	04333	
038-086-A	4114	BROWN, DAVID M		180	LIMESTONE STREET	P. O. BOX 61		NEW SWEDEN	ME	04762	
038-087-A	4845	CARIBOU UTILITIES DISTRICT		0	LIMESTONE STREET	P.O. BOX 879		KATY	TX	77492	
038-087	4115	MINK, MARY ANN	THOMPSON, ROLAND	111	LIMESTONE STREET	% ROLAND THOMPSON	111 LIMESTONE STREET	CARIBOU	ME	04736 0879	
038-099	4122	MINK, MARY ANN	THOMPSON, ROLAND	0	LIMESTONE STREET	% ROLAND THOMPSON	111 LIMESTONE STREET	CARIBOU	ME	04736	
038-108	4130	COLBATH, JULIE R ELLIS-	COLBATH, STEPHEN R JR	0	LIMESTONE STREET	67 WESTMANLAND ROAD		CARIBOU	ME	04736	
038-088	4116	THOMPSON, ROLAND		103	LIMESTONE STREET	111 LIMESTONE STREET		NEW SWEDEN	ME	04762	
038-095	4121	MINK, MARY ANN		106	LIMESTONE STREET	111 LIMESTONE STREET		CARIBOU	ME	04736	
038-093	4120	SCHULER, KATHLEEN R		100	LIMESTONE STREET	4202 HERITAGE ROAD		CARIBOU	ME	04736	
033-006	3518	JANDREAU, KEVIN A		169	LIMESTONE STREET	169 LIMESTONE STREET		CEDAR FALLS	IA	50613	
033-008	3520	HODSDON, LORI		166	LIMESTONE STREET	2551 VAN BUREN ROAD		CARIBOU	ME	04736	
033-007	3519	BROWN, DAVID M		0	LIMESTONE STREET	P. O. BOX 61		CONNOR TOWN	ME	04736	
033-009	3521	BELANGER, GARRETT		170	LIMESTONE STREET	170 LIMESTONE STREET		KATY	TX	77492	
033-002	3516	CARSON, SHIRLEY E		179	LIMESTONE STREET	179 LIMESTONE STREET		CARIBOU	ME	04736	
033-010	3522	CARIBOU UTILITIES DISTRICT		0	LIMESTONE STREET	P O BOX 879		CARIBOU	ME	04736	
033-012	3525	CARIBOU UTILITIES DISTRICT		176	LIMESTONE STREET	PO BOX 879		CARIBOU	ME	04736 0879	
011-095	1132	STATE OF MAINE		39	CARIBOU CONNECTOR	DEPARTMENT OF TRANSPORTATION	16 STATE HOUSE STATION	CARIBOU	ME	04736 0879	
011-013	0			0				AUGUSTA	ME	04333	

Inspections & Code Enforcement Permit Fee Payments

(pay at the front counter on the first floor)

City of Caribou

Receipt

*** REPRINT ***

06/01/21 3:30 PM DMB #6397-1

TYPE----- REF--- AMOUNT

**TROY HANEY

ZBA REVIEW FEE

ZBA REVIEW FEE 90.00

Total: 90.00*

Paid BY: TROY HANEY

*** REPRINT ***

Check : 90.00

11.75 - 90.00

12021

Permit Number:

Haney

0 fee (\$100 if apply after construction begins)

\$

l: \$10 / fixture (\$40 minimum)

ul: Complete disposal system is \$250

o Fee Schedule 3A for partial

75% Caribou \$

25% State \$

100% State \$

Shellfish Surcharge: \$15 (full system - external only)

53 - Zoning Document fee:

\$

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

\$

55 - Board of Appeals Application: \$90

\$ 90.00

56 - Certificate of Occupancy: \$25

\$

57 - Demolition Permit: \$250 (waived if apply in advance)

\$

58 - Sign Permit: \$50 / permit (not per sign)

\$

59 - Subdivision Application: \$180 (first three) + \$10/each additional lot

\$

62 - Misc. Inspection Service: \$40

\$

68 - Rezoning Request: \$100

\$

69 - Code Amendment Request: \$100

\$

TOTAL:

\$ 90.00

Plumbing Inspections:

Please call Brandon Saucier

554-0654

Building Inspections:

Please call Tony Michaud

493-5966

Planning Board agenda items:

Please call Ken Murchison

493-5967

You can also call the department at (207) 493 - 3324 X 3 (Tony & Penny)



City of Caribou Site Design Review Application

Planning & Code Enforcement
25 High Street
Caribou, Maine 04736
(207) 493-5967
kmurchison@cariboumaine.org

Site Design Review will be scheduled only after the Code Enforcement Officer and/or Planning Board has determined that the application is complete, and all necessary information to review the proposal and render a decision has been provided by the applicant. Applicants are advised to meet with the Code Enforcement Officer prior to submitting the application for review. For applications that must be approved by the Planning Board, the review process includes at least one (1) presentation to the Planning Board, and possibly additional presentations, until all required information has been provided. Applicant may be required to tender a performance guarantee prior to, or as a condition of, project approval.

Note to Applicant: Complete this application and return it with the required documents. In addition, the required non-refundable 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 refer to Section 13-300 Site Design Review Ordinance for further details concerning requirements and submission/approval processes.

Please print or type all information

Name of Property Owner / Developer: Troy Haney

Development Name: Kacie's Place Campground

Location of Property (Street Address): 147/154 Limestone Street

City of Caribou Tax Map: 33 ☒ Lot: 108 Zone: R-2 ☒

Additional Information

Brief description of project:

3 1/2 acre parcel of undeveloped property along the Aroostook River to be developed into a small 8-10 campground RV park. This will be a seasonal only style campground operating Mid May through end of September. We will connect to the city water and sewer systems and there will be no permanent built structures as part of this project. All campers will be required to be self contained with their own bathrooms.

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

Name: Troy Haney

Phone: 207-227-0897

Address: 236 Van Buren Road

E-mail: thaney@maine.rr.com

City, State, Zip: Caribou, Me 04746

If applicant is a corporation, check if licensed in Maine
(Attach copy of Secretary of State Registration)

☐ Yes ☐ No ☐ N/A

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

Jeff LeGasse

Phone: 207-493-1494

Phone: _____

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

Ownership

(Attach supportive legal documentation)

General Information

Aroostook County Registry Deeds: Book # See deed Page # _____ (attach copy of deed)

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

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

Is any portion of the property within a Flood Hazard Zone? ☒ Yes ☐ No

Total area or acreage of parcel: 3 1/2

Total area or acreage to be developed: 1-1 1/2

Has this land been part of subdivision in the past five years? ☐ Yes ☒ No

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

Undeveloped land

Are there restrictive covenants in the deed, or to be placed in the deed (attach list) ☐ Yes ☒ No

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

Recreation area(s) Estimated Area & Description: See attached plans

Common land(s) Estimated Area & Description: See attached plans

Anticipated start date for construction: Month / Year 07 / 21 Completion: 08 / 21

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

Does this development require extension of public services? ☐ Yes ☒ No

Roads: ☐ Storm Drainage: ☐ Sidewalks: ☐ Sewer Lines: ☐ Other: ☐

Estimated cost for infrastructure improvements: \$ _____

Water Supply: Private Well: ☐ Public Water Supply: ☒ None: ☐

Sewage Disposal: Private SSWD: ☐ Public Sewer: ☒ None: ☐

Estimated sewage disposal gallons per day: (150 / day)

Do the plans require 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 ☒ N/A

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

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

Concept Plan Review Requirements

At the request of the applicant, the Code Enforcement Officer or Planning Board may review the application first as a Concept Plan. Concept Plan Review is intended to ensure that the proposed plan is in conformance with the Caribou Comprehensive Plan and all City ordinances. If the application must be approved by the Planning Board, the completed application and Concept Plan must be delivered to the Code Enforcement Office no less than 21 days prior to the next scheduled meeting of the Planning Board, in order for it to be considered during that meeting. Concept Plan Review applications must include the following items:

1. ☒ Name and address of the owner of record and applicant (if different).
2. ☒ Name of the proposed development and location.
3. ☒ Names and addresses of all property owners within 500 feet of the property.
4. ☒ A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in the property on the part of the applicant.
5. ☒ Names and addresses of all consultants working on the project.

6. 1 complete set of plans, delivered in Adobe Acrobat, high-resolution .pdf file(s)

Plans to be included:

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

7. Plans to show the following elements for review:

- ✓ a. **Graphic scale and north arrow.**
- ✓ b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
- ✓ c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
- ✓ d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
- ✓ e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
- ✓ f. Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas.
- ✓ g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
- h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
- ✓ i. Conceptual treatment of on and off site storm water management facilities.
- ✓ j. Location and sizes of existing and proposed sewer and water services including connections.
- k. Conceptual treatment of landscaping buffers, screens, and plantings.
- l. Location of outdoor storage areas, fences, signage and accessory structures.
- m. Context map illustrating the area surrounding the site that will be affected by the proposal, including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.
- n. All proposed signage and exterior lighting, including the location, size and wording of all signs, type of exterior lights, radius of light, manufacturer's specifications sheet, and the ground level intensity in foot- candles of all exterior lights. If no signage or exterior lighting is proposed, state "n/a."

