



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday, September 9, 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 September 9, 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
- III. Approval of minutes
 - a. Approval of Minutes of the August 12, 2021, Planning Board Meeting Pgs. 2-7
- IV. New Business
 - a. Introduction to a Day Care Permit Application from Lisha and Wayne Wasson, 5 Lower Washington Street
 - b. Introduction to a Site Design Review Application from J&A, LLC for a short-term rental/cabins development 11 Noyes Road
 - c. Home Occupation Ordinance, schedule Public Hearing
 - d. Consider Proposed amendments to Sec. 13706 Campground and/or Recreational Vehicle Park
- V. Old Business
 - a. Continue 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. 8-42
- VI. Goals and Priorities
 - a. Schedule working session for Comprehensive Plan Update work session.
- VII. Staff Report
 - a. Chair Bagley signed Aroostook Renewable LLC. reassignment for ENGIE on behalf of Caribou Planning Board
 - b. Flat Ground Road LLC is withdrawing the River Run Subdivision, the property is sold
 - c. Demolition of 37 Home Farm Road
 - d. Riverfront Redevelopment Committee Draft Ordinance
 - e. Caribou Trailer Park
- VIII. Adjournment



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Caribou Planning Board Meeting Minutes Thursday, August 12, 2021 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Amanda Jandreau, Frank McElwain, Stephen Wentworth, Eric Hitchcock and Dave Corriveau

Members Absent: Christine Solman

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

Tom Ayer – Councilor Liaison (absent)

I. Call Meeting to Order, Determine Quorum –

Meeting was called to order at 5:30 pm and a quorum was present.

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.

Chairman Dan Bagley called the Public Hearing to order at 5:33 pm.

CEO Murchison stated there were no phone calls or emails from the public on this application.

Troy Haney explained that the plans from the last meeting have been updated, street lights, trash receptacles etc. State railroad department, have a lease in place to run utilities under and through. DEP is good. Mr. Haney can file with the State on their end when the Planning Board is through with their process. Mr. Haney also explained that the campground would be blinded by the trees, it would only show through when the leaves are off the trees, but at that point campers would leave for the season. There will be gravel compacted road where campers drive, grass, trees and shrubs. White pvc solid fence from entrance to the railroad bed. Sites for nine campers as well as benches and seats to enjoy the view of the river. Small fire pits and picnic tables at each site, as well as a dumpster or building to put trash in that would be hidden.

Frank McElwain questioned signage. Troy Haney answered that there will be a sign only at the end of the fence 24x36, nothing lit with just the campground name. Seasonal rentals only.

Chairman Bagley addressed some requirements in the City Code that need to be met:

- Requirement for 100 ft frontage, but there is only 50 feet. Troy Haney answered that the State has a certain square footage and the minimum is 50 feet.

- Parking and Circulation. Mr. Haney said that there will be a 10x25 site for additional parking as well as parking in front of the campers; essentially three spaces per site. Could put additional parking across from the fence near the railbed if needed.
- Trash receptacles are required at each site. Mr. Haney said he could do that.
- Fire extinguishers. Mr. Haney has no plans for fire extinguishers.
- Soil erosion control plans. Mr. Haney responded that his intent is to leave the property as is. He is not changing pitch or angles, no water flowing on the property. Chairman Bagley stated that a soil report approved by the County is required.
- 5,000 sq feet is required. Chairman Bagley stated that too many sites are squished into this one area, some things need to be changed.
- Driveway. This is covered in the shoreland zoning code and is specific, nothing in packet to evaluate.
- Stormwater runoff. CEO Murchison replied that Mr. Haney is not going to change the profile of the land, it will remain a floodplain as is. Chairman Bagley stated that a stormwater design is required as well as a DEP permit and main construction permit because it's over an acre.
- Shoreland zoning language requires curved paths to the river.
- Lighting. Where will it be and where is it pointing, will they be shining in the neighbor's yard?

