



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday, August 12, 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 August 12, 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. Public Hearings
 - a. Final Site Design Review Application for Troy Haney for the Kacie's Place Campground on 154 Limestone Street Tax Map 38 Lots 105, 106 and 108. Pgs. 2-25
 - b. Preliminary Review of the Subdivision Application for Flat Ground Road LLC, for the River Run, Tax Map 15 Lot 35, Bowles Road Subdivision Project. Pgs. 26-57
- III. Approval of minutes from the June 10, 2021, Planning Board meeting. Pgs. 58-60
- IV. Approval of minutes from the July 8, 2021, Planning Board meeting. Pgs. 61-65
- V. Presentation from Brian Fields and Dave Putnam on Atlantic Salmon of Northern Maine plans for riverfront location at Lower Lyndon Street.
- VI. New Business:
 - a. Introduction to Rezone Request from Troy Pelletier at 20 Limestone Street from R-2 to R-3. Pgs. 66-67
 - b. ENGIE reassignment of the Aroostook Renewables, LLC Dow Siding Road Solar Array Project Site Design Review. Pgs. 68
 - c. Proposed changes to the Home Occupation portion of the Chapter 13. Pgs. 69-75
- VII. Goals and Priorities
 - a. Comprehensive Plan Update work for 10/09/2021
- VIII. Staff Report
 - a. Land Bank Project by Business Investment Group (BIG)
 - b. Land Use Survey Mapping
 - c. Demolition of 827 Main Street (Complete)
 - d. Demolition of 20 Veronica Street
 - e. Demolition of 37 Home Farm Road (Dangerous Buildings/Soliciting Bids)
 - f. Continued Clean-Up of Former Birdseye Processing Facility
 - g. Riverfront Redevelopment Committee Draft Ordinance Pgs. 76-78
 - h. Merlin One (Power Plant)
 - i. Caribou Trailer Park
- IX. Adjournment



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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



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	

City of Caribou
--- Receipt ---

Inspections & Code Enforcement Permit Fee Payments

y at the front counter on the first floor)

*** REPRINT ***

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

TYPE----- REF--- AMOUNT

**TROY HANEY

ZBA REVIEW FEE

ZBA REVIEW FEE

90.00

2021

Permit Number: _____

Haney

Total: 90.00*

Paid By: TROY HANEY

*** REPRINT ***

Check : 90.00

1176 - 90.00

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

\$ _____

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

l: Complete disposal system is \$250

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:

**WARRANTY DEED
MAINE STATUTORY SHORT FORM**

**ELECTRONICALLY RECORDED
@ REGISTRY OF DEEDS-
ORIGINAL EXECUTED
DOCUMENT ATTACHED**

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 Southwesterly 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

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 "T" 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 "T" 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 "T" 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:


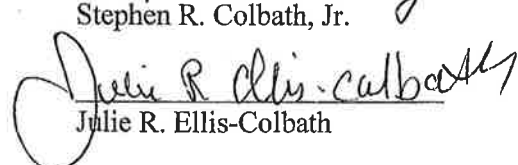
Commencing in the center of the highway leading from Caribou Village to Limestone at a center of Sands Brook, so-called; thence northerly along the center of said highway two hundred eighty-two and one-half (282 ½) feet, for the first bound and place of beginning; thence easterly at right angles with 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

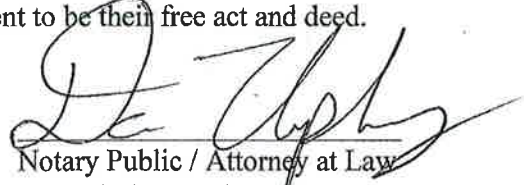

Stephen R. Colbath, Jr.

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



Staff Review 07/08/2021

**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 ☒

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) 810?

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Traffic		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Site Access		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Parking & Vehicle Circulation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Pedestrian Circulation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

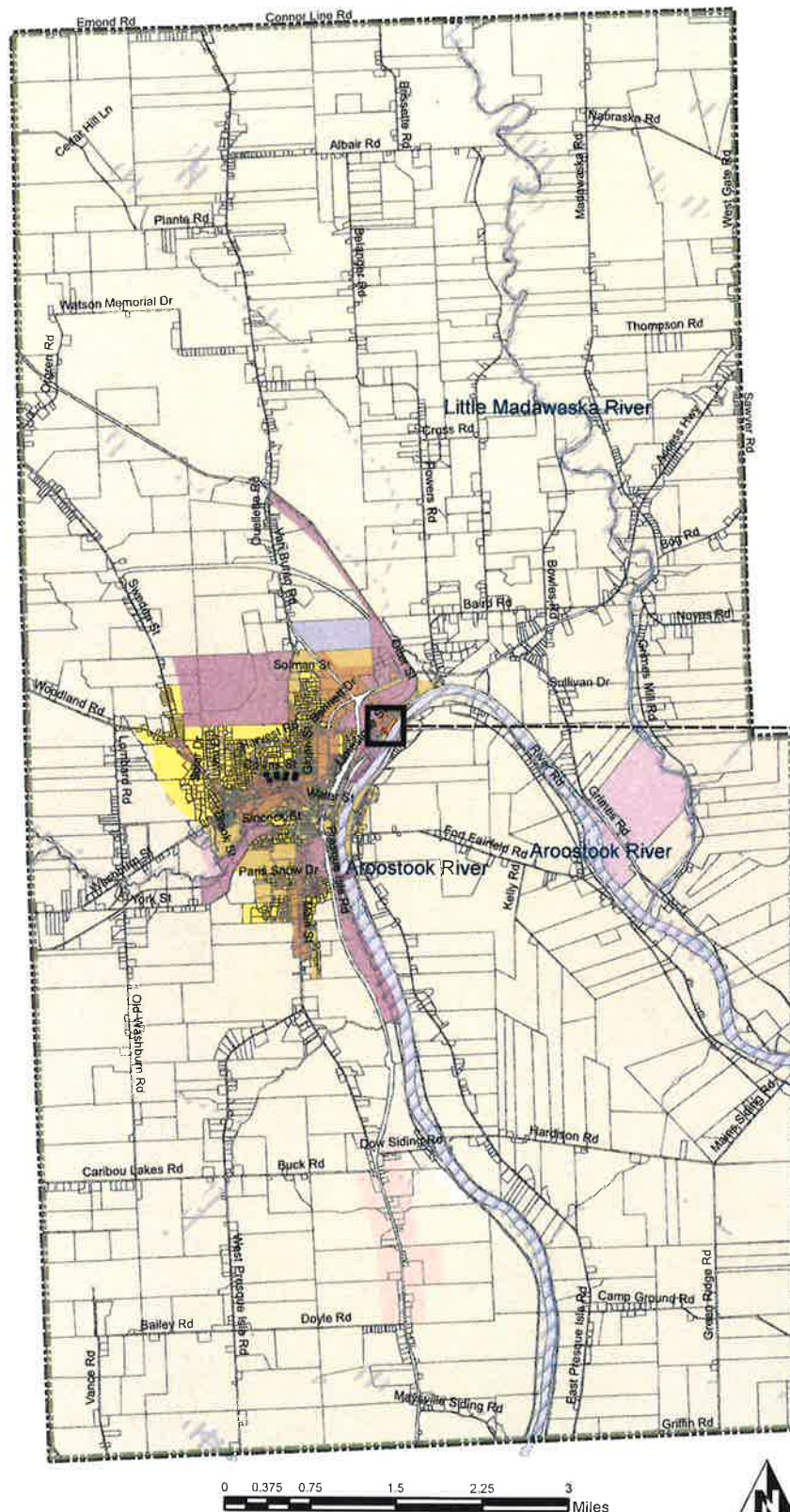
Reason(s) for Denial:



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



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

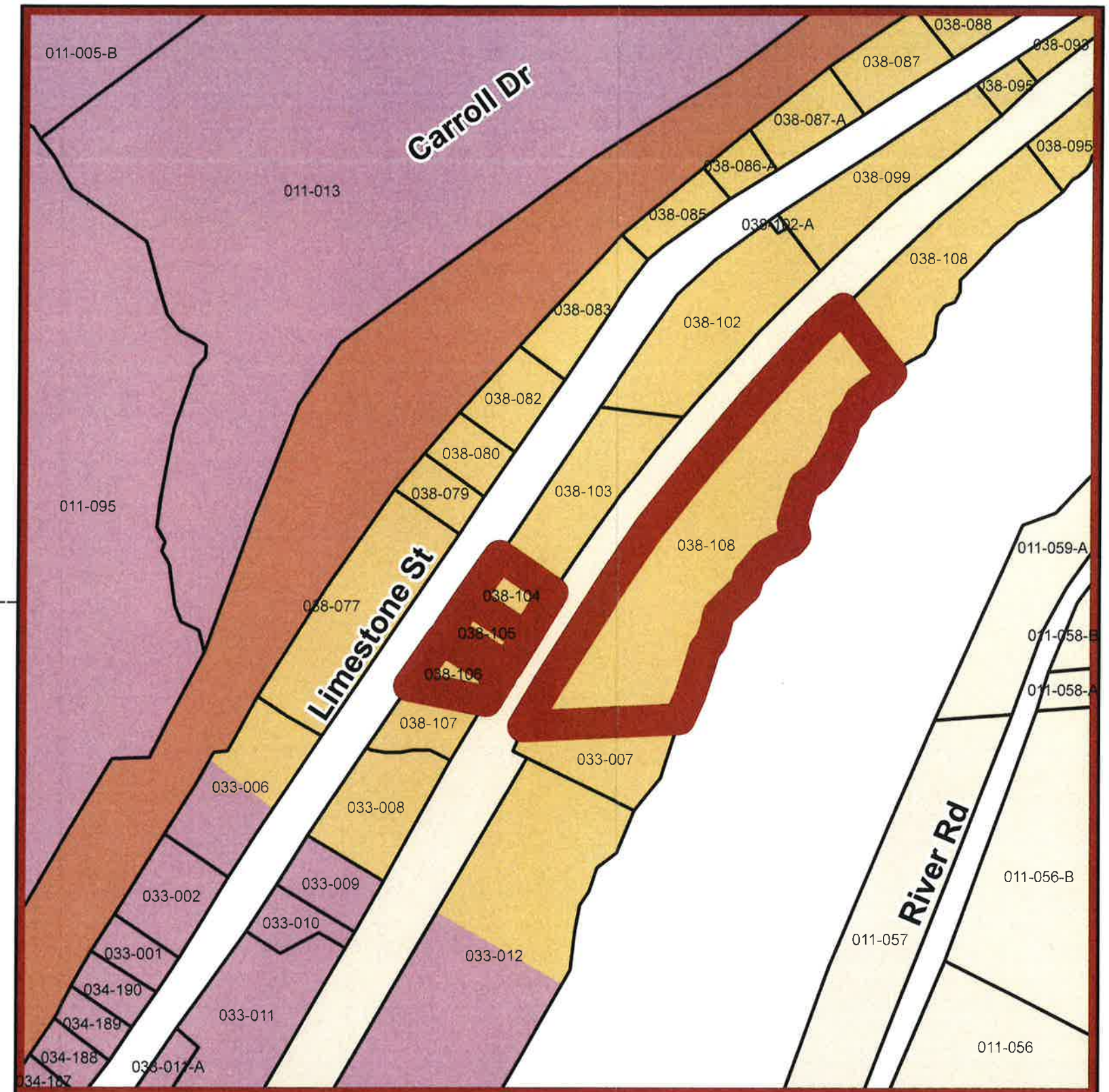
This map is for general reference purposes only. No warranty of data or representation of such relative to Real world conditions is given. Any questions or disputes about the information conveyed on this map should To Caribou City Planning and Zoning Administrator Office located at 25 High Street, Caribou,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