Final Plan Review Requirements

Upon determination that the application is complete, the Code Enforcement Officer or Planning Board (by majority vote) will schedule a Final Plan Review. If additional information or changes are required by the Code Enforcement Officer or Planning Board following a Concept Plan Review (if applicable), a complete set of revised plans must be provided for the Final Plan Review. If the application must be approved by the Planning Board, plans must be delivered to the Code Enforcement Office at least 21 days prior to the next scheduled Planning Board meeting, in order to be considered during that meeting.

Final Plan Review requires three (3) 24" X 36" sets of plans. If the application must be approved by the Planning Board, an area designated for all seven (7) Planning Board Member signatures must be provided on the plans. Otherwise, an area designated for the Code Enforcement Officer signature must be provided.

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

During the Final Plan Review, the Code Enforcement Officer or Chairman of the Planning Board (or designee) ensures that all elements of review 7-a. through 7-n. above, and all criteria of the Final Plan Review A. through AA. below have been addressed. If the application must be approved by the Planning Board, then the Chairman may call for a motion to Approve, Approve with Conditions, Deny, or Table the application. Otherwise, the Code Enforcement Officer renders a decision, based on his/her review.

If the Final Plan is approved by the Code Enforcement Officer or Planning Board, no work may commence for a period of 30 days following the date of approval, to allow sufficient time for potential appeal(s) to the decision.

A request to the Planning Board to reconsider a decision must be filed within 10 days of the decision that is to be reconsidered. A vote to reconsider and the action taken on that reconsideration must occur and be completed within 45 days of the date of the vote on the original decision. The Planning Board may conduct additional hearings and receive additional evidence and testimony, as provided.

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

Signature of Applicant: _____



Date: 5/20/21

Final Plan Review application was determined to be complete on:

Date: _____

Final Plan Review	Date: _____	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Conformance with Comprehensive Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Traffic		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Site Access		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Parking & Vehicle Circulation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Pedestrian Circulation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
F. Site Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Open Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Sanitary Sewage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Emergency Vehicle Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Waste Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Natural Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N. Exterior Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
O. Stormwater Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
P. Erosion & Sediment Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Q. Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R. Existing Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S. Infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T. Advertising Features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
U. Design Relationship to Site & Surrounding Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
V. Scenic Vistas & Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
W. Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
X. Mineral Exploration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y. Phosphorus Export	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Z. General Requirements (ref 13-700)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AA. Access Management, Off-Street Parking, Loading, and Road Design and Construction (ref 13-710)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**City of Caribou, Maine
Site Design Review**

Site Design Review for: _____

Address: _____

Decision by the Caribou Code Enforcement Officer

On _____ (date) the Code Enforcement Officer conducted the Final Plan Review for the property or project referenced above.

The application was: ☐ Denied ☐ Approved ☐ Approved with Conditions

Signed: _____ Code Enforcement Officer

Decision by the Caribou Planning Board

On _____ (date) the members of the Caribou Planning Board conducted the Final Plan Review for the property or project referenced above.

The application was: ☐ Denied ☐ Approved ☐ Approved with Conditions

Signed: _____ Planning Board Chairman

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

Condition(s) of Approval:

Reason(s) for Denial:

ELECTRONICALLY RECORDED
@ REGISTRY OF DEEDS-
ORIGINAL EXECUTED
DOCUMENT ATTACHED

**WARRANTY DEED
MAINE STATUTORY SHORT FORM**

Stephen R. Colbath, Jr. and Julie R. Ellis-Colbath of Madawaska, County of Aroostook, State of Maine, for consideration paid, grants to **Troy Haney**, with a mailing address of 236 Van Buren Road, Caribou, ME 04736, with **Warranty Covenants**, the following described real estate in Caribou, County of Aroostook, State of Maine, being more particularly described as follows:

Parcel One:

A certain parcel of real estate with the buildings thereon, being part of lot numbered two (2) in that part of said Caribou, formerly "I" Township and being part of the Clark Farm, so called, surveyed for the Aroostook Trust Company by C.H. Hardison, in May 1934, said parcel being described as follows: Commencing on the easterly side of the Limestone Road at the South-westerly corner of the Frank McNeal lot, so called; thence southerly along the easterly side of said Limestone Road fifty (50) feet; thence easterly in a straight line to a point on the westerly line of the right of way of the Bangor and Aroostook Railroad Company that is forty (40) feet southerly from the southeasterly corner of said McNeal; thence northerly along the westerly line of said railroad right of way (40) feet to the southeast corner of said McNeal lot; thence westerly along the southerly line of said McNeal lot to the point of beginning.

Also the following described premises situate in Caribou in the County of Aroostook and the State of Maine, a part of lot numbered two (2) in that part of said Caribou, formerly "I" Township, and described as follows, to wit: All that part of the Clark farm containing two and nine tenths (2.9) acres, more or less, according to the plan and survey of the Clark farm made for the Aroostook Trust Company by C.H. Hardison in May 1934, that lies between the right of way of the Bangor and Aroostook Railway Company, on Limestone Branch and the Aroostook River, excepting a certain parcel of land sold to Earl Bubar and also being a part of the premises conveyed to Lucien J. Cyr by Warranty Deed of Fred B. Cyr dated March 11, 1947 and recorded in the Aroostook Registry of Deeds in Vol. 580, Page 185.

Parcel One being the same premises conveyed to Julie R. Ellis-Colbath and Stephen R. Colbath, Jr. By Warranty Deed of Terry P. Beaulieu and Mable A. Beaulieu dated August 2, 2013 and recorded in Book 5215, Page 241 at the Southern Aroostook Registry of Deeds.

Parcel Two:

A certain parcel of land with buildings thereon being a part of lot numbered two (2) in that part of said Caribou, in the County of Aroostook and State of Maine, formerly "I" Township and being part of the Clark Farm, so called, surveyed for Aroostook Trust Company by C.H.

WARRANTY DEED MAINE STATUTORY SHORT FORM

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Also the following described premises situate in Caribou in the County of Aroostook and the State of Maine, a part of lot numbered two (2) in that part of said Caribou, formerly "I" Township, and described as follows, to wit: All that part of the Clark farm containing two and nine tenths (2.9) acres, more or less, according to the plan and survey of the Clark farm made for the Aroostook Trust Company by C.H. Hardison in May 1934, that lies between the right of way of the Bangor and Aroostook Railway Company, on Limestone Branch and the Aroostook River, excepting a certain parcel of land sold to Earl Bubar and also being a part of the premises conveyed to Lucien J. Cyr by Warranty Deed of Fred B. Cyr dated March 11, 1947 and recorded in the Aroostook Registry of Deeds in Vol. 580, Page 185.

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Parcel Two:

A certain parcel of land with buildings thereon being a part of lot numbered two (2) in that part of said Caribou, in the County of Aroostook and State of Maine, formerly "I" Township and being part of the Clark Farm, so called, surveyed for Aroostook Trust Company by C.H.

Hardison, in May 1934, described as follows, to wit:

The north half of a lot of land described in quitclaim deed from Aroostook Trust Company to Anthony Disy dated November 7, 1941 and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 501, Page 442, reference thereto being made and had. Said premises being the same acquired by Edgar W. Doak and Adeline Doak by quitclaim deed of Perry C. Good, Jr., dated June 23, 1972, recorded in Aroostook Registry of Deeds, Southern District, in Vol. 1106, Page 379, reference thereto being made and had.

The above described premises are also known as and described as the premises at Map 38, Lot 106, City of Caribou Assessors Maps, recorded in Aroostook Registry of Deeds, Southern District, in Book of Plans, Vol. 15, Page 83.

Parcel Two being the same premises conveyed to Julie Ellis Colbath and Stephen Colbath by Municipal Quitclaim Deed of the Inhabitants of the Municipality of Caribou dated May 14, 2018 and recorded in said Registry of Deeds in Book 5776, Page 36.

Parcel Three:

The following described piece or parcel of land with buildings thereon situated in that part of Caribou formally "I" Township and being part of Lot numbered two (2) in said Township, bounded and described as follows, to wit:


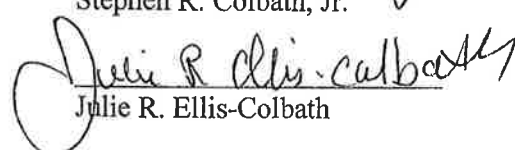
Commencing in the center of the highway leading from Caribou Village to Limestone at a center of Sands Brook, so-called; thence northerly along the center of said highway two hundred eighty-two and one-half (282 ½) feet, for the first bound and place of beginning; thence easterly at right angles with said road to the west line of the Bangor and Aroostook Railroad Company; thence northerly on said railroad line five (5) rods; thence westerly and parallel with the south line of the granted premises to the center of said highway; thence southerly along the center of said highway to the place of beginning.