Troy Haney stated that these things were not brought forward at the preliminary meeting or he would have met the requirements to move the project forward.

With no other comments or questions, the Public Hearing was closed at 5:55 pm.

Dave Corriveau commented that the requirements are too restrictive. Mr. Corriveau stated that the area needs some attention and Mr. Haney has done a remarkable job to clean up the area. Mr. Corriveau questioned if the Board has room to negotiate. Chairman Bagley stated there is room to waive requirements or to change them.

Dave Corriveau commented that if Mr. Haney was putting a campground in town, he could see being more restrictive, but basically he is reworking the junkyard.

Steve Wentworth mentioned that the Aroostook River comes under the stream protection part of shoreland zoning with only a 75 foot setback. Mr. Haney replied that there is nothing within 75 feet of the rivers edge. DEP measured the 75 foot zone.

Eric Hitchcock asked if Mr. Haney had a copy of the DEP report. Mr. Haney will get one from the DEP.

Board discussion on setbacks, shoreland zone, and stream protection zone.

CEO Murchison stated that looking at frontage is 60-65 feet. It has a lot of river frontage. Mr. Haney replied that most campsites are 45-50 feet and that it would be a challenge to find a campground with 100 feet.

CEO Murchison questioned what the need is for a soil study. Public utilities are on site. Mr. Haney replied that DEP didn't ask for a soil study.

CEO Murchison said there are some areas to be flexible. DEP will give Mr. Haney a permit for this project after the Planning Board process.

Chairman Bagley stated that the City ordinances are outdated.

Chairman Bagley recommended tabling the discussion and taking some time to follow up.

CEO Murchison will look over the DEP report, shoreland zoning & floodplain and general zoning to see if there is room.

Chairman Bagley stated that the application and plans do not comply with the City ordinances. CEO Murchison said they need to review and it just may be interpretation.

Frank McElwain moved to table the application; seconded by Steve Wentworth.

Roll call vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Dave Corriveau – No; Eric Hitchcock – Yes.

4 – Yes; 1 No. Motion carries.

CEO Murchison stated he will speak with DEP.

After discussion, Frank McElwain withdrew his motion.

Frank McElwain moved to table and reconsider the proposal in two weeks on August 26; seconded by Steve Wentworth.

Roll call vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Dave Corriveau – Yes; Eric Hitchcock – Yes.

Motion carries.

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.

Chairman Bagley gave an overview of the project, a very simple subdivision of a lot into two lots. It was previously subdivided from one lot into two lots and this application would subdivide it again.

Kelly Rioux was present and stated that he did a site walk last week with the Planning Board. CEO Murchison and Mr. Rioux went through the checklist on the application.

Peter Ellis from 236 Bowles Road was present and asked what the plans are for the development of the property and how many residences can be placed on each one. Board member Amanda Jandreau stated that there are two lots and one residence per lot would be allowed. Mr. Ellis also has concerns with where the entrance will be to the property. Mr. Rioux replied there is a small entrance across from his property, a wooded road to a small cul-de-sac.

Chairman Bagley stated this was the preliminary review with the final review next month. Mr. Ellis was invited to come address concerns.

Kelly Rioux stated that there is one entrance for the 40 acre lot, a curb cut for the 82 acre lot. There are a lot of areas to situate a driveway. The rest is from the logging road, but they could put the driveway wherever they wanted.

Peter Ellis has concerns of privacy. He is concerned it will become a big subdivision with multiple homes. Mr. Rioux answered that there is nothing to be too concerned about at this point. He doesn't think it will be detrimental to his lifestyle.

Chairman Bagley said this is the preliminary review, so no vote. The Board went through the preliminary checklist and there are a lot of n/a's. It's a very simple subdivision.

Kelly Rioux stated the only change would be if it sells or to change to 22 acres and 100 acres, which would be just a change of lot lines.

Chairman Bagley said that at the site visit, they verified the pins and property lines. All looked good.

Dave Corriveau had a comment for Peter Ellis that the City has had one development in the last 20 years, the City is restrictive. It may be a long time before things could be developed on the site.