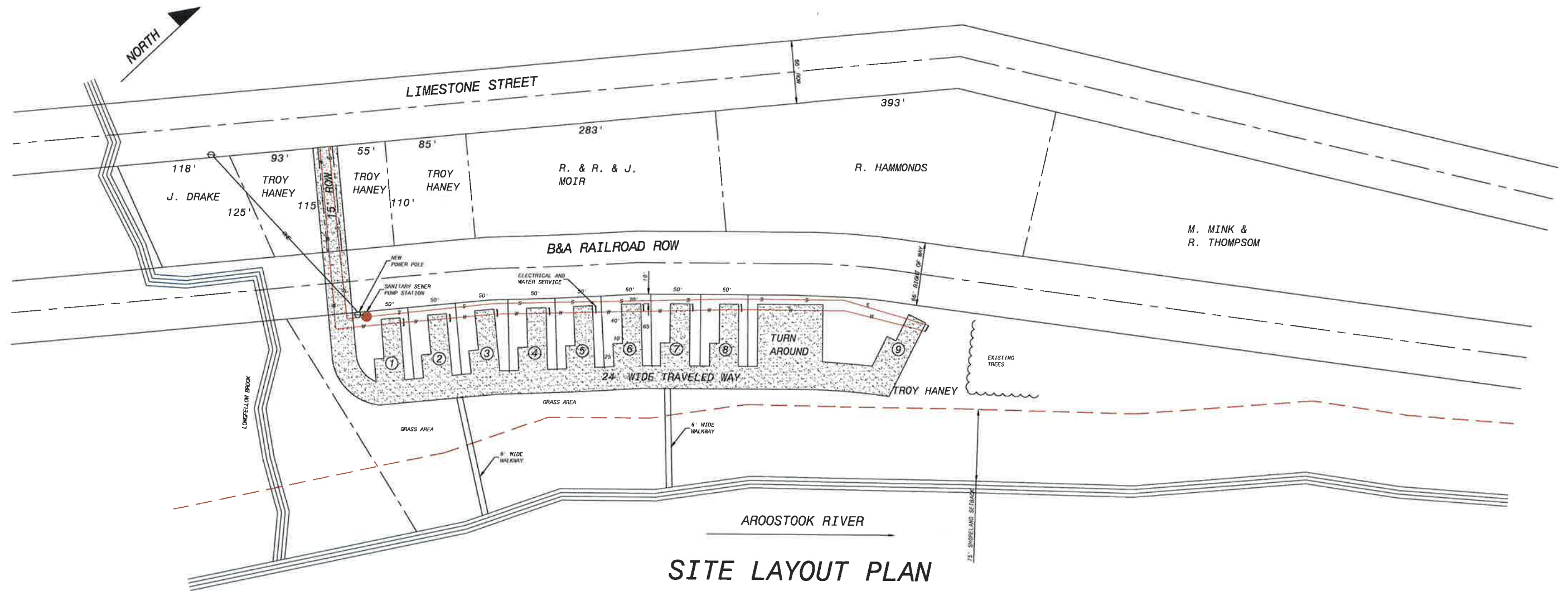
2021 Map Amendments

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





SITE LAYOUT PLAN
 1" = 50'

 LDSI Lagasse Drafting Services Inc.	
79 Garden Circle Caribou, Maine 04736 Telephone: 207-493-1494 Fax: 207-493-1494 E-mail: jldrafting@maine.rr.com	
Customer: HANEY'S LIMESTONE STREET CARIBOU, MAINE 04736 PROPOSED CAMP GROUND	
Drawn By: JEFF LAGASSE	
Date: 05/07/2021	
Project#: 2122	
Scale: AS NOTED	
Title: SITE LAYOUT PLAN	Sheet: 1



City of Caribou, Maine

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

Caribou Planning Board Notice of Public Hearing

Thursday, August 12, 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.

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

From: Caribou Planning Board

Date: July 15, 2021

Re: The Caribou Planning Board will hold a Public Hearing on Thursday, August 12, 2021 at 5:30 pm in City Council Chambers, 25 High Street for a Subdivision Review Application from Flat Ground Road, LLC for the River Run Subdivision, Tax Map 15 Lot 35, Bowles Road in the R-3 District.

Copies of the map showing the affected area are available in the City Clerk's Office at City Hall, 25 High Street and on the City's website at www.cariboumaine.org.

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

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

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

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

Interested individuals are encouraged to attend.

Best Regards,

Ken Murchison
Zoning Administrator/CEO

VAUGHN L. WHITE, - LIFE ESTATE
P.O. BOX 233
CARIBOU, ME 04736

DARRELL P. & SABINA A. ST. PETER
272 BOWLES ROAD
CARIBOU, ME 04736

DANA GREGORY
536 ACCESS HIGHWAY
CARIBOU, ME 04736

KENNETH J. & TAMMY L. ALBERT
154 BOWLES ROAD
CARIBOU, ME 04736

DONNA HUNTINGTON
236 BOWLES ROAD
CARIBOU, ME 04736

MARK A. NADEAU
506 ACCESS HIGHWAY
CARIBOU, ME 04736

CHARLES L. & MARIE JENKINS
79 MADAWASKA ROAD
CARIBOU, ME 04736

PETER C. ELLIS
236 BOWLES ROAD
CARIBOU, ME 04736

TBK NORTHERN MAINE LLC
2149 POWELL STREET
SAN FRANCISCO, CA 94133

LEON L. MERCHANT
P.O. BOX 634
CARIBOU, ME 04736

EDWARD L. BLAKE
1175 UNITY POND
BENTON, ME 04901

CORNERBROOK ASSOCIATES, INC.
ATTN: BRADLEY C. MCCURTAIN
15 MONUMENT SQUARE
PORTLAND, ME 04101

CAROL MOWERS
46 MADAWASKA ROAD
CARIBOU, ME 04736

DARCEY HENDERSON
590 ACCESS HIGHWAY LOT #2
CARIBOU, ME 04736

GUERRETTE FARMS CORP
P.O. BOX 1135
CARIBOU, ME 04736

CHARLES R. SR. & KELLEY KETCH
P.O. BOX 841
CARIBOU, ME 04736

REYNOLD R. & LORENA D. MICHAUD
570 ACCESS HIGHWAY
CARIBOU, ME 04736

KELLY L. MONTGOMERY
17 LEE STREET
CARIBOU, ME 04736

FRED S. & PEGGY BELL
P.O. BOX 1324
CARIBOU, ME 04736

REYNOLD R. & LORENA D. MICHAUD
570 ACCESS HIGHWAY
CARIBOU, ME 04736

STEPHEN L. LEMAY
157 PRESCOTT ROAD
MANCHESTER, ME 04351

PAUL P. WATSON
P.O. BOX 806
CARIBOU, ME 04736

WAWASET PARK COMPANY
MAINE REAL ESTATE MANAGEMENT
P.O. BOX 1193
BANGOR, ME 04402

PETER C. ELLIS
236 BOWLES ROAD
CARIBOU, ME 04736

CLIFFORD R. HALL
872 LAKE ASBURY DRIVE
GREEN COVE SPRINGS, FL 32043

MICHAEL J. KNAPP
21 FARRELL STREET
CARIBOU, ME 04736

CARL S. ANDERSON
98 SWEDEN STREET
CARIBOU, ME 04736

RUSSELL LEVESQUE & SUSAN LALLY P
554 ACCESS HIGHWAY UNIT 2
CARIBOU, ME 04736

Inspections & Code Enforcement Permit Fee Payments

pay at the front counter on the first floor)

05/27/21 7:52 AM RECEIVED
TYPE: SUBDIVISION PERMIT REF: 16149-1
SUBDIVISION PERMIT BOWLES RD
SUBDIVISION PERMIT BOWLES RD
SUBDIVISION PERMIT BOWLES RD
Total: 100.00
Paid For: FLAT GROUND ROAD LLC
Remaining Balance: 0.00

7/2021

Permit Number:

Ground Road, LLC.

Check: 100.00
10-23-2021 - 100.00

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

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

nal: Complete disposal system is \$250

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

25% State \$

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

53 – Zoning Document fee: \$

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

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

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 \$ 180.00

62 – Misc. Inspection Service: \$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 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
P.O. Box 1644
Portland, 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: 7.122 Total area or acreage to be developed: 7.122

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

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



MEMO

TO: Caribou Planning Board
FROM: Kenneth Murchison, Zoning Administrator/CEO
RE: August 4th River Run Subdivision Site Visit
DATE: August 12, 2021

The caribou Planning Board conducted a site visit in preparation of the Preliminary Review for the River run Subdivision Application Wednesday August 4th, 2021.

The Site Visit was attended by Chair Dan Bagley, Frank McElwain, Eric Hitchcock, Steve Wentworth, Amanda Jandreau, CEO Ken Murchison and the subdivision developer Kelly Rioux. Absent were David Corriveau and Christine Solman.

We met at the Bowles Road site at 5:30 PM and were greeted by a small Black Bear. CEO Murchison offered a brief overview of the site and personal observations, and the team verified the presence of the iron pin property monument #18 referenced from the May 4th 2021 Blackstone Land Surveying, P.A. survey. The developer, Mr. Rioux offered his explanation of the property and the subsequent subdivision application and used a wheeled measuring device to illustrate the subdivision proposed property lines, ending at the iron pin property monument #8.

A description of what constitutes a subdivision and conversation of the various compliant lot types lead by Steve Wentworth was held.

Planning Board questions regarding the River Run Subdivision were answered and our site visit was concluded at approximately 6:45 PM.

River Run Subdivision Application
Preliminary Check list supplemental

1. X Application May 5, 2021
2. X Location Map City of Caribou, River Run Subdivision Tax Map 15 Lot 35 Bowles Road
3. X Ten (10) full size 24" X 36" copies of Plans CEO requested 3 Full Sized 24x 36 Copies of Plans and pdf suitable for 11"x 17 reproductions
4. Section 13-404, 2 D, 1 through 28
1. X Name of the Subdivision River Run Subdivision Tax Map 15 Lot 35 Bowles Road
2. X Right, Title or Interest Warranty Deed (with warranty covenants)
3. X Standard Boundary Survey Boundary Survey 12/16/2020 Book 2020 Page 44
4. X Current Deed Warranty Deed (with warranty covenants)
5. N/A Future Covenants, Easements or Deed Restrictions No proposed restrictions on property
6. X Sewage Disposal and location of test pits June 2,2021 preliminary site evaluation by David Silver, State of Maine Licensed Site Evaluator
7. N/A Water Supply No proposed well or public water supply
8. X Date, North Arrow & Graphic Scale
9. X Owner of Record, Applicant, adjoining property owners & plan preparer.
10. N/A Soil Survey June 2,2021 preliminary site evaluation by David Silver, State of Maine Licensed Site Evaluator
11. N/A Wetland Identification There are no Non-Forested Wetlands of interest located on this property, wetlands associated with the Little Madawaska River are in the Flood Plain and Shoreland Zoning Resource Protection District as indicated by the Maine Beginning With Habitat Supplementary Map #7, Caribou Area.
12. X Number of Acres, location of property lines, existing buildings, vegetation, physical features, trees larger than 24" in diameter and location of clearings.
13. X Rivers, streams, brooks, lakes, and ponds within or adjacent to the subdivision.
14. X Contour Lines (Not greater than 10' intervals for topographic lines)) USGS Provisional Map
15. X Shoreland Zoning if Applicable Little Madawaska River Resource Protection District
16. N/A Existing and Proposed Culverts 5 Currently this property is undeveloped and there is no intention to develop new infrastructure.

17. X Existing Roads, Highways, Easements, Parks or Open Space within the subdivision.
18. N/A Proposed Roads, Public Improvements, Open Space within the subdivision. There is no current intention development that would require these types of infrastructure
19. X Lot lines, dimensions, and area of lots.
20. N/A Public Use Lots There are no plans to provide Public Use Lots or common spaces.
21. N/A Dedicated Open Space for Public Use There are no plans to provide Public Use Lots or common spaces.
22. N/A Flood Management Wetlands associated with the Little Madawaska River provide natural stormwater control capabilities no new storm water control is proposed for this subdivision
23. N/A Hydro-Geologic Survey
24. N/A Estimate of Traffic There will be little or no change in annual daily traffic along the Bowles Road
25. N/A Wildlife Habitat There are no high value plant or animal habitats of interest located on this property, as indicated by the Maine Beginning With Habitat Supplementary Map #2, Caribou Area.
26. N/A Great Pond Watershed This subdivision lies along the Little Madawaska River and associated Shoreland Zoning Resource Protection District
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. This subdivision is in the R-3 Rural residential area of our City and which does not feature Public Utilities, no new roads or infrastructure is planned for this subdivision.
28. N/A Estimate of Taxable Valuation @ completion of the subdivision Items to be waived from Final Plan:

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	<u> </u>	<u> </u>	<u> </u>
2.	Relation of Subdivision to Community Facilities	<u> </u>	<u> </u>	<u> </u>
3.	Performance Guarantees	<u> </u>	<u> </u>	<u> </u>
4.	Parking, Driveways, Roads and Sidewalks	<u> </u>	<u> </u>	<u> </u>

Section 13-700, pg.859

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

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 Mario 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

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.