Parcel Three being the same premises conveyed to Julie Ellis Colbath and Stephen Colbath by Municipal Quitclaim Deed of the Inhabitants of the Municipality of Caribou dated March 25, 2019 and recorded in said Registry of Deeds in Book 5876, Page 343.

Witness our hands and seal this 30th day of April, 2021


Witness

Witness

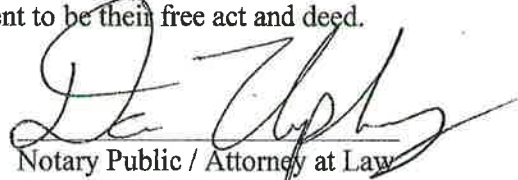

Stephen R. Colbath, Jr.

Julie R. Ellis-Colbath

State of Maine
County of Aroostook

April 30, 2021

Personally appeared the above named **Stephen R. Colbath, Jr.** and **Julie R. Ellis-Colbath** and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public / Attorney at Law
Commission Expires:

Printed Name: Dan Umphrey

DAN P. UMPHREY
Notary Public, Maine
My Commission Expires November 20, 2023



City of Caribou, Maine

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

Caribou Planning Board Meeting Minutes Thursday, June 10, 2021 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Amanda Jandreau, Eric Hitchcock and David Corriveau

Members Absent: Christine Solman, Frank McElwain and Drew Ayer

Others Present: Ken Murchison —CEO/Zoning Administrator, Kelly E. Riox, and Lisa Plourde – Housing Director

Tom Ayer – Councilor Liaison (absent)

I. Call Meeting to Order, Determine Quorum.

Chairman Dan Bagley called the meeting to order at 5:31 pm, a quorum was present.

II. Public Hearings

a. None

III. Discuss amendments to Site Design Review ordinances and procedures.

City Manager, Dennis Marker prepared comments on the City of Caribou Site Design Review document, 13 pages. Mr. Marker pointed out and reviewed revise and new sections: 13-331 Levels of Review, new section; 13-332, narration of the flowchart in Levels of Review; 13-340 Site Design Review Criteria; 13-350 Improvement Guarantees, new section; and 13-362, new table. This is a first review only and is not ready for Public Hearing.

CEO Ken Murchison mentioned that this is the very last time that Dennis Marker would be standing in front of the Board, and thanked him for all the work that he has put into the Site Design Review.

IV. Approval of minutes from the May 13, 2021, Planning Board meeting.

Dave Corriveau motioned to approve the minutes of the May 13, 201 Planning Board meeting; seconded by Eric Hitchcock.

Roll call vote.

Amanda Jandreau – yes; Dave Corriveau – yes; Eric Hitchcock – yes; Dan Bagley – yes.

Motion carried with all in favor.

V. New Business

a. **Introduction of a Subdivision Review for Flat Mountain Road LLC, for the River Run, Tax Map 15, Lot 35, Bowles Road Subdivision Project.**

CEO, Ken Murchison introduced the subdivision review, the applicant would like to divide one (1) lot into three (3) lots; and clarified that the property is on Flat Ground Road.

Kelly Riox acquired 160 acres on the Bowles Road with the original intention of dividing the property into two. Currently the 38-acre lot is under contract, and then thought of dividing the remaining 122 acres into a 40 and 82 acre lot. His question is what is needed to get his project to be approved.

CEO Ken Murchison stated that tonight's meeting is just an introduction of the application. Mr. Riox stated that he has already had the lot surveyed, test pits done; and what else is needed for large lots.

CEO Ken Murchison asked the Board if they are going to hold the application for three separate meetings. Chairman Bagley confirmed yes; until the revisions have been approved in the ordinance.

Chairman Bagley confirmed that there are three more meetings after tonight. A sketch plan review, preliminary review and the final review are needed. The next meeting in July would be considered the Sketch Plan review, for tonight's meeting was just an introduction only.

Mr. Rioux mentioned that he has already put the 122 acres on the market, and if it sells, the Board may not see him at the July meeting.

b. Introduction of a Site Design Review Application for Troy Haney for the Casey's Place Campground on 154 Limestone Street, Tax Map 38, Lots 105, 106 and 108.

CEO Ken Murchison introduced the Site Design Review application however the Board cannot site it until the City of Caribou approves the zoning ordinance, which is scheduled to be done on Monday, June 14th. When the Board meets in July, they can hold an official Public Hearing on this site design review.

VI. Staff Report; CEO Ken Murchison –

- a. Land Bank Legislation** – Looks like the LD will be held over until January, one of the concerns is eminent domain.
- b. Land Use Survey** – Approximately 70% through the mapping.
- c. Demolition** – 827 Main Street, asbestos abatement is $\frac{3}{4}$ done. Unfortunately, the building is in the flight lane and therefore an unbuildable lot. Caribou Trailer Park, the first trailer is currently being removed. To date, only one trailer has been removed. The remaining 12 trailers have until November to be removed.
- c. Continued Clean-up of Former Birdseye Processing Facility** – The petroleum and asbestos removal project is currently out to bid. The possible next phase would be removal of the concrete.
- d. Riverfront Redevelopment Committee** – Committee is meeting next week. The concentration is area is between Broadway and Limestone Street. To date approximately 35 surveys have been completed. Some of the neighborhood landowners would like to see more action in the area, specifically if there were streetlights, walking trail, and more green spaces to keep the people in the area.
- f. CEO Activity/Violation Notices** – When the snow goes it's garbage, and when the grass grows it hides the garbage, then it is the tall grass. Notices range from building codes, dangerous buildings, collapsed buildings, and habitual offenders.

Progress is being made with the property on Access Highway.

Chairman Dan Bagley mentioned that he attended a meeting with the Atlantic Salmon, who would be interested in attending a future Planning Board meeting update on their future plans in Caribou. Will be put on the July agenda.

VII. Adjournment

Amanda Jandreau motioned to adjourn; seconded by Dave Corriveau.

Roll call vote.

Amanda Jandreau – yes; Dave Corriveau – yes; Eric Hitchcock – yes; Dan Bagley – yes.

Meeting adjourned at 6:39 pm.

Respectfully Submitted,

Amanda Jandreau
Planning Board Secretary

AJ/lap

Building Inspections & Code Enforcement Permit Fee Payments

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

Date:

05/27/2021

Permit Number:

Customer Name:

Flat Ground Road, LLC.

50 fee (\$100 if apply after construction begins) \$

al: \$10 / fixture (\$40 minimum)

al: Complete disposal system is \$250

o Fee Schedule 3A for partial 75% Caribou \$

25% State \$

ill system – external only) 100% State \$

\$90 + \$10 / 2000 sq ft \$

\$90 \$

\$25 \$

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

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

\$180 (first three) + \$10/each additional lot \$ 180.00

\$40 \$

68 – Rezoning Request: \$100 \$

69 – Code Amendment Request: \$100 \$

TOTAL: \$ 180.00

Plumbing Inspections: Please call Brandon Saucier 554-0654

Building Inspections: Please call Tony Michaud 493-5966

Planning Board agenda items: Please call Ken Murchison 493-5967

You can also call the department at (207) 493 – 3324 X 3 (Tony & Penny)

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

05/27/21 7:52 AM ID:CLG #6149-1
TYPE----- REF--- AMOUNT
SUBDIVISION REVIE ROWLES RD
ROWLES ROAD SUBDIVISION
SUBDIVISION REV 180.00
Total: 180.00
Paid By: FLAT GROUND ROAD LLC
Remaining Balance: 0.00

Check : 180.00
19-2399235 - 180.00



City of Caribou Subdivision 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 \$180.00 for the first three lots and an additional \$10.00 per each additional lot.

Please print or type all information

Name of Property Owner / Developer: Flat Ground Road, LLC
Development Name: River Run
Location of Property (Street Locations): Bowles Rd.
City of Caribou Tax Map: 15 Lot: 35 Zone: R3

Subdivision Review Application – City of Caribou, Maine

Subdivision approval will not be considered complete until the Planning Board has determined it has all of the necessary information to review the proposed subdivision and find that the subdivision is in compliance with all City of Caribou Ordinance requirements and State of Maine Statutes pertaining to the creation of a new subdivision or the re-subdivision of an existing subdivision. 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 (3) three meetings with the Planning Board; Pre-Application Meeting, Preliminary Review and Final Plan Review presentations. Additional presentations may be required until all required information has been provided.

A "Performance Bond" may be required prior to approval of this project.