Public Hearing was closed at 6:31 pm.

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

Dave Corriveau moved to accept the minutes as presented; seconded by Amanda Jandreau.

Roll call vote.

Steve Wentworth – Abstained; Frank McElwain – Yes; Amanda Jandreau – Yes, Dave Corriveau – Yes, Eric Hitchcock – Yes.

Motion carries.

IV. Approval of minutes from the July 8, 2021, Planning Board meeting.

Steve Wentworth moved to accept the minutes as presented; seconded by Dave Corriveau.

Roll call vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Dave Corriveau – Yes; Eric Hitchcock – Yes.

Motion carries.

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

Chairman Bagley stated that with work planning at the riverfront in Caribou, he thought it would be of interest considering the City is looking at developing down there and the Comprehensive Plan.

Dave Putnam was in attendance to present. They would like to develop a salmon hatchery by Caribou's river front to stock the Aroostook River potentially in the next few years. They would need the City's backing and develop a partnership.

VI. New Business:

a. Introduction to Rezone Request from Troy Pelletier at 20 Limestone Street from R-2 to R-3.

CEO Murchison explained this is a rezone request for 20 Limestone Street that has an established outbuilding and three door garage. Looking to have more options on the property. Would like to rezone from R-2 to R-3 district. Thinking about a restaurant along the Aroostook River. CEO

Murchison explained that he would be allowed to do a restaurant application with Planning Board approval. There's more than one acre, it's on the edge of the shoreland zone, stream protection where Otter Brook is. It would not be a spot zone but correcting an inconsistency.

b. ENGIE reassignment of the Aroostook Renewables, LLC Dow Siding Road Solar Array Project Site Design Review.

CEO Murchison explained there are provisions in Code to make changes on approved site design reviews they have done. Engie is being proactive, no longer going to be a flat ground property, but an Engie property. They are asking for the City to sign off on the change. CEO Murchison was questioning if the Board or Chair could sign.

Board consensus – the Board agrees that the Chair can sign on behalf of the City. Chairman Bagley asked that the last line be changed to Caribou Planning Board.

c. Proposed changes to the Home Occupation portion of the Chapter 13

Chairman Bagley stated that the last changes that Mr. Marker had put together was reviewed by the Planning Board. Chairman Bagley requested the electronic version for the Board to see the comments and rationales made and also to schedule a Public Hearing on this for the next meeting. CEO Murchison gave a reminder that the application will need to be modified to fit the changes.

VII. Goals and Priorities

a. Comprehensive Plan Update work for 10/09/2021

CEO Murchison explained that the Comprehensive Plan has been on the back burner while working on Chapter 13. Now working on both simultaneously. CEO Murchison has all the changes made. Community input will be needed for this as well. Chairman Bagley asked for a working session for the Comprehensive Plan.

CEO Murchison mentioned the proposed land use and proposed zoning. Chairman Bagley commented that they need to pick up where changes were made to processes that Mr. Marker had worked on.

VIII. Staff Report – CEO Ken Murchison –

- a. Land Bank project by Business Investment Group (BIG) -** BIG has acquired a property that was being tax acquired by the City, 30 North Street, behind the Rec Center. Not in great condition, looking at how to work with property and get it back on taxation.
- b. Land Use Survey Mapping -** Will concentrate on this.
- c. Demolition of 827 Main Street –** All complete and the grass is growing. Good service from contractor.
- d. Demolition of 20 Veronica Street -** Demolished dangerous building. Done by property owner. The hole is filled, loamed and seeded. Good service from contractor.
- e. Demolition of 37 Home Farm Road (Dangerous Buildings/Soliciting Bids) -** Done by State of Maine dangerous building statute. Dangerous building with a collapsed roof, owned by a private individual. Need to pay attention to State Statute. Demo and bill the owner. Communications have not been good.