Notary General William J. Mc
1801977 Notary Public (ME)

Page 2

Printed: 11/27/11 8:08:33 AM
ME 11/27/11 8:08:33 AM ME11/27/11

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

A. Gunkel Jones
Witness

Annette Marie Lahoda
Annette Marie Lahoda

State of Texas

County of Tarrant ss October 29, 2020

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

Before me,

[Signature]
Notary Public

Jennifer Kincaid
Print Name



Deed Transfer of Ownership, MR
LINDSEY, Inc. Updated 04/1/19

(Page 1)

Printed: 10/27/2020 10:11 AM
FILED: 10/27/2020 10:11 AM

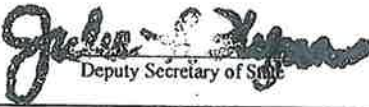


MAINE
LIMITED LIABILITY COMPANY

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 a: (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)

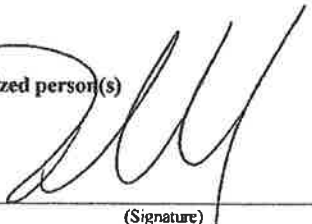
SIXTH:

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)**



(Signature)

Dated August 8, 2017

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

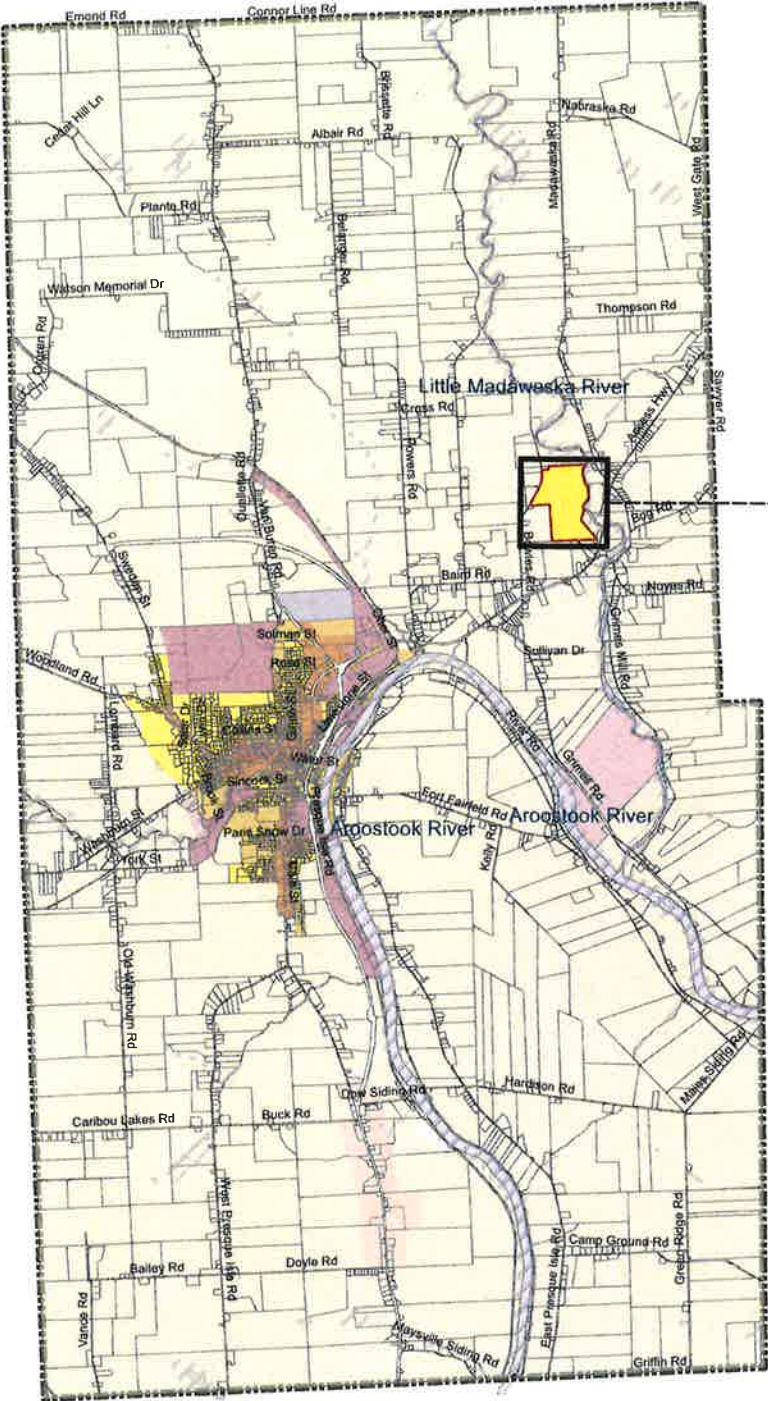
Email Inquiries: CEC.Corporations@Maine.gov



City of Caribou
River Run Subdivision
Tax Map 15 Lot 35 Bowles Road

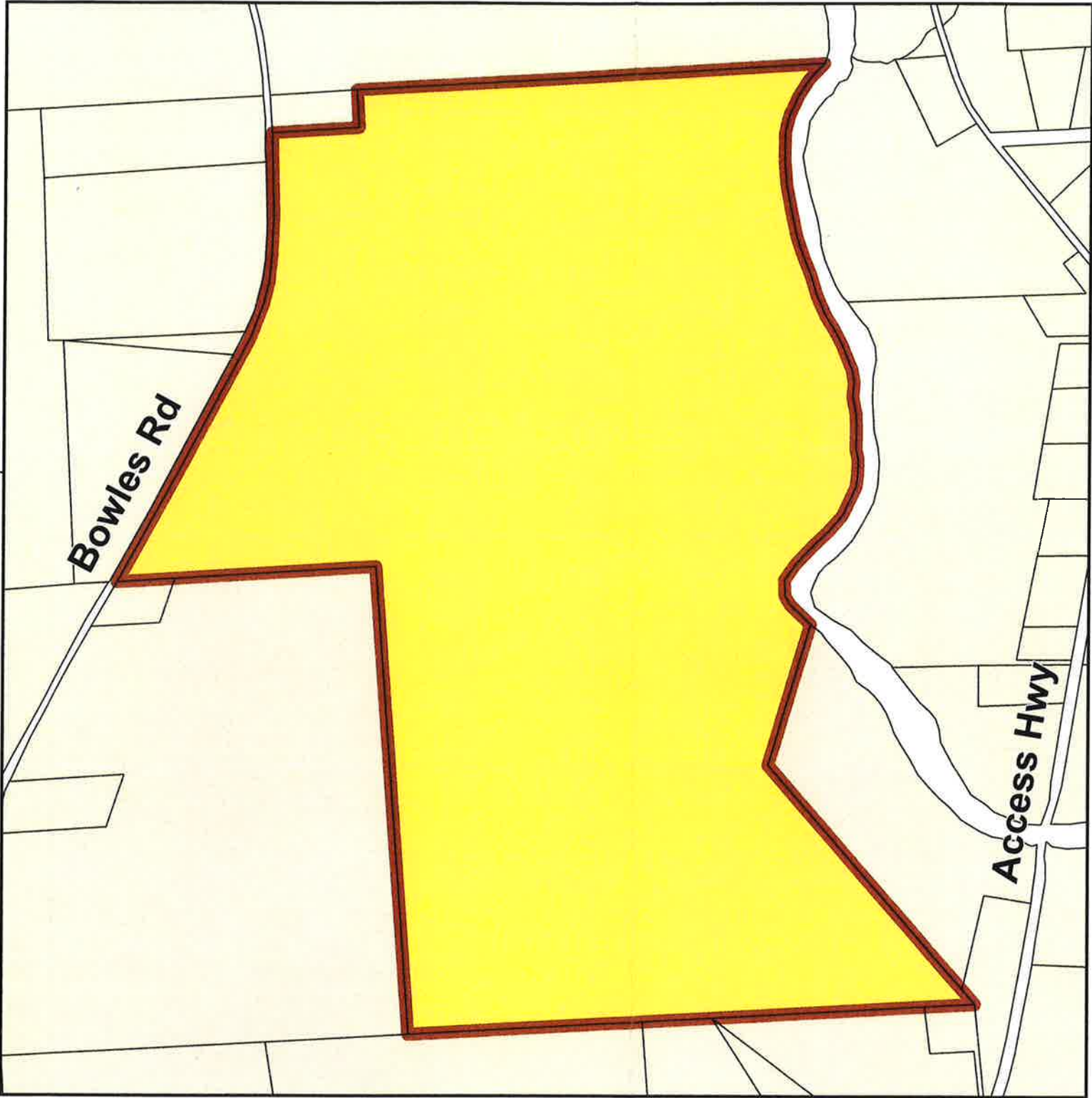
Legend

- Township Boundaries
- Caribou 2019 Update Final
- River Run Subdivision
- 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.
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.



Note: Maine State Grid North was calculated from GPS observations taken August 15, 2013. Magnetic North was determined from the location of pipes "A" through "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
Jessica M. Knapp
Book 5602, page 76
(Tax Map 15 - lot 1)

Locus

\\server\planning\jknapp\6299\Early Raze Review Road\locus.jpg

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'

Note: A wooden post was
found lying on the ground
next to a 1/2" copper pin
very close to the pipe set
at (18)

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

Mark Nadeau (dba
Mark's Towing & Auto
Repair)
Book 2739, page 231
(Tax Map 15 - lot 48)

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

Reynold R Michaud and
Lorena D. Michaud
Book 2783, page 171,
Parcel One and Parcel Two
(Tax Map 15 - lot 32)
Book 1387, page 345
(Tax Map 15 - lot 34)
Book 7777, page 777
(Tax Map 15 - lot 77)

P.T. 195+52.80 (RRS buried in 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

- Legend:
- 1" x 3/8" iron pipe set 2 to 2 1/2' in the ground with a yellow plastic identification cap #1219 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

RECORDING INFORMATION

COUNTY: Aroostook

RECEIVED:

TIME:

BOOK:

PAGE:

ATTEST:



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
limitations are copies and should be assumed to
have been altered, incomplete, or fraudulent.

[illegible]



Northern Maine Site Evaluation
ME – 161
New Canada, Maine 04743

June 25, 2021

Kelly Rioux
P.O. Box 1644
Portland, Maine 04104

Re: Bowles Road, Caribou Maine 122 +/- Acre Parcel

Dear Mr. Rioux:

Thank you for the opportunity to review the Bowles Road property for the suitability for on-site subsurface wastewater disposal for proposed residential occupancy.

On June 2, 2021 we conducted a preliminary site evaluation at a number of locations within the 122+/- acre parcel of land.

The sites observed at soil exploration locations TP-A and TP-B are suitable, as defined by 10-144A CMR241, the State of Maine Subsurface Wastewater Disposal Rules to accommodate a typical residence. Other specific locations on the parcel are suitable as well. A typical septic system would consist of a one thousand (1,000) gallon septic tank and leachfield area.

As you know, in order to install a septic system serving a particular dwelling, a site-specific design would be needed (HHE-200 forms) once the building location, size of the home and site development plans are finalized. We would be glad to assist with the preparation of those documents at your convenience.

Please feel free to contact me if there are questions on any of this or if additional information is needed.

Thank you.
Respectfully,

David Silver
State of Maine Licensed Site Evaluator



DS/o

Attachments

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
Bowles RoadApplicant Name:
Kelly RiouxProject Location (municipality):
CaribouExploration Symbol # TP-A ☐ Test Pit ☒ Boring ☐ Probe
1 " Organic horizon thickness Ground surface elev. _____
34 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0				
10	Silt Loam	Friable	Light Yellowish Brown	
20	Silt Loam		Yellowish Brown	Few Faint
30		Firm	Olive Brown	Common Distinct
40		Limit of Exploration		
50				
60				

Soil Details by S.E. Soil Classification 1 C Slope 3 Limiting Factor 15 ☐ Groundwater ☒ Restrictive Layer ☐ Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol # TP-B ☐ Test Pit ☒ Boring ☐ Probe
1 " Organic horizon thickness Ground surface elev. _____
28 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0				
10	Loam	Friable	Yellowish Brown	
20	Gravelly Silt Loam	Firm	Dark Olive Brown	Common Distinct
30		Limit of Exploration		
40				
50				
60				

Soil Details by S.E. Soil Classification 1 D Slope 1 Limiting Factor 9 ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol # _____ ☐ Test Pit ☐ Boring ☐ Probe
_____ " Organic horizon thickness Ground surface elev. _____
_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0				
10				
20				
30				
40				
50				
60				

Soil Details by S.E. Soil Classification _____ Slope _____ Limiting Factor _____ ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol # _____ ☐ Test Pit ☐ Boring ☐ Probe
_____ " Organic horizon thickness Ground surface elev. _____
_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0				
10				
20				
30				
40				
50				
60				

Soil Details by S.E. Soil Classification _____ Slope _____ Limiting Factor _____ ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature David Silver