Applicant Information

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

Kelly E. Rioux
PO Box 1644
Totland, ME 04104

Phone: (207) 832-3405

E-mail: Kelly@Kellyeroux.com

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

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

Dale Blackstone

Phone: 498-3321

Phone: _____

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

Ownership

(Attach supportive legal documentation)

General Information

Aroostook County Registry Deeds: Book # 6089 Page # 20 (attach copy of deed)

What interest does the applicant have in any abutting property? N/A

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

Is any portion of the property within a Flood Hazard Zone? ☒ Yes ☐ No

Total area or acreage of parcel: 1.122 Total area or acreage to be developed: 1.122

Has any of this land been part of a previously recorded subdivision? ☐ Yes ☒ No (2 lot split)

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

River front land

Indicate any restrictive covenants to be placed in the deed: N/A

(Attach list if needed)

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

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

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

Anticipated start date for construction: month / year / N/A Completion: /

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: N/A Storm Drainage: N/A Sidewalks: N/A Sewer Lines: N/A Other: N/A

Estimated cost for infrastructure improvements: \$ N/A

Water Supply: Private Well: ☒ Public Water Supply: ☐

Sewerage Disposal: Private SSWD: ☒ Public Sewer: ☐

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

Have the plans been reviewed by the Director of Public Works ☐ Yes ☒ No

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

Have the plans been reviewed by the Caribou Police Chief? ☐ Yes ☒ No

Have the plans been reviewed by the Superintendent of Schools? ☐ Yes ☒ No

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

Pre-Application Meeting

The purpose of the pre-application meeting is to allow the presentation of general information regarding the proposed subdivision prior to the applicant's expenditure of substantial funds. Section 13-403,2; Requirements for Pre-Application Meeting

- a. Application & Sketch Plan ☒ 10-June
- b. Pre-Application Presentation @ P/B Meeting ☐
- c. Site Inspection ☐ Date: / /

Preliminary Plan Review Criterion

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

1. ☒ Application
2. ☒ Location Map
3. ☒ Ten (10) full size 24" X 36" copies of Plans
4. Section 13-404, 2 D, 1 through 28
 1. ☒ Name of the Subdivision
 2. ☒ Right, Title or Interest
 3. ☒ Standard Boundary Survey
 4. ☒ Current Deed
 5. N/A Future Covenants, Easements or Deed Restrictions
 6. ☒ Sewage Disposal and location of test pits (to be added)
 7. N/A Water Supply Private
 8. ☒ Date, North Arrow & Graphic Scale
 9. ☒ Owner of Record, Applicant, adjoining property owners & plan preparer.
 10. N/A Soil Survey
 11. N/A Wetland Identification
 12. N/A Number of Acres, location of property lines, existing buildings, vegetation, physical features, trees larger than 24" in diameter and location of clearings.
 13. ☒ Rivers, streams, brooks, lakes and ponds within or adjacent to the subdivision.
 14. N/A Contour Lines (Not greater than 10' intervals for topographic lines))
 15. N/A Shoreland Zoning if Applicable
 16. N/A Existing and Proposed Culverts

17. ~~N/A~~ Existing Roads, Highways, Easements, Parks or Open Space within the subdivision.
18. ~~N/A~~ Proposed Roads, Public Improvements, Open Space within the subdivision.
19. ☒ Lot lines, dimensions and area of lots.
20. ~~N/A~~ Public Use Lots
21. ~~N/A~~ Dedicated Open Space for Public Use
22. ~~N/A~~ Flood Management
23. ~~N/A~~ Hydro-Geologic Survey
24. ~~N/A~~ Estimate of Traffic
25. ~~N/A~~ Wildlife Habitat
26. ~~N/A~~ Great Pond Watershed (N/A to any water body in Caribou))
27. ~~N/A~~ Estimate of Additional Expenses to be incurred by Caribou to support & maintain the development of the subdivision such as Schools, Police, Water, Recreation, Wastewater, Roads, Storm Water or Solid Waste Disposal.
28. ~~N/A~~ Estimate of Taxable Valuation @ completion of the subdivision

Items to be waived from Final Plan:

Large parcels
40 + 82 Acres

Final Plan Review Criterion

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

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
Caribou Code, Section 13-406, pg. 807			
A. Pollution	_____	_____	_____
B. Sufficient Water	_____	_____	_____
C. Municipal Water Supply	_____	_____	_____
D. Erosion	_____	_____	_____
E. Traffic	_____	_____	_____
F. Sewage Disposal	_____	_____	_____
G. Solid Waste Disposal	_____	_____	_____
H. Aesthetic, Cultural and Natural Values	_____	_____	_____
I. Conformity with Local Ordinance and Plans	_____	_____	_____
J. Financial and Technical Capacity	_____	_____	_____
K. Surface Water and Outstanding River Segments	_____	_____	_____
L. Groundwater	_____	_____	_____
M. Flood Areas	_____	_____	_____
N. Freshwater Wetlands	_____	_____	_____
O. River Stream or Brook	_____	_____	_____
P. Storm Water	_____	_____	_____
Q. Spaghetti Lots Prohibited	_____	_____	_____
R. Lake Phosphorus Concentration (State)	_____	_____	_____
	<u>Yes</u>	<u>No</u>	<u>N/A</u>
S. Impact on Adjoining Municipalities (State)	_____	_____	_____

Section 13-407, pg. 809

1	Blocks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Relation of Subdivision to Community Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Performance Guarantees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Parking, Driveways, Roads and Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 13-700, pg.859

2.	Archaeological Sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Easement for Natural Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Erosion & Sedimentation Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Impact on Natural Beauty, Aesthetics, Historic Sites Wildlife Habitat, Rare Natural Areas & Public Access to the Shoreline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	Impact on Water Quality in Shoreline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.	Lots and Density	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	Monumentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.	Preservation of Natural Features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23.	Rear Lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24.	Reservation or Dedication and Maintenance of Useable Open Space and Common Land, Facilities and Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27.	Sewage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28.	Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30.	Storm Water Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Yes

No

N/A

- | | | | | |
|-----|---|-------|-------|-------|
| 31. | Street Trees, Esplanades and Open Green Space | _____ | _____ | _____ |
| 35. | Utilities | _____ | _____ | _____ |
| 37. | Water Supply | _____ | _____ | _____ |

If the application and plan is found to be complete with all elements of review satisfactory to the Planning Board or waived by the Planning Board, the applicant shall provide 3 complete, full size 24" X 36" Subdivision Plans appropriate for signatures and recording at the Registry of Deeds.

**City of Caribou, Maine
Planning Board**

Subdivision Review for: _____

Map / Lot & Address: _____

On _____ (date) the members of the Caribou Planning Board met to consider the application for Subdivision Review on the property referenced above.

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

Approved by the Caribou Planning Board

Signed: _____ Chairman of the Planning Board

Date: ____ / ____ / ____

Conditions of Approval:

DLN: 1002040119007

WARRANTY DEED
(with warranty covenants)

Annette Marie LaHoda, formerly known as Annette Marie Tamer, with a mailing address of 5025 Preservation Ave, Colleyville, Texas 76034, FOR CONSIDERATION PAID, grant to **Flat Ground Road, LLC**, with a mailing address of PO Box 1644, Portland, Maine 04104 with **WARRANTY COVENANTS**, the following described real property located in the City of Caribou, County of Aroostook, State of Maine, being bounded and described as follows, to wit:

Parcel 1:

A piece or parcel of land being part of Lots Ninety-four (94) and Ninety-nine (99) in that part of Caribou, "I" Township, County of Aroostook and State of Maine, being more particularly described as follows

Commencing at a post and iron pipe located at the intersection of the easterly right-of-way limit of the Bowles Road, so-called and the north line of Lot Ninety-nine (99) which pipe marks the southwesterly corner of that parcel conveyed by Brescia Construction, Inc., to Pedro T. Simon and Jeannine Chan by Warranty Deed recorded in Volume 2100, Page 67 with the Southerly Aroostook Registry of Deeds; thence in a general southerly direction, along the easterly limit of the Bowles Road to a post which marks the intersection of the easterly limit of the Bowles Road and the south line of Lot Ninety-nine (99) "I" Township; thence in an easterly direction South Seventy Degrees Zero Minutes East (S 70° 00' E) along the south line of Lot Ninety-nine (99) a distance of Nine Hundred Fifty-seven feet (957') more or less, to a post; thence southerly South Twenty Degrees Zero Minutes West (S 20° 00' W) along the east line of that part of Lot Ninety-four (94) conveyed to Gerald F. Donovan in deed recorded in Volume 1857, Page 82, with the Southern Aroostook Registry of Deeds a distance of One Thousand Seven Hundred Eighty-eight Feet (1,788') to a post located on the south line of Lot Ninety-four (94); thence in an easterly direction South Seventy Degrees Zero Minutes East (S 70° 00' E) along the south line of Lot Ninety-four (94) a distance of Two Thousand Two Hundred Seventy-two Feet (2,272') more or less, to an iron pipe; thence North Eight Degrees Fifteen Minutes West (N 8° 15' W) One Thousand Four Hundred Nine Feet (1,409') to an iron pin; thence North Fifty-nine Degrees Eighteen Minutes East (N 59° 18' E) a distance of Two Hundred Feet (200') more or less, to an iron pin; thence continuing North Fifty-nine Degrees Eighteen Minutes East (N 59° 18' E) to the west shore of the Madawaska River, so-called, to the north line of Lot Ninety-nine (99); thence North Seventy Degrees Fifty-six Minutes West (N 70° 56' W) along the north line of Lot Ninety-nine (99) which line is also the south line of that

Deed (General Warranty, 10/1/19)
COSTER HALL & COMPANY, P.A. 10/1/19

Page 1

FILED 10/22/2019 10:52 AM
ME 10/22/2019 10:52 AM 20190100070007

parcel conveyed to Pedro Simon and Jeannine Chan recorded in Volume 2100, Page 87, a distance of Two Thousand Ninety eight Feet (2098') more or less, to the place of beginning.