- f. Continued clean-up of Former Birdseye Processing Facility** - CES is working on this. Should see some movement at the end of the season.
- g. Riverfront Redevelopment Committee Draft Ordinance** - Included in packet is an update of what is being done. Gone before the Council to become an official committee of the City. Introduction of the Ordinance will be at the next Council meeting. Ideally, accepted in September.
- h. Merlin One (Power Plant)** - Under contract for sale. People looking into scrapping what is there.
- i. Caribou Trailer Park** - Final eviction date is November 17th. Working with tenants to get their trailers moved or relocated.

IV. Adjournment – Amanda Jandreau moved to adjourn the meeting; seconded by Frank McElwain.

Roll Call Vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Dave Corriveau – Yes; Eric Hitchcock – Yes.

Meeting adjourned at 7:36 pm.

Respectfully Submitted,

Amanda Jandreau
Planning Board Secretary

AJ/dl

6. Campground and/or Recreational Vehicle Park.

A campground and/or recreational vehicle (RV) park shall conform to the minimum requirements imposed under State licensing procedures of (10-144A CMR 205) "Tent and Recreational Vehicle Parks..." and the following (in case of possible conflict, the stricter rule shall apply). For the purposes of this Section "RV" shall include: travel RV, pick-up coach, motor home, camping trailer, dependent RV, and self-contained RV.

A. General.

1. A campground and/or RV park shall have no less than three (3) acres in the R-2 District no less than seven (7) acres in the R-3 District. ~~All campground and/or RV park sites (sites) or structures shall be located at least 100 feet from any property line and 200 feet from any residence, exclusive of the residence belonging to the owner. All R.V. and tents shall be located at least 25 feet (7.6 m.) from any park boundary line abutting upon a public street or highway and at least 15 feet (4.5 m.) from other park or area property boundary lines, and 100 feet (30.5 m.) from the normal high water mark of a great pond classified GPA or a river flowing to a great pond classified GPA, and 75 feet (22.9 m.) from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland subject to the 250-foot (76.2 m.) Shoreland Zoning requirements and 200 feet from any residence, exclusive of the residence belonging to the owner.~~

2. Sites shall be laid out and screened in such a manner that none are within view from public roads or existing residence. Any combination of evergreen planting, landscaped earthen berms, or solid fencing may be used to achieve this screening standards, when sites would otherwise be visible from the locations described above.

3. No trailers or mobile homes, other than RVs, shall be permitted within any campground and/or RV park, temporarily or otherwise. No RVs shall be stored or exhibited for sale within the campground and/or RV park. Permanent or long-term dwellings or shelter devices are specifically prohibited.

4. Tent sites and RV sites shall be laid out so that the density of each developed acre of land shall not exceed the standards below (in terms of sites per acre of land, excluding circulation roads). Land supporting wetland vegetation, and land below the normal high-water line of a water body shall not be included in calculating land area per site.

	Non-Shoreland	Shoreland Areas
Tent Sites	14 per acre	8 per acre
RV and Travel Trailer Sites	11 per acre	7 per acre

Minimum lot sizes: ~~Sites shall contain a minimum of 1000 square feet (92-9 sq. m.) (not including roads and streets) for each R.V. and tent site, except that in areas subject to the 250-foot (76.2 m.) mandatory Shoreland Zoning Act, there shall be a minimum of 5,000 square feet (464.5 sq. m.) of suitable land, (not including roads and streets,) for each site.~~ 5. The minimum frontage of a tent site or RV site along any shoreline of a waterbody shall be ~~100-50~~ feet. ~~The minimum setback from the normal high-~~

~~water line shall be 100 feet for all tent sites or RV sites, other vehicles, and temporary or permanent structures.~~

6. Use of tent sites or RV sites located within a Resource Protections District or within the 100-year floodplain shall be prohibited between March 1 and May 31 and during seasonal flooding events.