Date 02JUN2021

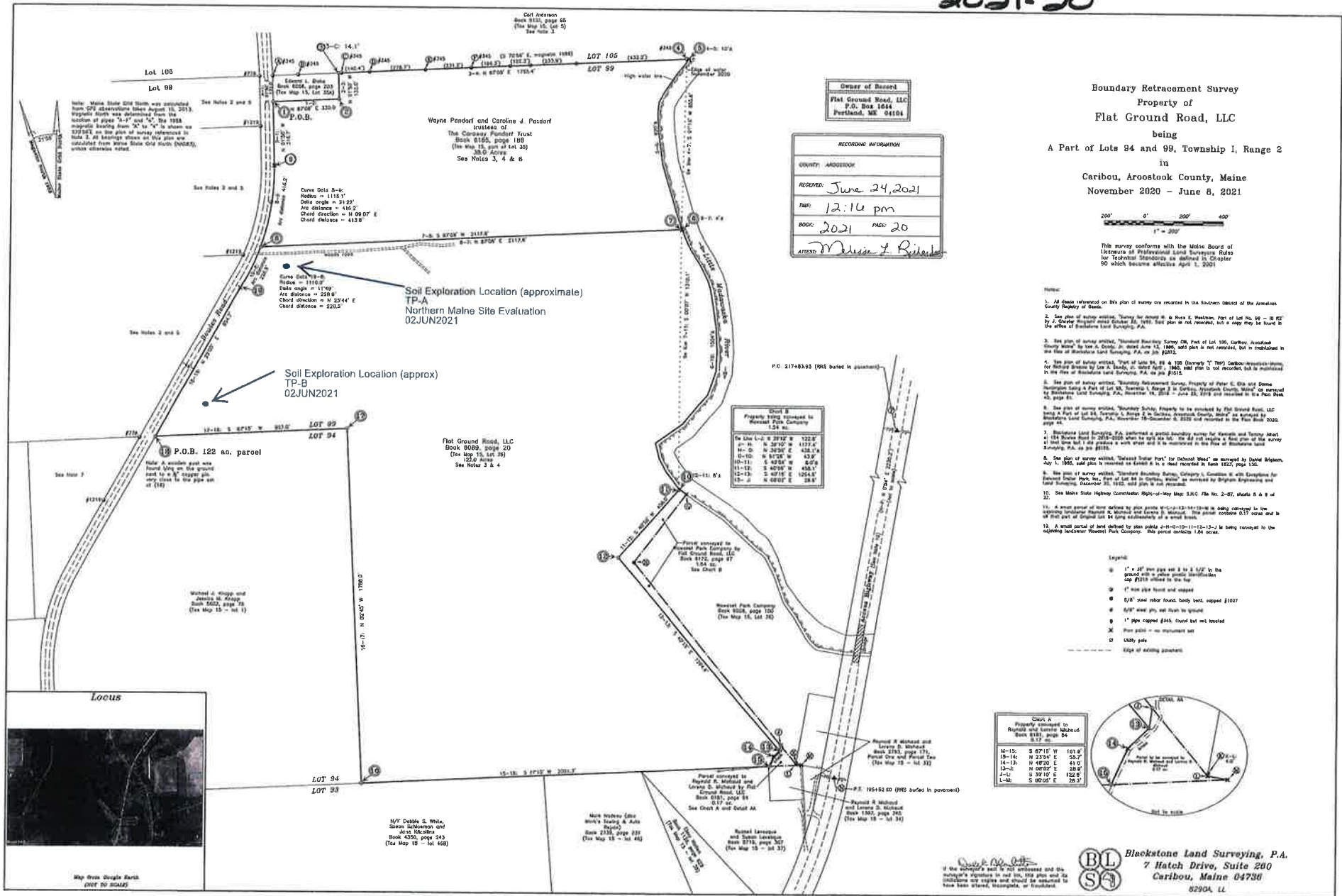
Name Printed David Silver

Cert/Lic/Reg. # 303

Title ☒ Licensed Site Evaluator ☐ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

affix professional seal

2021-20





Northern Maine Site Evaluation
25 Martin Road
New Canada, Maine 04743

18DEC2020

Kelly Rioux
P.O. Box 1644
Portland, Maine 04104

Re: Bowles Road, Caribou, Maine 38+/- Acre Parcel

Dear Mr. Rioux:

Thank you for the opportunity to review the Bowles Road property for the suitability for on-site subsurface wastewater disposal from proposed residential occupancy.

On December 11, 2020 we conducted a preliminary site evaluation at a number of locations within the 38+/- acre parcel of land.

The sites observed at soil exploration locations T1 and T2 are suitable, as defined by the State of Maine Subsurface Wastewater Disposal Rules, 10-144 CMR 241 to accommodate a typical residence. Other locations on the parcel are suitable as well. A typical septic system would consist of a 1000 gallon septic tank and leachfield area.

As you know, in order to install a septic system serving a particular dwelling, a site-specific design would be needed (HHE200 forms) once the building location, size of home, and site development plans are finalized. We would be glad to assist with the preparation of those documents at your convenience.

Please feel free to contact me if there are questions on any of this or if additional information is needed.

Thank you.

Respectfully,

David Silver
State of Maine Licensed Site Evaluator

DS/o

Attachments: Site Plan, Soil Logs

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
Bowles RoadApplicant Name:
Kelly RiouxProject Location (municipality):
CaribouExploration Symbol # T1 ☐ Test Pit ☒ Boring ☐ Probe
1 " Organic horizon thickness Ground surface elev. _____
28 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Loam	Friable	Light Yellowish Brown	
10				
20	Silt Loam	Firm	Yellowish Brown	Few Faint
30	Limit of Exploration			
40				
50				
60				

Soil Classification: 1 C Slope: 3 Limiting Factor: 15 " ☐ Groundwater ☒ Restrictive Layer ☐ Bedrock

Profile Condition Percent Depth

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol # T2 ☐ Test Pit ☒ Boring ☐ Probe
1 " Organic horizon thickness Ground surface elev. _____
24 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Loam	Friable	Dark Brown	
10				
20	Silt Loam	Firm	Olive Brown	Common Distinct
30	Limit of Exploration			
40				
50				
60				

Soil Classification: 1 D Slope: 7 Limiting Factor: 12 " ☐ Groundwater ☒ Restrictive Layer ☐ Bedrock

Profile Condition Percent Depth

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol # _____ ☐ Test Pit ☐ Boring ☐ Probe
_____ " Organic horizon thickness Ground surface elev. _____
_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0				
10				
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Soil Classification: _____ Slope: _____ Limiting Factor: _____ " ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Profile Condition Percent Depth

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol # _____ ☐ Test Pit ☐ Boring ☐ Probe
_____ " Organic horizon thickness Ground surface elev. _____
_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0				
10				
20				
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Soil Classification: _____ Slope: _____ Limiting Factor: _____ " ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Profile Condition Percent Depth

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature *David Silver*

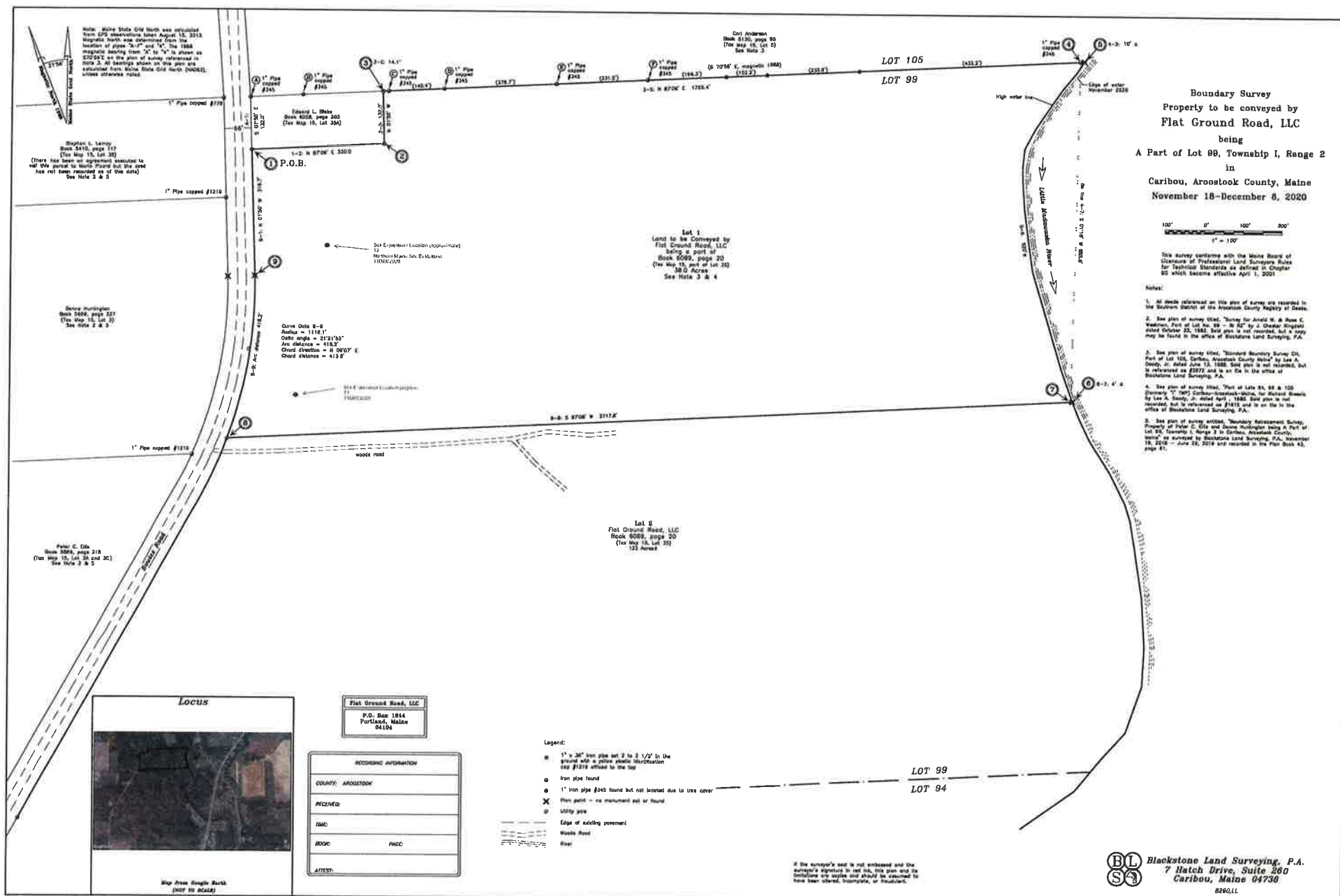
Date 11DEC2020

Name Printed David Silver

Cert/Lic/Reg. # 303

Title ☒ Licensed Site Evaluator ☐ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

affix professional seal

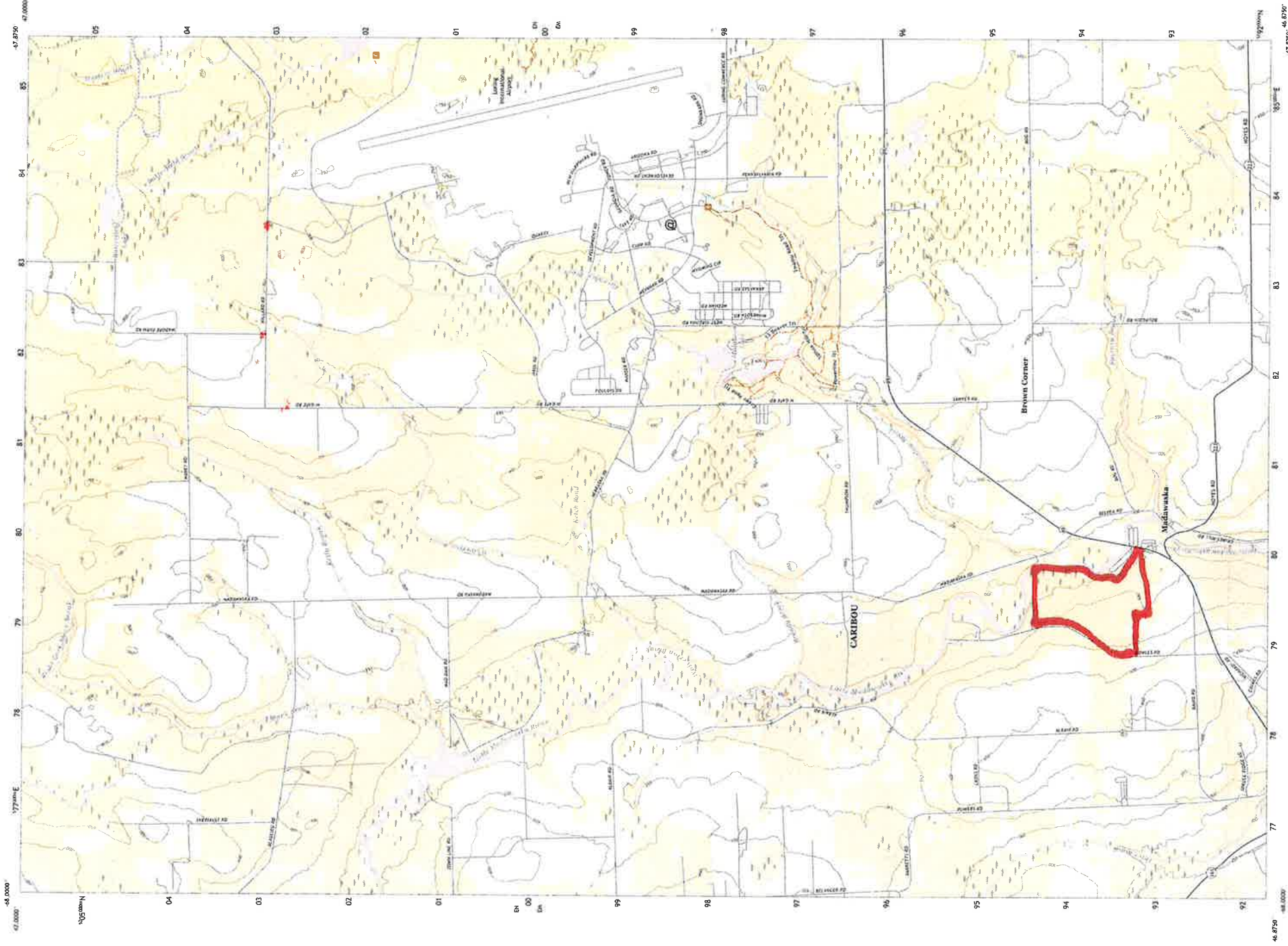




U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



FORT FAIRFIELD NW QUADRANGLE
MAINE - ANDROSCOGG COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
1:000 meter gridlines are shown. Zone 18T
is used for the map. The map is a derivative
product of the 7.5-minute series. The map is
produced for the United States Geological Survey
under the authority of the Secretary of the Interior.