Excepting and reserving the following conveyances of record to (1) Delmont Wood recorded in Volume 2544, Page 23, (2) Banford Nichols recorded in Volume 885, Page 153, (3) Warren Dustin house lot, recording data unknown. Also excepting and reserving an easement to Maine Public Service Company recorded in Volume 620, Page 384.

The above parcel being designated as Map 15, Lot 35, of the Caribou Tax Map.

Parcel 2:

Lot Numbered Four (4) Map 15, City of Caribou Property Maps, recorded in Volume 15, Page 60, Southern Aroostook Registry of Deeds, Houlton, Maine

Reference is made to a survey of Lee Doody of part of Lots Ninety-four (94), Ninety-nine (99) and One Hundred Five (10) dated April 1980 #1615-58-8.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Being all and the same premises as described in a deed from Annette Marie Tamer acting as Personal Representative of the Estate of Arthur A. Zotti to Annette Marie Tamer, dated April 6, 2004 and recorded in the Southern Aroostook County Registry of Deeds in Book 3991, Page 313.

NOT RECORDED
SOUTHERN AROOSTOOK COUNTY, ME
RECORDED JUL 14 2004 10:04 AM

Page 2

RECORDED JUL 14 2004 10:04 AM
SOUTHERN AROOSTOOK COUNTY, ME

Witness my hand and seal this 29 day of October, 2020

A. Gunkel Jones
Witness

Anette Marie Lahoda
Anette Marie Lahoda

State of Texas

County of Tarrant, ss. October 29, 2020

Personally appeared the above named Anette Marie Lahoda and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
Notary Public

Jennifer Kincaid
Print Name

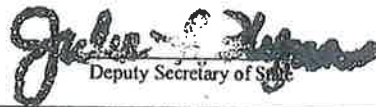


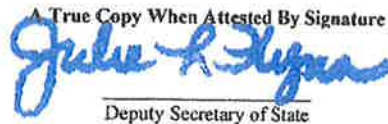
MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

File No. 20180641DC Pages 2
Fee Paid \$ 175
DCN 2172223610044 DLLC
---FILED---
08/09/2017


Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

Flat Ground Road, LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "LLC," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "L3c" - see 31 MRSA 1508.)

SECOND: Filing Date: (select one)

- ☒ Date of this filing; or
☐ Later effective date (specified here): _____

THIRD: Designation as a low profit LLC (Check only if applicable):

- ☐ This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
- A. The company intends to qualify as a low-profit limited liability company;
 - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
 - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
 - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):

- ☐ This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

FIFTH: The Registered Agent is at: (select **either** a Commercial or Noncommercial Registered Agent)

☐ Commercial Registered Agent CRA Public Number: _____

(Name of commercial registered agent)

☒ Noncommercial Registered Agent

Nicholas J. Morrill

(Name of noncommercial registered agent)

Ten Free Street, Portland, Maine 04101

(physical location, not P.O. Box – street, city, state and zip code)

P.O. Box 4510, Portland, Maine 04112-4510

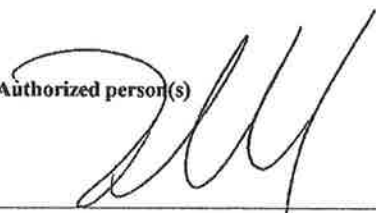
(mailing address if different from above)

SIXTH: Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH: Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

****Authorized person(s)**

Dated August 8, 2017



(Signature)

Nicholas J. Morrill, Authorized Attorney

(Type or print name and capacity)

(Signature)

(Type or print name and capacity)

***Examples** of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

****Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.**

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

Secretary of State

Division of Corporations, UCC and Commissions

101 State House Station

Augusta, ME 04333-0101

Telephone Inquiries: (207) 624-7752

Email Inquiries: CEC.Corporations@Maine.gov

Note: Maine State Grid North was calculated from GPS observations taken August 15, 2013. Magnetic North was determined from the location of pipes "A-F" and "4". The 1988 magnetic bearing from "A" to "4" is shown as S70°56'E on the plan of survey referenced in Note 3. All bearings shown on this plan are calculated from Maine State Grid North (NAD83), unless otherwise noted.

CITY OF CARIBOU
Approved by the City of Caribou Planning Board
Signed: _____
Chair of the Planning Board
Date: _____
Conditions: _____

Michael J Knapp and
Jewelle M. Knapp
Book 5802, page 76
(Tax Map 15 - lot 1)

Locus



Map from Google Earth
(NOT TO SCALE)

Carl Anderson
Book 5130, page 85
(Tax Map 15, Lot 5)
See Note 2

Curve Data 8-9:
Radius = 1118.1'
Delta angle = 21°21'52"
Arc distance = 416.2'
Chord direction = N 09°07' E
Chord distance = 413.8'

Curve Data 19-8:
Radius = 1110.0'
Delta angle = 11°48'55"
Arc distance = 228.9'
Chord direction = N 25°44' E
Chord distance = 228.5'

Lot Under Contract
38.0 Acres

Lot One
40.0 Acres

Lot Two
82.0 Acres

Valerie White et al
Book 4350, page 243
(Tax Map 15 - lot 48B)

Mark Nadeau (aka
Mark's Towing & Auto
Repair)
Book 2738, page 231
(Tax Map 15 - lot 48)

Wassett Park Company
Book 6028, page 100
Book 6172, page 97
(Tax Map 15, Lot 36)

Russell Levesque
and Susan Levesque
Book 5719, page 307
(Tax Map 15 - lot 37)

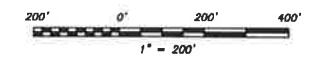
Reynold R Michaud and
Lorena D. Michaud
Book 2793, page 171,
Parcel One and Parcel Two
(Tax Map 15 - lot 32)
Book 1367, page 345
(Tax Map 15 - lot 34)
Book 7777, page 777
(Tax Map 15 - lot 77)

P.C. 217+83.93
(RRS buried in pavement)

P.T. 195+52.80 (RRS buried in pavement)

- Legend:
- 1" x 36" iron pipe set 2 to 2 1/2" in the ground with a yellow plastic identification cap #1210 affixed to the top
 - 1" iron pipe found and capped
 - 5/8" steel rebar found, body bent, capped #1027
 - 5/8" steel pin, set flush to ground
 - 1" pipe capped #345, found but not located
 - Plan point - no monument set
 - Utility pole
 - Edge of existing pavement

Conceptual plan
"River Run Subdivision"
Property of
Flat Ground Road, LLC
being
A Part of Lots 94 and 99, Township I, Range 2
in
Caribou, Aroostook County, Maine
May 24, 2021-
Page 1 of 2