7. Recreational Vehicles located within Zones A1-30, as indicated on the National Flood Insurance Program Rate Maps (FIRM) shall either:

- a. Be on the site for fewer than 180 consecutive days.
- b. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if _____ it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions; or
- c. Meet the permit requirements of elevation and anchoring requirements for "manufactured home" in Flood Hazard Area regulations 13-606. H. a & b.

B. Parking and Circulation.

1. A minimum of three hundred (300) square feet of off-street parking plus maneuvering space shall be provided for each tent site or RV site. RVs shall be parked in spaces so that:
 - a. There shall be a minimum of 50 feet between vehicles; and
 - b. There shall be a minimum of 75 feet between all RVs and tents, and all public rights-of-way located inside the boundaries of the campground.

2. Vehicular access shall be provided onto a hard-surfaced adequate for the volume and type of traffic likely to be generated. Grades and sight distances specified in the Road Design and Construction Standards, within these Ordinances, shall be observed in designing all intersections. Roads shall be constructed of at least 12" of ~~bankrun~~bank run gravel (no stone larger than 4"), 2" of crushed gravel (1/2" chips) and two (2) applications of liquid asphalt (1/2 gallon per sq. yd. each application). The minimum width of roadways shall be twelve (12) feet for ~~one-way~~one-way roads and twenty-two (22) feet for two-way roads. No vehicle parking shall be permitted on the roadway.

3. Standards for the construction of roads and/or driveways and drainage systems, culverts and other related features applicable in the Shoreland Zone can be found in Sec. 13-500 Shoreland Zoning Ordinance. 15. Land Use Standards H. Roads and Driveways.

C. Health and Safety.

1. Each tent site or RV site shall be provided with a picnic table and trash receptacle. The Park management shall dispose of refuse from said containers by transporting the refuse in a closed truck or in enclosed containers or bags to an approved disposal area at least once every three (3) days.

2. A campground and/or RV park shall provide water and sewerage disposal systems, sanitary facilities, and convenience facilities in accordance with the regulations of 10-144A CMR 205

and the "State of Maine Subsurface Wastewater Disposal Rules". All RV sites shall be equipped with water and sewage ~~hook-ups, and~~hook-ups and connected to approved distribution or disposal systems.

3. Fire extinguishers capable of dealing with electrical and wood fires shall be kept in all service buildings. A suitable ingress and egress shall be provided so that the campground or RV park may be readily serviced in emergency situations. 24-hour emergency communication service (e.g. telephones) shall be ~~provided~~required.

D. Planning and Review.

1. Roads, parking, sites, and required facilities shall be planned in accordance with the basic principles outlined ~~below, and~~below and shall be shown on the proposed plan which is submitted for review and approval.

a. A logical sequence of entry and circulation should be created: entrance, administration, storage, parking, sites, toilets, laundry, playing fields, or shoreline.

b. Sites should be clustered in groups according to intensity of use (low density, medium density, etc.) and also related to common support service areas (laundries, play areas, etc.) serving a number of site clusters. The purpose is to minimize road length, increase accessibility, and preserve open space.

c. Footpaths and roads should follow "desired lines" of pedestrian and vehicular movement between sites and all jointly used facilities. Parking areas may be grassed, reinforced with open concrete blocks.

d. Access roads shall be laid out as loops to the greatest extent practicable, although "cul-de-sacs" or "~~dead ends~~dead ends" may be allowed to serve up to twenty (20) campsites.

2. A soil erosion and sedimentation control plan approved by the County Soil and Water Conservation District shall be submitted. In addition to data on soils, slopes, and drainage, a vegetation map showing the following items may be required:

a. The major types of vegetation should be identified and described (as to age, height, openness or density, and pattern, either natural or reforested).

b. New plantings should be selected to provide screening and shelter, to tolerate existing and proposed site conditions, and blending ~~compatibly~~compatible with existing natural vegetation.

c. All vegetative clearing should avoid creating straight line edges between open land and surviving stands.

d. Areas of activity and/or traffic should be sited to avoid wildlife areas (such as thickets for birds and small mammals, or deer yards and trails).