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U.S. GEOLOGICAL SURVEY
WASHINGTON, D.C. 20508

1:000 meter gridlines are shown. Zone 18T
is used for the map. The map is a derivative
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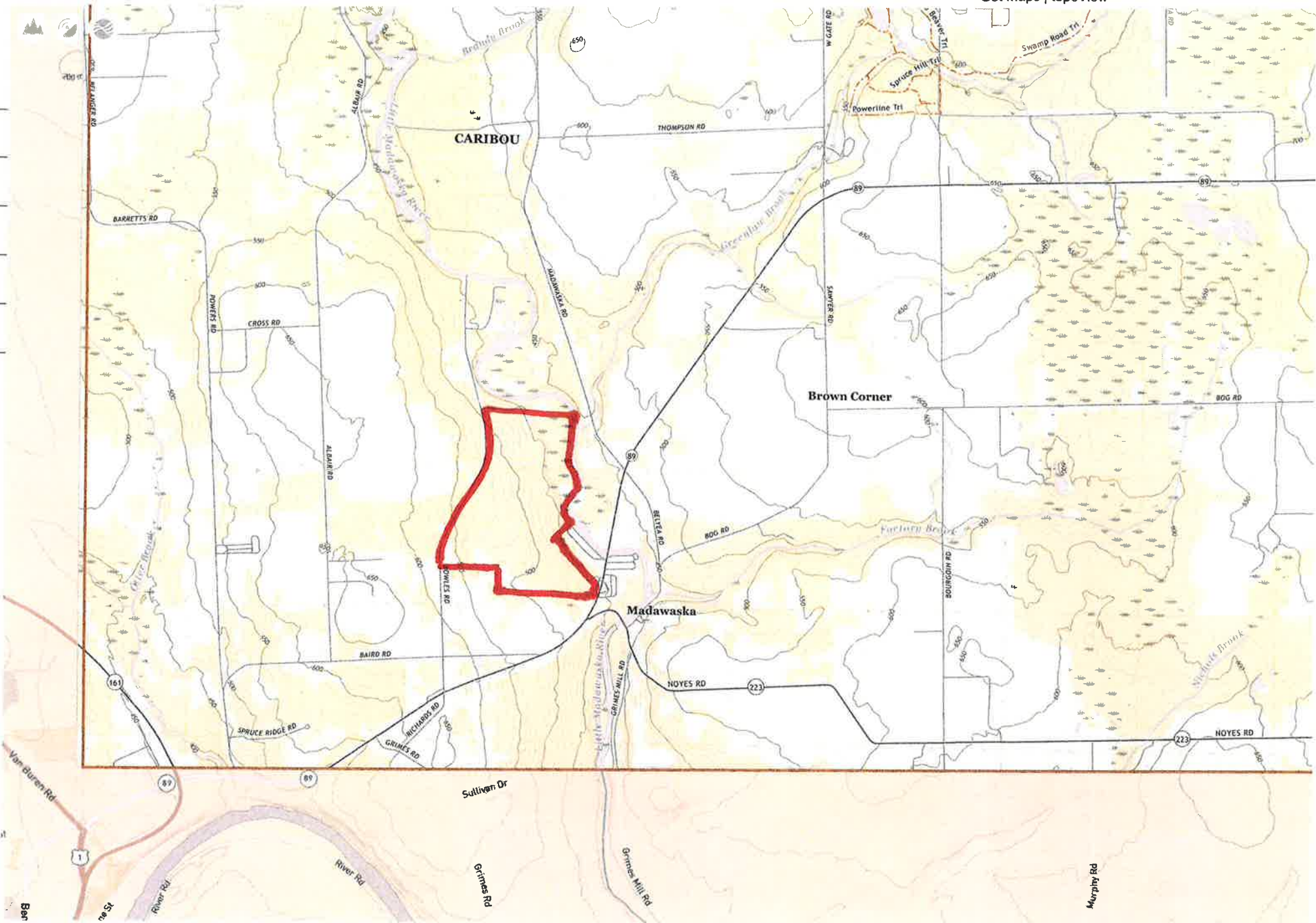


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topoView

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Zone: 18Q UTM
DMS DD MGR UTM
Scale 1:24,000
Map Records: 27
Legend shows and describes, 75° over Caribou, ME



Location

Map Name

Search by location

1880

2021

24K All

7 maps here | Scale: 24K, Date: 1880-2021, Series: All
Elevation @ 46,905, -67,942 is 532 ft. (162 m)

Filter records

Date

Fort Fairfield NW, ME

1953 (HTMC, 1955 ed.) Scale 1:24000

JPEG (3 MB) GeoTiff (9 MB)

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SHOW

INFO

ZOOM

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Fort Fairfield NW, ME

1953 (HTMC, 1978 ed.) Scale 1:24000

Fort Fairfield NW, ME

1975 (HTMC, 1981 ed.) Scale 1:24000

Fort Fairfield NW, ME

2011 (US Topo) Scale 1:24000

Fort Fairfield NW, ME

2014 (US Topo) Scale 1:24000

Fort Fairfield NW, ME

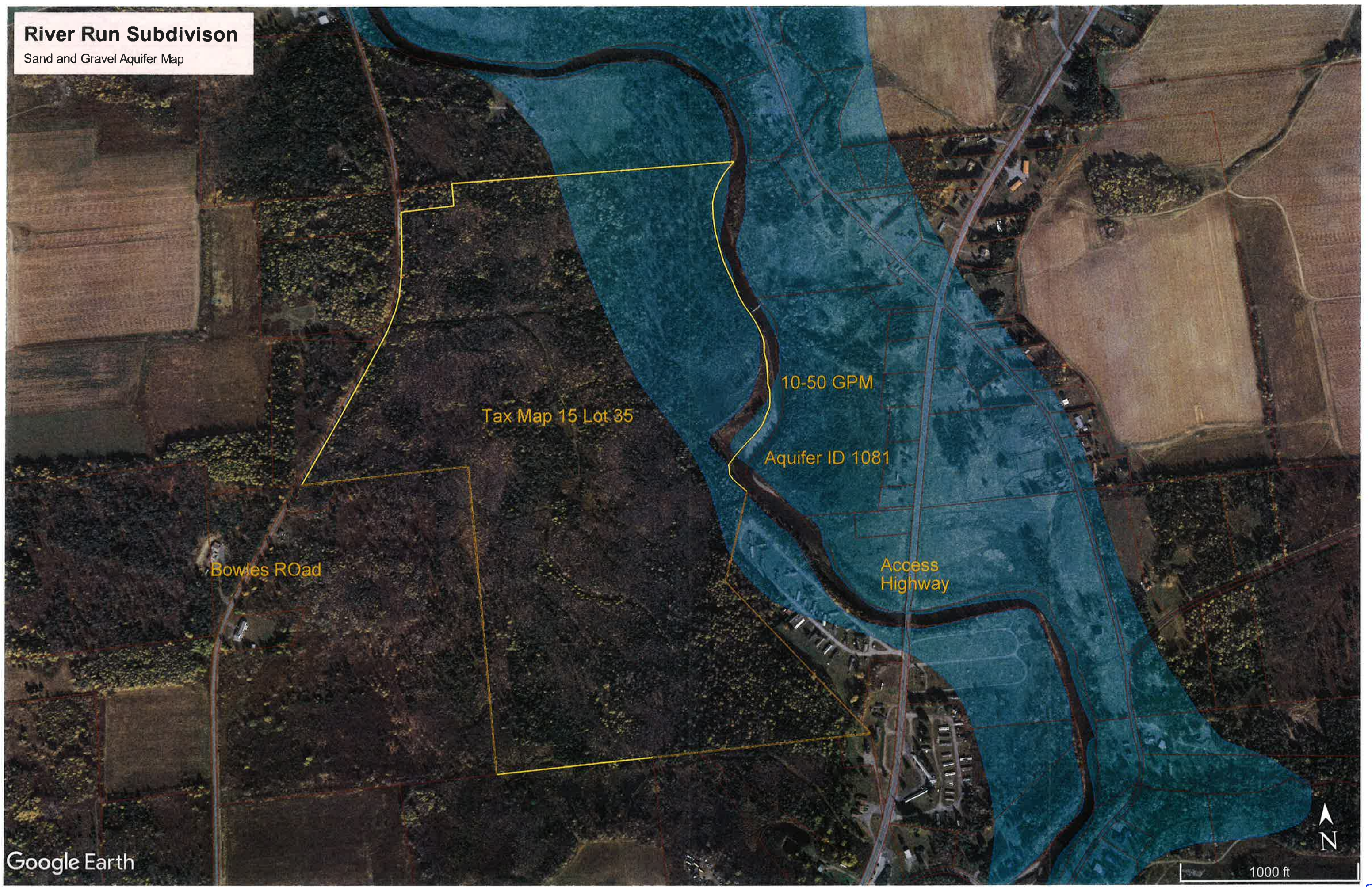
2018 (US Topo) Scale 1:24000

Fort Fairfield NW, ME

2021 (US Topo) Scale 1:24000

River Run Subdivison

Sand and Gravel Aquifer Map





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. Rioux, 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 revised 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, 2021 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 Rioux 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. Rioux 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 process 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, a 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 to update them 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



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, July 8, 2021 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Eric Hitchcock, David Corriveau and Stephen Wentworth

Members Absent: Christine Solman, Frank McElwain and Amanda Jandreau

Others Present: Ken Murchison –CEO/Zoning Administrator, Troy Haney, Amy Anderson, Kelly Rioux, and Denise Lausier –Executive Assistant to City Manager

Tom Ayer – Councilor Liaison (absent)

I. Call Meeting to Order, Determine Quorum –

Meeting was called to order at 5:36 pm and a quorum was present.

II. Farewell to resigning Board Member Drew Ayer and Welcome to newly appointed Board Member Steve Wentworth. –

Chairman Dan Bagley thanked Drew Ayer for his service and wished him well. Chairman Bagley also welcomed Steve Wentworth as a new member to the Planning Board and thanked him for joining.

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.

Chairman Dan Bagley opened the Public Hearing at 5:37 pm. Chairman Bagley stated this is the preliminary review, final plan review will be at a later date.

CEO Ken Murchison stated that this will be an eight or nine lot campground on the river, Tax Map 38, Lots 104, 105, 106 and 108 with the majority on Lot 108. CEO Murchison stated there were no phone calls, emails or general interest on this application.

Applicant Troy Haney explained that the concept is to take a former salvage yard and re-purpose it for something more fitting on the river. The campground will have self-contained RV's only, no tents. No in and out traffic. The campground will be only seasonal with eight sites and one of those sites will be for Mr. Haney. The campground would be open mid-May to the end of September. They can tie into City water and sewer on the street and can also tie into the Versant power plant for electric. DEP looked at the site and marked out highwater marks that they cannot touch. DEP blessed the project and stated they are happy Mr. Haney is cleaning it up. The State of Maine railroad crossing, ok with that. Also working with DHS on campsite licensing.

Mr. Haney stated that on the property the railroad, significant trees and shrubs, will stay. On the right side of the driveway there are residents, will be a solid privacy fence there. Chairman Bagley questioned if this will be documented on the final plan; Mr. Haney stated that it will be and that he will also have more large plans printed.

Board member Steve Wentworth questioned dimensional requirements. There is a fifty foot width for campers to back into and campers are six to eight feet wide. Mr. Haney explained that the plans are drawn to an average campsite. Fifty foot is minimum, shooting for 60-65 feet per site and to give campers the most space possible. Steve Wentworth commented that would line up with Code.

Board member Steve Wentworth also questioned the twenty two feet for two way traffic. Mr. Haney explained that the whole road will be twenty four feet, so that will be fixed on the plans.

Steve Wentworth commented that the campground is a great idea and it's about time.

Mr. Haney stated that the campers will sign a rental agreement for the season along with conduct rules including quiet time. Nuisance or aggressive pets will need to go and trash clean up will be in the agreement as well. The rental agreements will be similar to his condos. Mr. Haney will also be staying right on site.