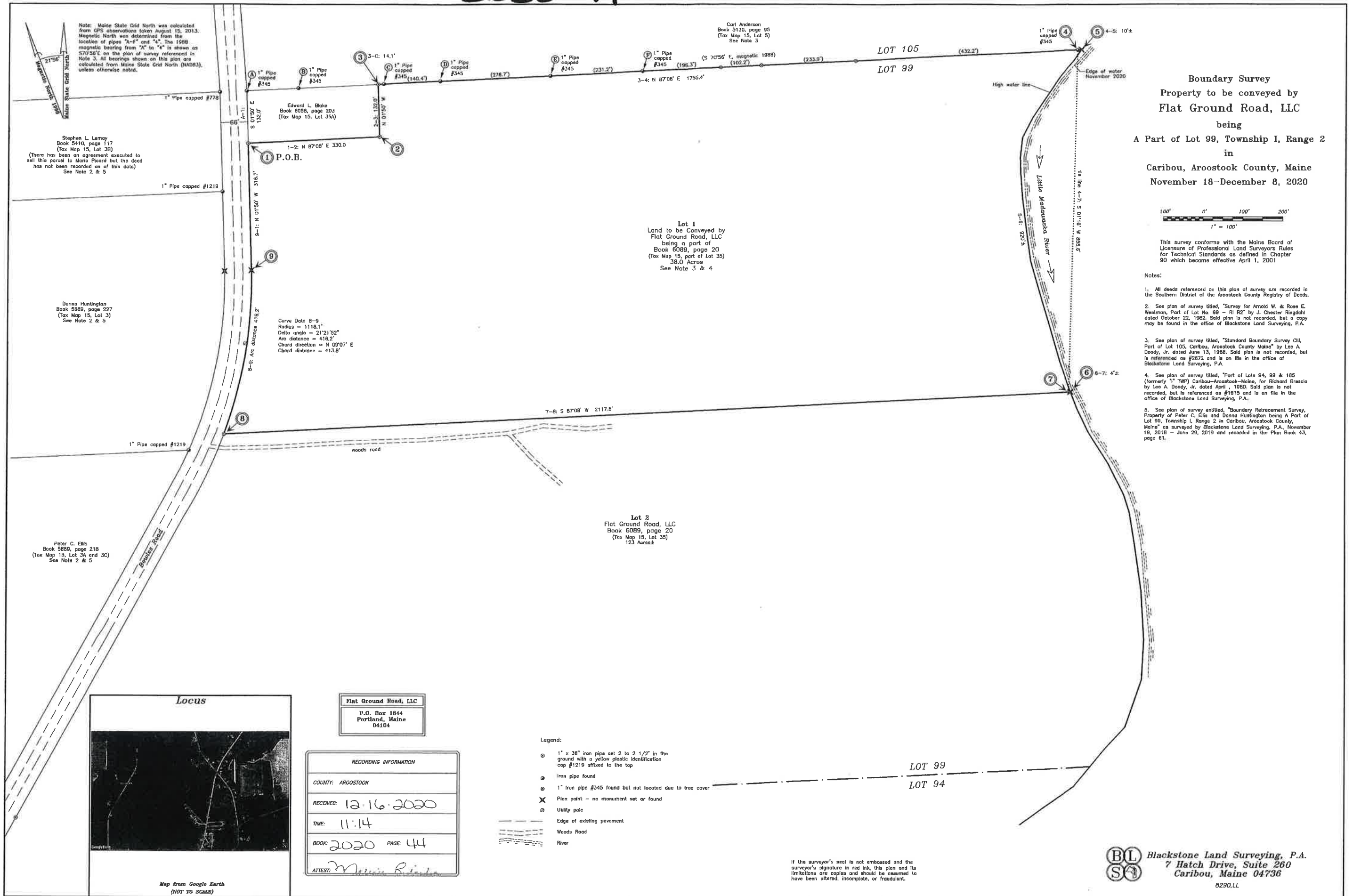
This survey conforms with the Maine Board of
Licensure of Professional Land Surveyors Rules
for Technical Standards as defined in Chapter
90 which became effective April 1, 2001

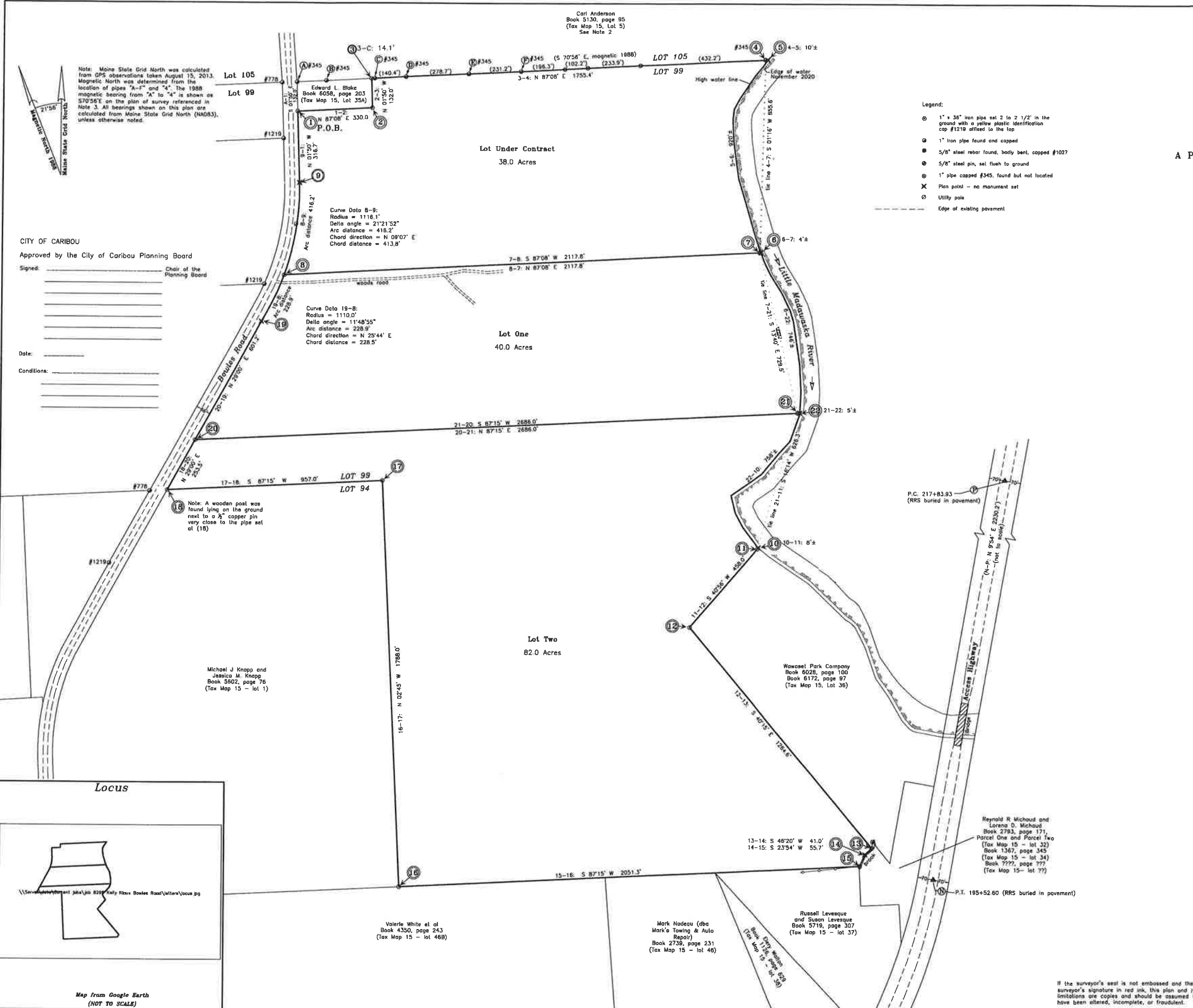
RECORDING INFORMATION	
COUNTY:	Aroostook
RECEIVED:	
TIME:	
BOOK:	PAGE:
ATTEST:	

BL
S4
Blackstone Land Surveying, P.A.
7 Hatch Drive, Suite 260
Caribou, Maine 04736
8375, LL

If the surveyor's seal is not embossed and the
surveyor's signature in red ink, this plan and its
imitations are copies and should be assumed to
have been altered, incomplete, or fraudulent.

2020-44





Conceptual plan
"River Run Subdivision"
Property of
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A Part of Lots 94 and 99, Township I, Range 2
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May 24, 2021-

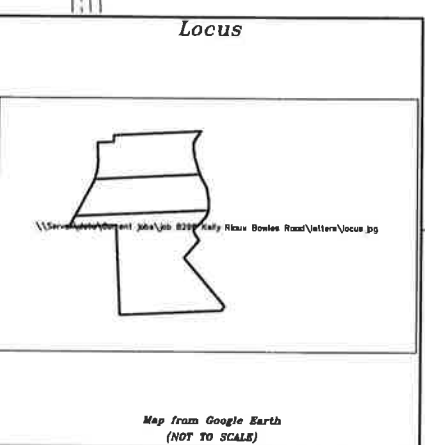
Page 1 of 2



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CITY OF CARIBOU
Approved by the City of Caribou Planning Board
Signed: _____
Chair of the
Planning Board
Date: _____
Conditions: _____



RECORDING INFORMATION	
COUNTY:	Aroostook
RECEIVED:	
TIME:	
BOOK:	PAGE:
ATTEST:	

Blackstone Land Surveying, P.A.
7 Hatch Drive, Suite 260
Caribou, Maine 04736
8375, LL

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surveyor's signature in red ink, this plan and its
imitations are copies and should be assumed to
have been altered, incomplete, or fraudulent.

Ken Murchison

From: Pelletier, Troy <troy.a.pelletier@medtronic.com>
Sent: Monday, June 21, 2021 5:00 PM
To: Ken Murchison
Subject: Troy pelletier

Ken,
Thank you for speaking with me today about my property at 20 limestone street in caribou. I'm writing because I wanted to inquire about potentially putting a restaurant on that property. I realize after speaking with you that it is in an R2 zone. I know that when we spoke you had mentioned there is a potential for that property to be zoned in R3. I do have a private septic system that I will put in place and I just recently put in a brand new well. The property does not benefit as R2 zoning. I do not have the benefit of city water or sewer so being zone 3 would make sense. Could we look into getting it placed in an R3 zone?

If there is a potential for me to build a restaurant with a two bedroom apartment above it, that would be my goal. Having a restaurant on the aroostook river would be amazing. I'm from caribou but currently live in bangor. My parents still live in caribou. It has been my life long goal to come back and be part of the caribou community. I think having a restaurant on my property would be a very nice addition to the social life of the residents of Caribou and the surrounding areas.

If you could let me know your thoughts that would be greatly appreciated. I'm very interested in learning more about how we can make this happen.