Historical Note: Section 13-700 §6 as amended June 14, 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)

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: _____	Yes	No	N/A
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"/>
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T. Advertising Features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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AA. Access Management, Off-Street Parking, Loading, and Road Design and Construction (ref 13-710)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Site Design Review for: _____

Address: _____

Decision by the Caribou Code Enforcement Officer

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

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

Signed: _____ Code Enforcement Officer

Decision by the Caribou Planning Board

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

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

Signed: _____ Planning Board Chairman

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

Condition(s) of Approval:

Reason(s) for Denial:

ELECTRONICALLY RECORDED
@ REGISTRY OF DEEDS-
ORIGINAL EXECUTED
DOCUMENT ATTACHED

**WARRANTY DEED
MAINE STATUTORY SHORT FORM**

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

Parcel One:

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

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

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

Parcel Two:

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

WARRANTY DEED MAINE STATUTORY SHORT FORM

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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 "T" Township and being part of Lot numbered two (2) in said Township, bounded and described as follows, to wit:


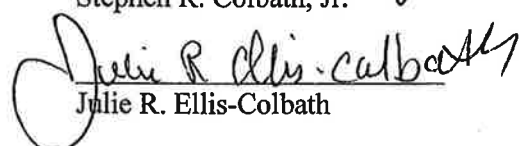
Commencing in the center of the highway leading from Caribou Village to Limestone at a center of Sands Brook, so-called; thence northerly along the center of said highway two hundred eighty-two and one-half (282 ½) feet, for the first bound and place of beginning; thence easterly at right angles with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

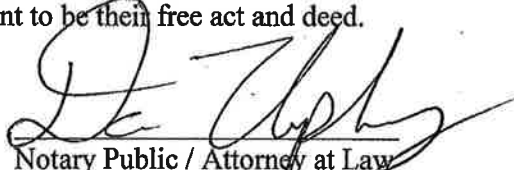

Stephen R. Colbath, Jr.

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

Z:\DAN\Real Estate\Colbath Stephen & Julie to Haney Troy\WARRANTY DEED FORM.wpd



Staff Review 08/26/2021

**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.

Staff Review 08/2/2021

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

Staff Review 08/26/2021

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.

Staff Review 08/2/2021

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.

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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.

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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: _____	Yes	No	N/A
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"/>
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	<u>Yes</u>	<u>No</u>	<u>N/A</u>	
F. Site Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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N. Exterior Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	?
O. Stormwater Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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Staff Review 08/26/2021