Board member Dave Corriveau complimented Mr. Haney on making use of the acreage.

Chairman Bagley stated this is one and a half acres of development. Mr. Haney said that it gets narrower as you go across the property. Mr. Haney explained that this will be more quality than quantity, providing a decent space. The concept is more for snowbirds coming from Florida.

Chairman Bagley questioned the electrical. Mr. Haney stated that the electrical will be buried in a trench underground to the transformer in a ground vault (overhead crossing the road to underground within property limit). Mr. Haney will modify the plan for the final review.

Chairman Bagley questioned dumpsters. Mr. Haney stated that in the turnaround there will be a fence trash building of some sort. It needs to be mobile to move in the fall because of flooding. Five foot eye level for electrical in case water comes in, it will be higher than the railbed and the electrical will be turned off. Designing with flooding in mind.

Amy Anderson from 141 Limestone Street commented that this is a beautiful concept and Mr. Haney has done a great job. Ms. Anderson and her neighbor do have concerns about noise and smoke lingering in that area from campfires, there are children that have asthma. Dogs barking is another concern, it is a quiet community. They also have privacy concerns, trees are thinned back and can see through. Also, more campers that come in it will block views. Beautiful place. Neighbors have the same concerns. It is a quiet neighborhood and they would like to keep it that way.

Chairman Bagley commented that the campground can be seen from the street. Mr. Bagley questioned replacing the buffer to shield it from the street. Mr. Haney replied that there are only a handful of spots you can see through, there is pretty much a solid buffer. They will plant trees around where the sites will be. Mr. Haney kept the trees that were there and in good shape and removed some that were not good with the intent to keep as many as possible.

Mr. Haney wanted to assure Amy Anderson and addressed her concerns. Mr. Haney explained that he plans to live there all summer. Nuisance dogs will be addressed before people stay there. Rental rates are in the \$3,000 range to attract higher end clients, Mr. Haney wants people there that won't cause a problem. If smoke becomes a problem, Mr. Haney will address it and will come up with a plan to fix it. The Fire Station will need to issue permits for campfires. Dave Corriveau commented that with prevailing winds, smoke should go down the river.

Steve Wentworth commented that under general requirements in the Code, there needs to be screening from view from public roads, rivers and existing residences. A buffer with trees, or a fence to create a buffer would cause the smoke of campfires to go up.

Mr. Haney stated that debris at the high water mark needs a permit to clean up. DEP asked Mr. Haney to clean it up as long as they didn't disturb anything along the river front. The intent is to clean up the whole area as well as cleaning up the tires down there.

Public Hearing was closed at 6:07 pm.

IV. Approval of minutes from the June 10, 2021, Planning Board meeting.

Dave Corriveau moved to accept; Eric Hitchcock seconded.

Steve Wentworth abstained, so there was not a quorum. Approval of minutes was deferred to the next Planning Board meeting.

Dave Corriveau withdrew the motion and Eric Hitchcock withdrew the second to the motion.

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.

Chairman Bagley stated this is a Sketch Plan Review, a pre-application meeting for Flat Ground Road LLC for River Run.

CEO Ken Murchison stated that this is a two lot subdivision or three lot on Bowles Road. One lot is not part of the subdivision, but a result of a two lot split and it has sold and was closed on. 80 acre and 40 acre lots, a 38 acre lot is included with subdivision review. The lot that was sold is included in the review process, would be included. Review is for the three lots.

Chairman Bagley commented that the ordinance as written is intended for development and Mr. Rioux is asking for waivers on most of the things required. CEO Ken Murchison stated it is not so much waivers, but items that do not apply, there is no infrastructure.

Chairman Bagley questioned if this needs to be done for the split of a lot. CEO Ken Murchison replied that the timeline is six months to a year to do a subdivision. This is a large lot dividing into three lots. CEO Murchison talked with the State on this, which is where the City's rules came from. CEO Murchison said this is a general subdivision, no roads and no buildings which should expediate the process. The sketch plan, concept review and final review will take three meetings.

Chairman Bagley recommended looking at fixing this process and not having all these requirements.

Board member Eric Hitchcock questioned the 38 acre lot, a lot over 40 acres wouldn't be considered under the State subdivision laws. Mr. Kelly Rioux replied that it is 38 acres because of the logging road.

CEO Murchison had a survey for sketch review. Mr. Rioux commented that he had the whole thing surveyed by Dale Blackstone. CEO Murchison said he will verify the 40 acre rule.

Mr. Rioux stated that he has the 122 acres on the market and if it sells, the Board won't see him at the next meeting.

Chairman Bagley said the Board needed a topographic map and soil survey. Mr. Rioux replied that on a project of this size, those are items he is not going to do.

Chairman Bagley said there needs to be an inspection within 30 days, a site walk by the Planning Board. CEO Murchison will schedule this.

With no other comments or questions, Chairman Bagley stated that the Board will review the preliminary plan at the next meeting.

VI. Presentation from Brian Fields and Dave Putnam on Atlantic Salmon of Northern Maine plans for riverfront location at Lower Lyndon Street.

Chairman Bagley asked that this item be deferred to the next meeting, they were unable to make it.

VII. New Business:

a. Introduction of a Rezoning Request for 20 Limestone Street Tax Map 011 Lot 024 from R-2 to R-3.

CEO Murchison explained that Troy Pelletier, land owner at the end of Limestone Street next to Otter Brook, demolished the existing building and built a garage. Mr. Pelletier may want to put a restaurant there but cannot in the R-2 zone. The land is not served by public utilities. CEO Murchison's biggest concern for a restaurant would be establishing a sewer system to accommodate with a grease trap and it might not fit. Looking at possible rezoning to an R-3 zone.

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.

CEO Murchison explained that on lower Water Street there is a property for sale in the R-2 zone, and the use is Industrial. This area was misapplied on the GIS map, inaccurate from years ago. All around the property is Industrial. Asking for suggested change to the zoning. Chairman Bagley stated that this could be recaptured when rezoning the riverfront. CEO Murchison said that it is existing non-conforming, so can continue being used as it is.

VIII. Goals and Priorities for the Balance of 2021

a. Comprehensive Plan Update – CEO Murchison explained that this has been put on the back burner while working on Chapter 13, Zoning of City Code. Now that the administrative changes are done, the Comprehensive Plan update is started. Need to think about proposed land use and zoning. CEO Murchison is working on the Land Use Survey now. All these projects are tied together. Looking for priorities. Looking at a Comprehensive Plan update now and in three years will be looking at the whole Comprehensive Plan project. A little bit behind on this.

b. Continue Work on Chapter 13 – Chairman Bagley commented that they need to look at processes and streamlining them, the land use table and the zoning map.

CEO Murchison stated this is all helpful when applying for grants. Board consensus, right priorities.

c. Other – Chairman Bagley stated that Home Occupations changes need to be reviewed and brought forward.

IX. Staff Report; CEO Ken Murchison – Notice of violations, progress with property maintenance, problems with tires and junk cars.

- a. Land Bank Legislation** – This is stalled until January when they come back for next session. Mr. Marker worked on amendments to the City's ordinance to do land banking; can convey land, buy & sell land as well as tax acquire a property and convey to a non-profit organization.
- b. Land Use Survey Mapping** – Still pending.

- c. **Demolition of 827 Main Street** – This property is around $\frac{3}{4}$ demoed. Concrete is being hauled off.
- d. **Continued Clean-Up of Former Birdseye Processing Facility** - Haley Ward from CS Engineering is on the job. Need more testing done. Hot spot with petroleum contaminate.
- e. **Riverfront Redevelopment Committee** - Postponed last meeting, will be meeting in July. They will discuss becoming an official committee of the City, which would need to go to the City Council. Also work on a Master Plan.
- f. **Caribou Trailer Park** – No updates.
- g. **New Police Station Public Open House** – Held a Police Station Public Open House, received some neat suggestions. Architects were up and excited for the project. Would be just the police. Four or five sites are being looked at, the most popular was the Birdseye site.

CEO Murchison introduced Penny Thompson, Interim City Manager.

- X. **Adjournment** – Eric Hitchcock moved to adjourn the meeting at 7:00 pm; seconded by Dave Corriveau.

Roll Call Vote.

Steve Wentworth – yes; Dave Corriveau – yes; Eric Hitchcock – yes; Dan Bagley – yes.

Meeting adjourned at 7:00 pm.

Respectfully Submitted,

Amanda Jandreau
Planning Board Secretary

AJ/dl

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

*** REPRINT ***
07/26/21 2:59 PM ID:CLG
TYPE----- REF-----
Rezoning Request #8901-1
REZONING 20 LIMESTONE STREET AMOUNT
Rezoning Request 100.00
Total: 100.00%
Paid By: TROY PELLETIER
*** REPRINT ***

check : 100.00
2372 - 100.00

Inspections & Code Enforcement Permit Fee Payments

pay at the front counter on the first floor)

Permit Number: _____

Pelletier 20 LIMESTONE STREET
CARIBOU, ME. 04736

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

nal: \$10 / fixture (\$40 minimum)
rnal: Complete disposal system is \$250
r 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 \$ _____

55 - Board of Appeals Application: \$90 \$ _____

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 \$ 100.00

69 - Code Amendment Request: \$100 \$ _____

TOTAL: \$ 100.00

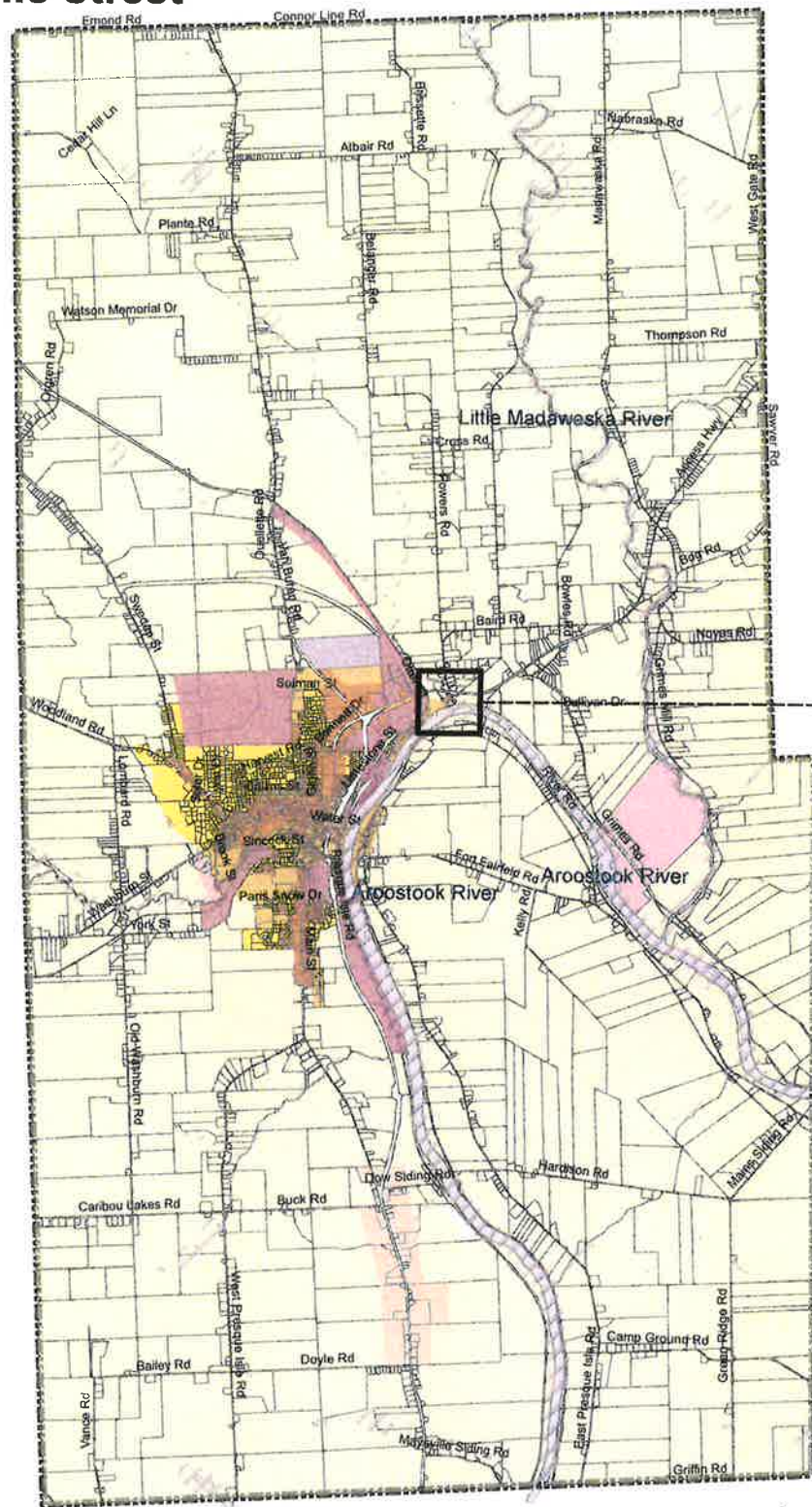
Plumbing Inspections:	Please call Brandon Saucier	554-0654
Building Inspections:	Please call Tony Michaud	493-5966
Planning Board agenda items:	Please call Ken Murchison	493-5967