Thank You

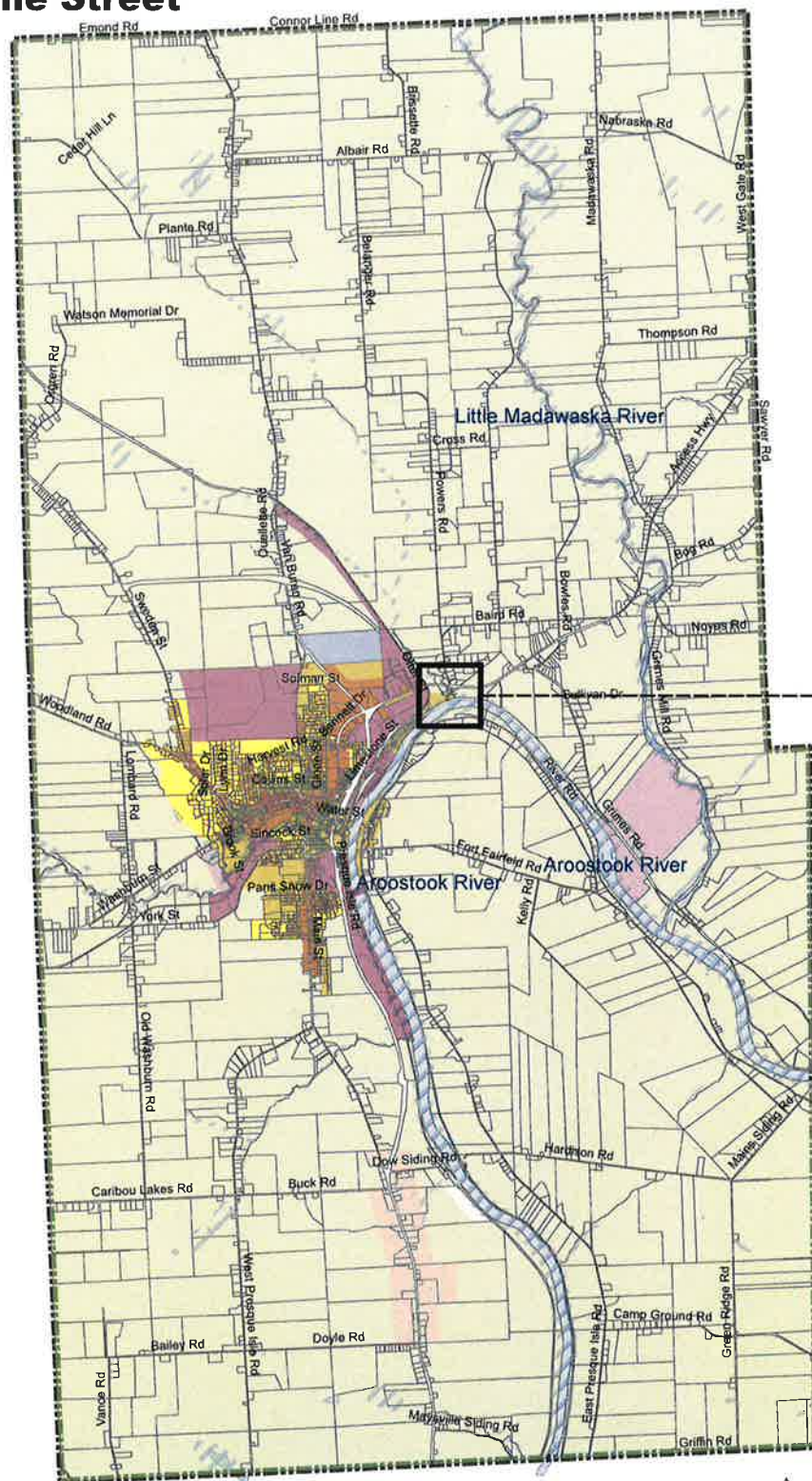
Troy Pelletier
207-944-0199

Sent from my iPhone

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City of Caribou Rezone Request 20 Limestone Street



Legend

- ReZone Request
- Township Boundaries
- Caribou 2019 Update Final
- Rivers and Water Bodies
- Shoreland Zone
- Zoning Districts**
- C-1 Downtown Commercial
- C-2 General Commercial
- R-C2 Rural Commercial
- H-1 Hospital
- I-1 Light Industry
- I-2 Industry
- R-1 Residential Single Family
- R-2 Residential Mixed Housing
- R-3 Rural Mixed Housing

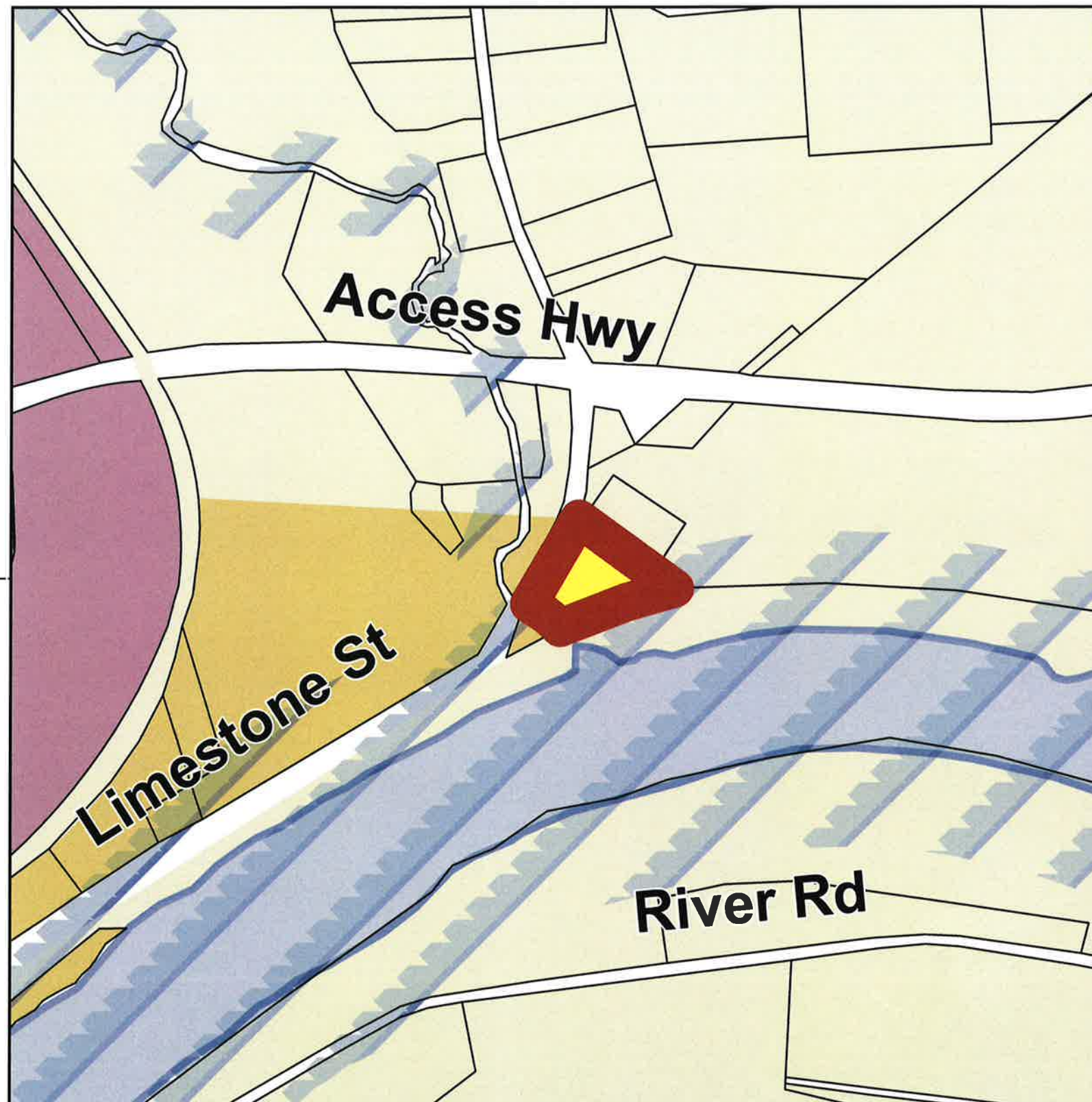
0 0.375 0.75 1.5 2.25 3 Miles



2021 Map Amendments
By official action of the City, the following changes were made:

Ordinance No. 1, 2021 Series adopted April 20, 2021, effective date May 20, 2021, rezoned approximately 50 acres on Sweden Street from R-1 to R-3

Ordinance No. 12, 2021 Series adopted June 14, 2021, effective date July 14, 2021 rezoned approximately 1.3 acres Evergreen Parkway from I-1 to C-2



0.08 0.04 0 0.08 Miles



Produced: June 15, 2021, by Caribou Planning and Zoning Administrator
Data: All data derived from Caribou GIS digital maps.
Software: ESRI ArcMap 10.8

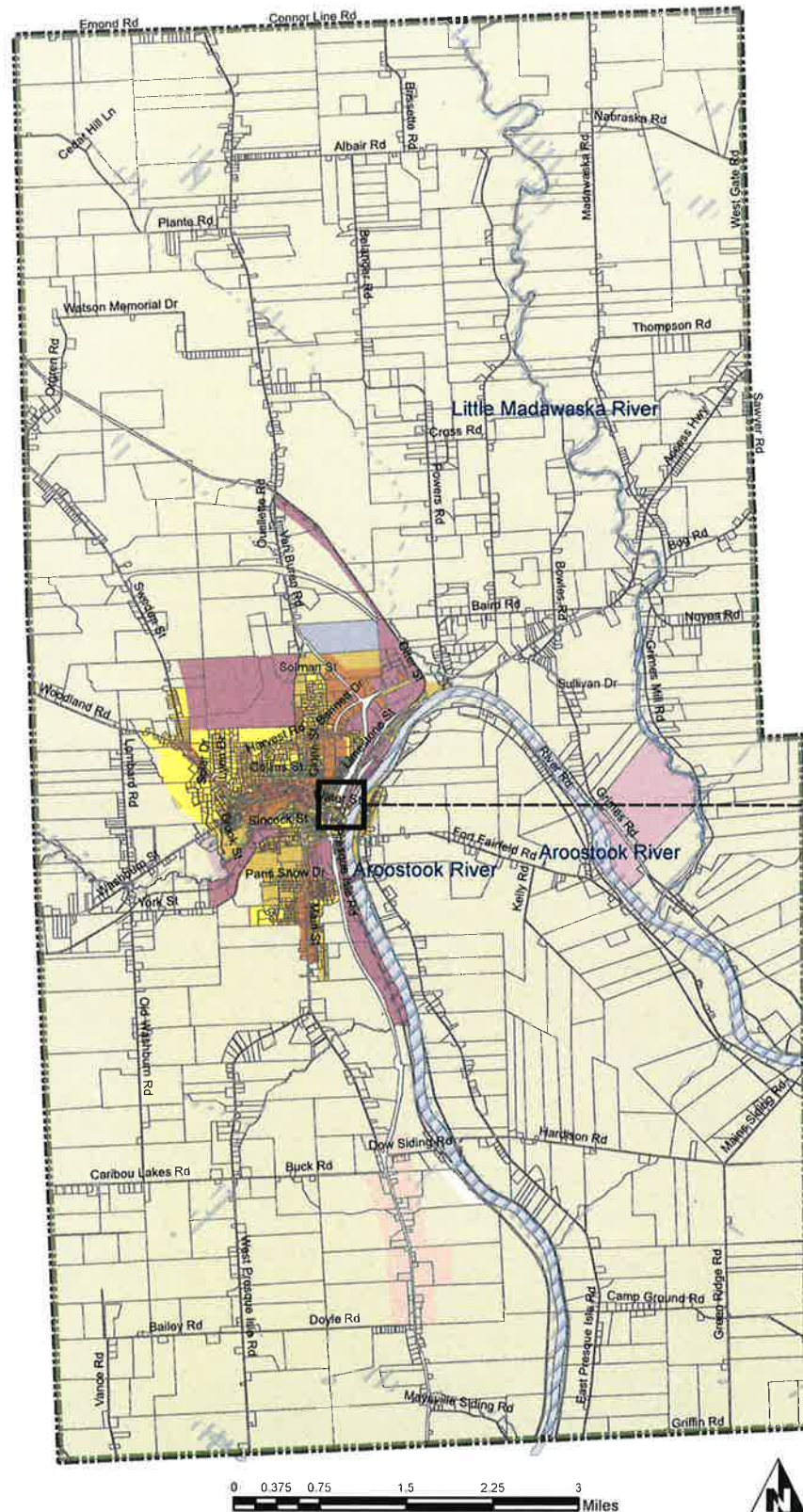
This map is for general reference purposes only. No warranty of data or representation of such relative to Real world conditions is given. Any questions or disputes about the information conveyed on this map should To Caribou City Planning and Zoning Administrator Office located at 25 High Street, Caribou, ME 04736.

This is to certify that this is the Official Zoning Map
of the Zoning Ordinance of the City of Caribou, Maine

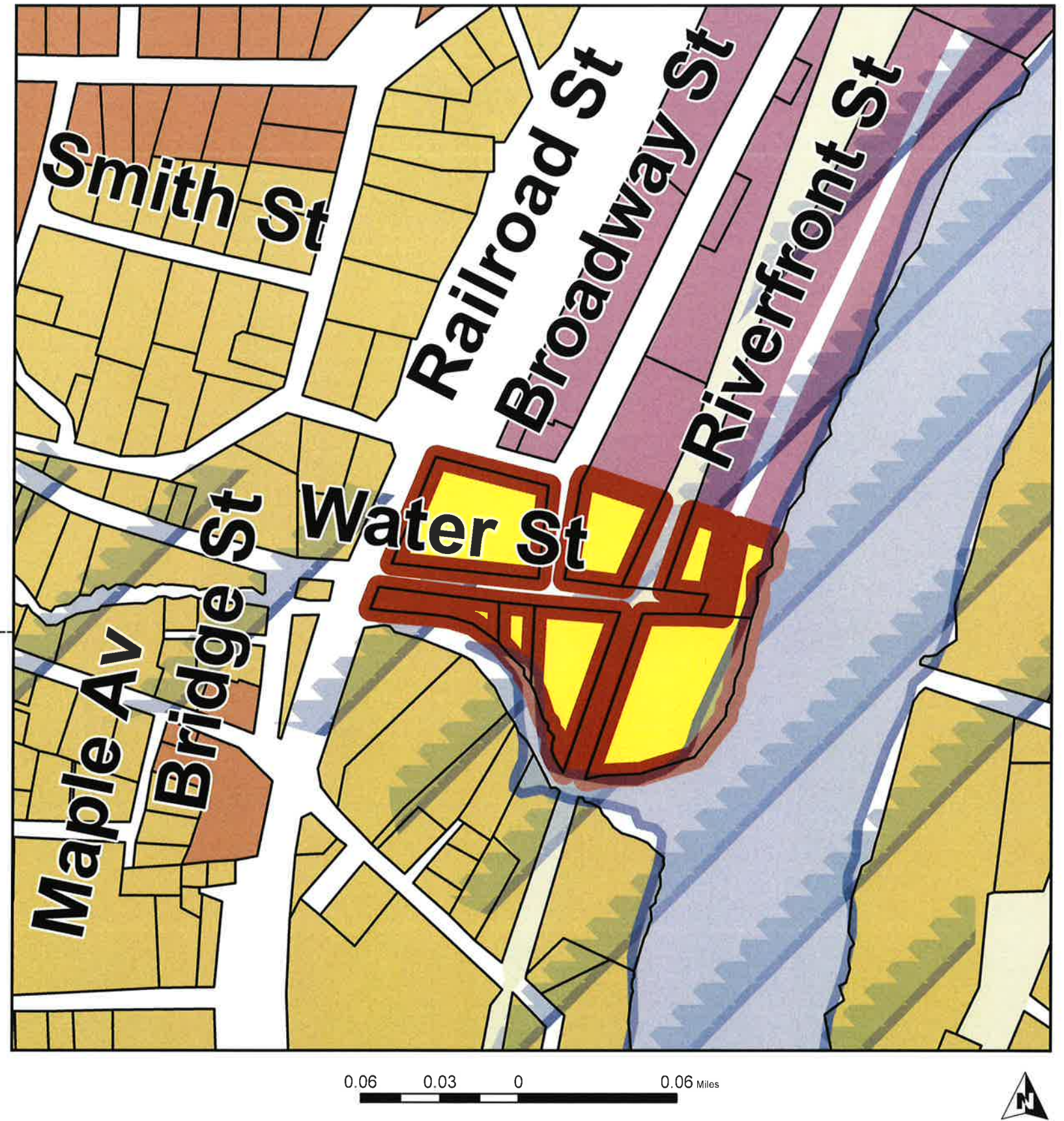
By: _____ Date: _____
City Clerk, Danielle Brissette



City of Caribou Possible Rezone Water and Broadway Street



- Legend**
- Township Boundaries
 - Caribou 2019 Update Final
 - Rivers and Water Bodies
 - Rezone Water/Broadway
 - Shoreland Zone
- Zoning Districts**
- C-1 Downtown Commercial
 - C-2 General Commercial
 - R-C2 Rural Commercial
 - H-1 Hospital
 - I-1 Light Industry
 - I-2 Industry
 - R-1 Residential Single Family
 - R-2 Residential Mixed Housing
 - R-3 Rural Mixed Housing



Produced: June 15, 2021, by Caribou Planning and Zoning Administrator
Data: All data derived from Caribou GIS digital maps.
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of the Zoning Ordinance of the City of Caribou, Maine

By: _____ Date: _____
City Clerk, Danielle Brissette