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

lol



City of Caribou Rezone Request 20 Limestone Street



Legend

- ReZone Request
- Township Boundaries
- Caribou2019UpdateFinal
- 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



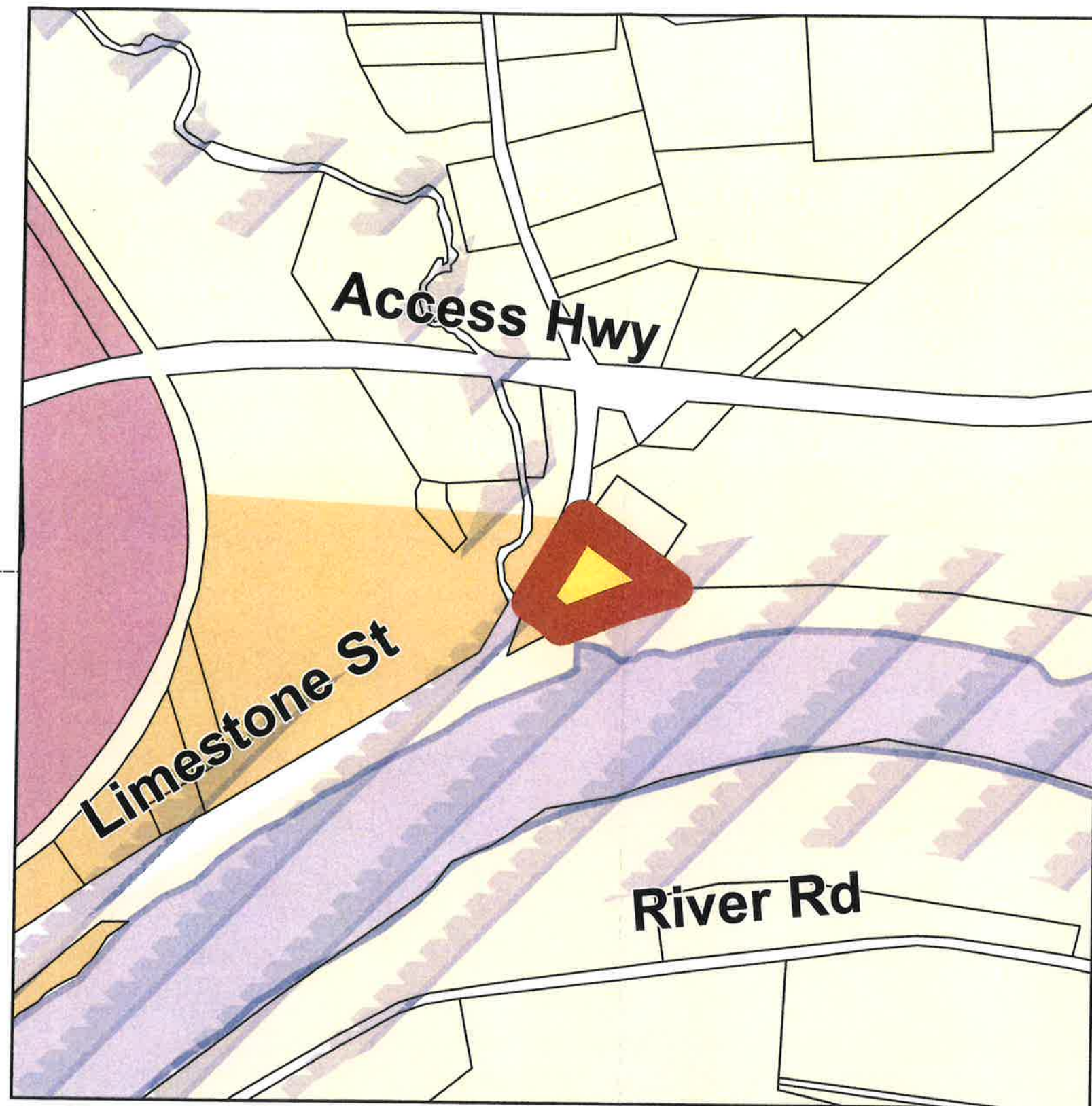
Produced: June 15, 2021, by Caribou Planning and Zoning Administrator
Data: All data derived from Caribou GIS digital maps.
Software: ESRI ArcMap 10.8

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



0.08 0.04 0 0.08 Miles



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



[Insert Date]

The City of Caribou
Attn: Planning Board
25 High Street
Caribou, ME 04736

Subject: Notice Letter re: City of Caribou Site Design Approval

Dear City of Caribou,

This Notice Letter, effective as of the date stated above ("**Effective Date**"), serves as notice to The City of Caribou ("**Caribou**") of the assignment of the Caribou Site Design Approval, signed September 10, 2020, issued to Aroostook Renewables LLC (the "**Approval**"). Pursuant to that Bill of Sale and Assignment Assumption Agreement, dated September 29, 2020, ENGIE Development, LLC, a Delaware limited liability company ("**Assignor**") acquired all right, title and interest in the Approval from Aroostook Renewables LLC.

Assignor intends to assign all right, title and interest in the Approval to its affiliated project company, **Caribou Solar LLC**, a Delaware limited liability company ("**Assignee**"). Assignee will assume all of Assignor's right, title and interest in the Approval associated with the 4.95MW Solar Facility, approved for zoning, located at Dow Siding Road, Caribou, Maine 04736 ("**Project**").

Caribou hereby acknowledges this Letter Notice, and consents to the transfer and assignment of the Approval from Aroostook Renewables LLC to Assignor and, subsequently, Assignee.

Caribou represents and warrants that the person signing on its behalf is duly authorized to bind Caribou with respect to this Letter Notice.

Dated this _____ day of _____ 2021.

The City of Caribou

By: _____
Name:
Title:

(New) Section 13-207 Conditional Uses

1. Before authorizing any conditional use, the Planning Board shall make written findings that the proposed use is in compliance with the specific requirements governing individual conditional use, and the applicant has demonstrated reasonable means to that the proposed use meets the following standards:
 - A. The proposed use will not result in significant hazards or adverse impacts to pedestrian or vehicular traffic, on-site or off-site.
 - B. The proposed use will not create or increase any fire hazard.
 - C. The proposed use will provide adequate off-street parking and loading areas.
 - D. The proposed use will not cause water pollution, sedimentation, erosion, or contamination of any water supply.
 - E. The proposed use will not create unhealthy conditions because of smoke, dust or other airborne contaminants.
 - F. The proposed use will not create nuisances to neighboring properties because of odors, fumes, glare, hours of operation, noise, vibration or fire hazard or unreasonably restrict access of light and air to neighboring properties.
 - G. The proposed use will provide adequate waste disposal systems for all solid and liquid wastes generated by the use.
 - H. ~~The proposed use will not adversely affect the value of adjacent properties.~~ [DB1] [DM2]
 - I. The proposed use will be compatible with existing uses in the neighborhood, with respect to the generation of noise and hours of operation. [DB3] [DM4].
 - J. ~~The applicant's proposal must include any special~~ Special screening or buffering will be provided as necessary to visually obstruct the subject property from abutting uses or to ensure the continued enjoyment of abutting uses.
 - K. ~~The applicant's proposal must adequately provide for~~ proposed use will comply with applicable grading, drainage and other development standards through and for preservation of existing topography within its location, particularly in minimizing any significant change in grade, cut, fill, or paving intended.
 - L. ~~The applicant must be found to have adequate financial and technical capacity to satisfy the criteria in this section and to develop and thereafter maintain the proposed project or use in accordance with all applicable requirements.~~ [DB5] [DM6] [DB7] [DM8]
2. Upon review of the above standards, the Planning Board shall outline any specific conditions of approval that are to be imposed and utilized by an applicant to reasonably comply with the above standards. Such list of conditions shall be attached to any permits associated with the applicant's proposed use or operations.

Section 13-500 Shoreland [DM9] **Zoning Definitions**

~~Home Occupation: An occupation or profession which is customarily conducted on or in a residential structure or property and which is 1) clearly incidental to and compatible with the residential use of the property and surrounding residential uses; and 2) which employs no more than two (2) persons other than family members residing in the home.~~

Section 13-900 Definitions^[DM10]

Home Occupation: An occupation or profession ~~which that is customarily~~ conducted for financial gain on a dwelling site or in a the associated dwelling unit by a member of the family ~~permanently~~ residing in the unit, ~~for financial gain and~~ which is clearly incidental to and compatible with the primarily residential use of the property and surrounding residential uses. A home occupation shall not be construed to mean an employee working in his/her home in the service of an employer, whose principal place of business is licensed at another location.

(Rewritten as follows) Section 13-700.13 - Home Occupations.

1. *Purpose.* The purposes of this section are to:
 - A. Provide an opportunity for ~~home occupation~~ Home Occupations to be conducted as an accessory Use, when they are compatible with the neighborhoods in which they are located.
 - B. Provide an opportunity for a home-Home occupation Occupation to engage in the business of child-day care and other group child activities and encourage this type of home-occupationHome Occupation to draw clients/customers from their immediate neighborhood. ^{[DB11][DM12][DB13][DM14]}
 - C. Guide certain business activities which that are not compatible with neighborhoods to other, more appropriate commercial zones. ^{[DB15][DM16]}
 - D. Safeguard peace, quiet, and domestic tranquility within all residential neighborhoods. Protect residents from the adverse effects ~~of business uses being conducted in residential areas from of~~ noise, nuisance, traffic, fire hazards, and other possible business uses that create significant impacts on a neighborhood.
 - E. Provide a means to ~~enforce and regulate~~ and enforce home-occupationHome Occupations if violations of the ordinances occur.
2. *Scope.* All ~~home-Home occupations-Occupations~~ must adhere to the standards and qualifications listed in this section and those imposed under the authority of the Planning Board in accordance with this ordinance.
3. *Categories of Home Occupation Licenses.* Home occupation businesses are classified as Category I, Permitted Home Occupation, or Category II, Conditional Use Home Occupation. A Category I, Permitted Home Occupation requires review and approval by the Code Enforcement Officer. A Category II, Conditional Use Home Occupation requires review and approval of by the Planning Board.
4. *License-Permit Required.* All ~~home-based business operations~~ occupations shall ~~annually~~ obtain annually a Home Occupation Permit from the ~~Community Development offices~~ Code Enforcement Officer.
5. *Home Occupation Standards.* All ~~home-occupation~~ Home Occupations shall comply with the following standards at all times:

A. *Bona Fide Resident.* The ~~home occupation~~Home Occupation business shall be owned and operated solely by and carried on only by a bona fide resident of the home. If the applicant for a ~~home occupation~~Home Occupation license rents or leases the property wherein the ~~home occupation~~Home Occupation is intended to be conducted, the applicant must provide a letter of acknowledgment and consent from the property owner as an attachment to the application for a Home Occupation permit.

B. *Accessory Use on the Property.*

1. For residential purposes, the ~~home occupation~~Home Occupation shall be clearly secondary and incidental to the primary use of the dwelling unit.
2. The ~~home occupation~~Home Occupation must maintain or improve the external residential appearance of the principal structure, attached or detached garage, or accessory structure.
3. The ~~home occupation~~Home Occupation applicant must designate the portion of the home, accessory structure, or attached or detached garage to be used as the location for business activities.
4. The ~~home occupation~~Home Occupation shall not involve the use of any open and publicly visible yard space for storage or display of supplies, inventory, or equipment when such use is in conjunction with the sales, service, or production of goods, unless specifically stored within trailers or accessory structures as allowed herein. Any screened area or structure used for the ~~home occupation~~Home Occupation must be in either the side or rear yard areas.^[DB17]

DC. ^[DB18] Employees. No more than one full-time or full-time equivalent nonresident ^[DB19]^[DM20] may be employed, volunteer, or work on the premises where the ~~home occupation~~Home Occupation business is located.

DE. Business Vehicles and Parking

1. All business-related vehicles ~~which that~~ park at the location of the ~~home occupation~~Home Occupation, ~~including those of the applicant and employees~~^[DB21], must use off-street parking. This provision excludes stops made by delivery vehicles. Customers or Clients may utilize on-street parking along the home frontage in accordance with street parking standards.
2. Business Vehicles exceeding a GVW of 8,000 lbs, trailers, and related equipment must be stored to the side or rear of the home.
3. No parking is permitted on landscaped areas of the property.

F. Signage. A single sign is permitted, provided such sign is non-illuminated and does not exceed two square feet.

G. *Conformity with Health and Safety Codes.* ~~There shall be complete conformity~~The ~~home occupation~~Home Occupation shall conform with all fire, building, plumbing, electrical, and all other City, County, State, and Federal codes. No process can be used which is hazardous to public health, safety, or welfare.^[DB22]

- H. *Neighborhood Disruptions Not Permitted.* The ~~home occupation~~Home Occupation shall not interfere or disrupt the peace, quiet, and domestic tranquility of the neighborhood. The ~~home occupation~~Home Occupation shall not create or be associated with, or produce odor, smoke, dust, heat, fumes, light, glare, noises or vibrations, excessive traffic, or other nuisances, including interferences with radio and television reception, or any other adverse effects within the neighborhood.
- I. *State Licenses.* Any business required to be licensed by the State of Maine, including but not limited to caregivers, day care facilities, food preparation services, etc. must provide the City with proof of current licensure through the appropriate State agency.
6. *Category I Qualifications.* In addition to the standards previously set forth above, all Category I ~~home occupation~~Home Occupation businesses must also comply with the qualifications outlined below. If a business finds that they are unable to ~~cannot~~ fully comply with all of the Category I ~~Qualifications~~ set forth below, the applicant may pursue possible approval as a Category II ~~home occupation~~Home Occupation through the conditional use permit process (section 7 below) before submitting application for a Home Occupation Permit.
- A. *Hours.* No visitors in conjunction with the ~~home occupation~~Home Occupation (clients, patrons, employees, volunteers, students, pupils, etc.) shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- B. *Traffic.* Vehicular traffic from business-related visitors and customers shall not exceed that which normally and reasonably occurs for a home in the neighborhood.
1. The ~~home occupation~~Home Occupation shall be limited to no more than two business-related visitors or customers per hour, ~~to and~~ a maximum of eight business-related visitors or customers per day. Business-related deliveries or pickups shall not exceed two per day.
 2. Child day care and other child group activities shall not exceed sixteen (16) customer drop-offs/pick-ups per day.
 3. The receipt or delivery of merchandise, goods, or supplies for use in a ~~home occupation~~Home Occupation shall be limited to vehicles with a gross vehicle weight rating (GVWR) of 23,000 pounds or less.
- C. *Maximum Floor Space.* No more than 25 percent of ~~the total main floor area or upper living levels of the dwelling unit, nor, in the alternative, more than 50 percent of the total floor area of any basement of the home unit~~ shall be utilized for the ~~home occupation~~Home Occupation. No businesses can operate outside of the primary residential structure, unless otherwise approved by the Planning Board for outside activities. [DB23]
- D. *Child Day Care and Other Child Group Activities.* ~~This type of home occupation~~Conduct of Child Day Care and Other Child Group Activities (e.g., dance schools, preschool, music classes, etc.) shall not exceed eight children associated with child day care or other child group activities (~~e.g., dance schools, preschool, music classes, etc.~~) at any one time. A maximum of eight students/children are permitted ~~per day~~ [DB24] [DM25]. ~~This number shall include the licensee's own children, if they are under six years of age~~ [DB26] [DM27] ~~and are under the care of the licensee at~~

~~the time the home occupation is conducted. Outside activities are permitted in accordance with state operation standards.~~ in accordance with State of Maine licensing requirements.

- E. *Elderly Day Care.* ~~Conduct of Elderly Day Care businesses shall not exceed supervising more than two the care of two elderly persons that are 60 years of age or older for more than 12 hours per day. Any home occupation of this nature which Elderly Day Care that exceeds two individuals 60 years of age or older, or more than 12 hours per day of operation will be~~ considered a Category II ~~home occupation~~ Home Occupation, which and shall be reviewed and approved by the Planning Board.

7. *Category II, Conditional Use Permit Required.* If a ~~home occupation~~ Home Occupation is able to comply with all of the standards in section 5 above but is unable to comply with all of the Category I qualifications established in section 6, the proposed business activities must be reviewed by the Planning Board and granted a conditional use permit before pursuing a ~~Home Occupation~~ Home Occupation Permit. In addition, any application proposing two or more home occupationHome Occupation licenses, and associated with the same dwelling unit, shall be reviewed by the Planning Board, to ensure that the cumulative impacts of the proposed home occupationHome Occupations comply with city ordinances. The following standards or business types shall be reviewed ~~for~~ by the Planning Board for approval.

- A. *General.* In addition to any conditions established by the Planning ~~Commission Board~~ at the time of its review, all Category II ~~home occupation~~ Home Occupations must comply with the following:

1. All Category II ~~home occupation~~ Home Occupation uses shall ~~only~~ be conducted only from property with a single-family dwelling.
2. ~~Proposed Uses are shall~~ may be determined to be appropriate as ~~licensable home occupation~~ Home Occupations only if they are ~~determined~~ judged to be compatible with residential neighborhoods by the Planning Board after full conditional use review by the Planning Board
3. A maximum of 12 business-related visitors per day may be allowed, except as provided for in section B. "Child Day Care" and C. "Other Group Child Activities."

- B. *Child Day Care.* The following items indicate maximum limits that may be granted by the Planning Board when a child day care is expected to exceed eight children ~~at one time~~ per day:

1. A maximum of 16 children is permitted at any one time.
2. A maximum of 18 children is permitted per day.
3. These numbers shall include the licensee's and any employees' children if they are under six years of age and are under the care of the licensee at the time the ~~home occupation~~ Home Occupation is conducted.
4. A maximum of 24 vehicular stops per day for child drop-off or pick-up is permitted.

- C. *Child Group Activities.* The following provisions indicate a maximum limit that may be granted by the Planning Board for other child group activities ~~which that~~ are expected to generate or

exceed eight children/students (e.g., dance schools, preschools, music classes, other care or instruction for children) at any one time other than child day care:

1. A maximum of 12 students/children per session and a maximum of 24 students/children per day shall be permitted, so long as ~~[DB28]~~[DM29]
 - a. A Traffic Plan that has been reviewed and approved by the ~~Community Development Director~~Code Enforcement Officer, which includes acceptable traffic flow, drop-off, and turn-around areas.
 - b. A maximum of four sessions per day may be permitted.
 - c. All sessions combined shall not generate more than 24 vehicular stops per day. ~~[DB30]~~[DM31]
 - d. The total number of students/children shall include the licensee's and any employees' children if they are under six years of age and are under the care of the licensee at the time the ~~home occupation~~Home Occupation is conducted.
 - e. No child group activities falling under a Category II ~~home occupation~~Home Occupation may be established within 300 feet of another group child activity, Category II ~~home occupation~~Home Occupation use, as measured from property line to property line ~~[DB32]~~[DM33] of another group child activity, Category II home occupation use.
- D. *Business Not Conducted Within a Home.* For Any ~~home occupation~~Home Occupation which that proposes or conducts business activities within an outbuilding, accessory building, attached or detached garage, ~~the~~. The following guidelines shall be used to determine the maximum impacts permitted:
 1. No more than a maximum of 200 square feet, or, in the alternative, no more than 50 percent of the total floor space (whichever is the greater) of any accessory structure or attached or detached garage may be used for a ~~home occupation~~Home Occupation, unless there are specific exceptions granted by the Planning Board based on proximity of the structure to neighboring dwellings, size of the property, and overall anticipated impacts of the use. ~~[DB34]~~[DM35]
 2. ~~Any accessory structure used for a home occupation must maintain the architectural aesthetics or compatibility of the home and the immediate neighborhood.~~ ~~[DB36]~~
- E. *Dangerous Home Occupations.* Any home occupation using explosives, incendiary products and devices, flammable, or hazardous ~~chemicals~~[DM37] beyond reasonable household quantities.
- F. ~~Home Occupations Generating Excessive Traffic.~~ Any home occupation which will generate in excess of two customers or visitors per hour or eight per day. A maximum of 12 business-associated visitors per day may be allowed under a conditional use permit, except as provided for child day care and other group child activities.
- H. ~~More Than Two Home Occupation Permits.~~ Any home where the applicant is seeking more than two home occupation licenses shall be reviewed by the Planning Board to assure the cumulative impacts of Home Occupations comply with city ordinances.

8. *Prohibited Home Occupations.* The following uses, by nature of the occupation, substantially impair the use and value of residentially-zoned areas for residential purposes and are, therefore, prohibited:
- A. Mortuary, crematorium, columbarium, or mausoleum.
 - B. Animal hospitals or veterinary services except in the R-3 zone with a Category II, Home Occupation Category II permit.
 - C. Clinic, dental office, medical office, chiropractic office, or hospital, except in the R-3 zone with a Category II Home Occupation permit.
 - D. Junkyard, auto wrecking yard, or salvage yard within the urban compact area. Any Junkyard, auto wrecking yard, or salvage yard outside of the urban compact area must comply with separate local and state licensing procedures. [DB38] [DM39]
 - E. Stables, kennels, pet store, or any other commercial animal breeding business or similar activity, except in the R-3 zone with a Category II Home Occupation permit.
 - F. Storage, service, repair, or sales of ambulances, tow trucks, recreational vehicles, watercraft, automobiles, ATVs, or other motorized vehicles within the urban compact area. [DB40] [DM41] Home Occupations desiring to conduct these types of activities in the R-3 zone may be permitted subject to full Site Plan review by the Planning Board and must be at least 300 feet from any neighboring dwelling.
 - G. Auto body repair or motor vehicle repair. [DB42] [DM43]
 - H. Use of specified chemicals, pesticides and flammable/combustible materials, and including any other process or business where current adopted Building and Fire Codes would require an operational permit.
 - I. Home occupations wherein the number of vehicular stops or visits that would exceeds 24 per day. [DB44] [DM45]
 - J. Bed and breakfast facilities. (regulated under separate rules – see Section 13-700

Chapter 20 Riverfront Redevelopment Committee
ARTICLE 1 Riverfront Redevelopment Committee

Section

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Chapter 20 Caribou Riverfront Renaissance Committee (CRRC)

ARTICLE I Riverfront Redevelopment Committee

Sec. 20-101 Preamble

WHEREAS, riverfront redevelopment has been listed as a priority in the 2014-2024 City of Caribou Comprehensive Plan and outlined prominently in the 2004 Caribou Recreational Trails Study; and

WHEREAS, the riverfront was once a thriving area of our community; and

WHEREAS, the riverfront has become a neglected, underused and forgotten asset of the City; and

WHEREAS, the members of the current Riverfront Development Committee now believe that its base of support and its activities must be moved into the “community as a whole” for greater participation and effectiveness;

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARIBOU MAINE HEREBY establishes the “Caribou Riverfront Renaissance Committee (CRRC)”, whose purpose is to utilize planning tools to identify and prioritize riverfront assets, set goals and ultimately restore interests of renewed commercial, residential and recreational opportunities while celebrating the riverfront as vital part of our community.

Sec. 20-102 Appointment and Tenure

IT IS THEREFORE ADOPTED by the Caribou City Council pursuant to Sec. 2.11 of the Caribou City Charter, as follows:

(a.) The Caribou Riverfront Renaissance Committee (hereinafter, “the Committee”) is hereby designated a formal Committee of the City of Caribou, initially composed of five members of the public, who shall be appointed by the City Council. In addition, the Committee will include five ex-officio members: one member of the City Council, to be appointed by the City Council; three members of the City Staff, to be appointed by the City Manager; and the City Manager.

Public members shall be appointed for year-three terms; except however, initial appointments shall be made as follows: two for three-year terms, two for two-year terms and one for a one-year term.

Ex-officio members shall serve indefinitely, at the pleasure of the appointing authority.

Sec. 20-103 Responsibility

(b) The City Manager shall be responsible for the organization, administration and operation of the Committee; except however, said responsibilities may be delegated to the Committee, as the City Manager deems appropriate.

Sec. 20-104 Bylaws

(c) The Committee shall adopt by-laws providing for the officers, organization and activities of the Committee, including a provision for the appointment by the Committee of an unlimited number of additional members. The Committee's by-laws shall be approved by the City Manager.

Sec. 20-105 Compensation Benefits

(d) No member of the Committee, other than employees of the City in other capacities serving ex officio pursuant to section (a) and any persons who may be specifically employed by the City for Committee-related activities, shall receive any compensation for Committee activities, nor shall any person serving on the Committee be deemed an agent or employee of the City, being entitled to any customary employment benefits, specifically including, but not limited to workers' compensation benefits.

Sec. 20-106 Purpose

(e) The purpose of Caribou Riverfront Renaissance Committee (CRRC) shall be to:

- Develop the Caribou Riverfront District as an historic, artistic, cultural, and commercial district, a destination not only to attract tourists from outside of our region, but also a place for residents to enjoy and patronize as outlined in Caribou's Comprehensive Plan.
- Facilitate economic development for Caribou and the region
- Improve recreational, commercial, entertainment and hospitality opportunities for citizens of Caribou and surrounding communities
- Attract tourism from outside community

Sec. 20-107 Funding

(f) All grant applications seeking funds in excess of \$2500.00 shall be approved by the City Council, and all funds related to the Committee's activities shall be administered through the City Manager's office.

Sec. 20-108 Reporting Requirements

(h) The Committee shall file an annual report with the City Manager on or before January 31st of each year, covering goals, activities, and accomplishments during the preceding year.