**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

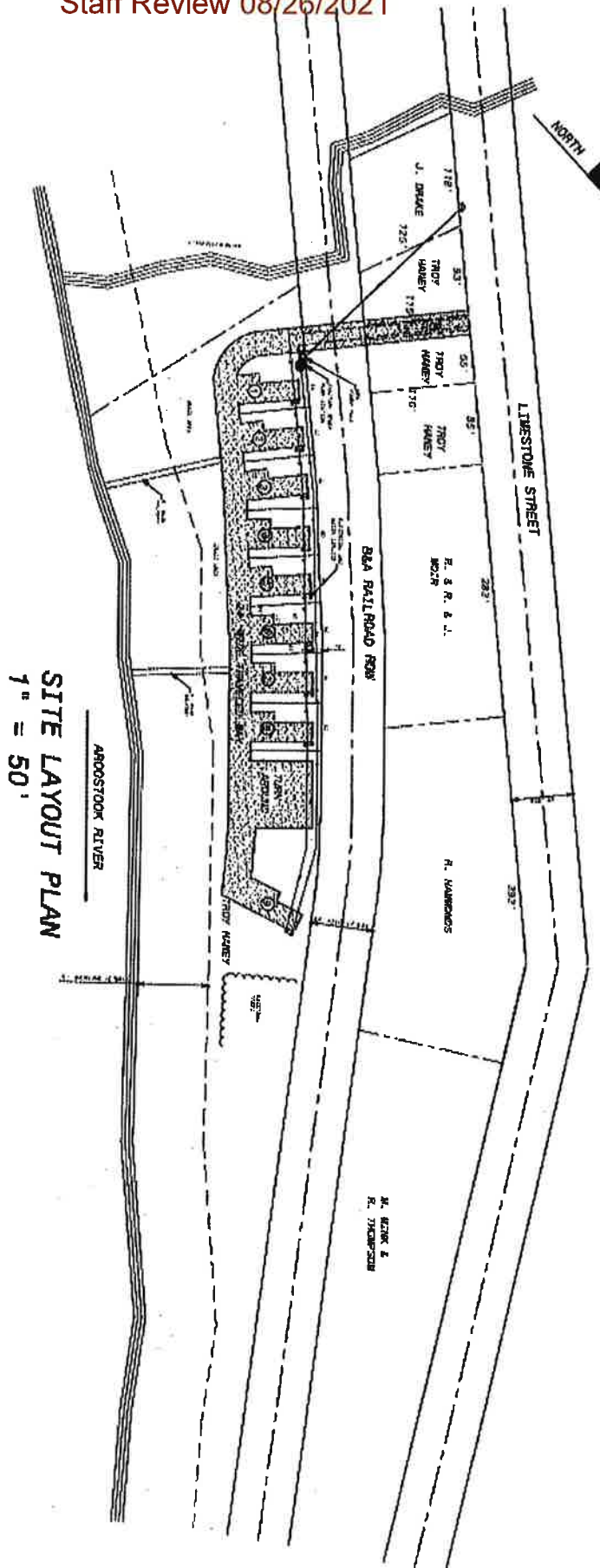
_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

Condition(s) of Approval:

Reason(s) for Denial:



SITE LAYOUT PLAN
1" = 50'

LDSI LAND DEVELOPMENT SERVICES, INC. 1000 W. 1000 N. SUITE 100 OREM, UT 84057 TEL: 801.225.1111 FAX: 801.225.1112 WWW.LDSI.COM	
PROJECT NO.: DATE:	DRAWN BY: CHECKED BY:
SCALE: SHEET NO.:	TOTAL SHEETS:
DATE:	SHEET NO.:

ELECTRONICALLY RECORDED
@ REGISTRY OF DEEDS-
ORIGINAL EXECUTED
DOCUMENT ATTACHED

WARRANTY DEED MAINE STATUTORY SHORT FORM

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

Parcel One:

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

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

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

Parcel Two:

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

WARRANTY DEED MAINE STATUTORY SHORT FORM

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:

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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.

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 "T" Township and being part of Lot numbered two (2) in said Township, bounded and described as follows, to wit:


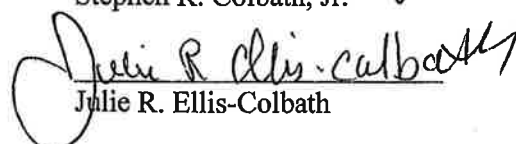
Commencing in the center of the highway leading from Caribou Village to Limestone at a center of Sands Brook, so-called; thence northerly along the center of said highway two hundred eighty-two and one-half (282 ½) feet, for the first bound and place of beginning; thence easterly at right angles with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

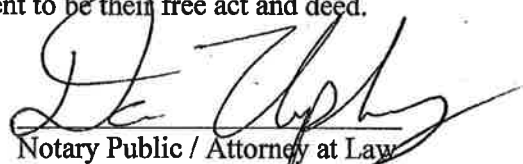

Stephen R. Colbath, Jr.

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

Z:\DAN\Real Estate\Colbath Stephen & Julie to Haney Troy\WARRANTY DEED FORM.wpd

**STATE OF MAINE
DEPARTMENT OF TRANSPORTATION**

**CROSSING LICENSE
WITH UTILITIES**

This License is made in duplicate this 23rd day of August, 2021, by and between the **STATE OF MAINE DEPARTMENT OF TRANSPORTATION** (hereinafter called "DEPARTMENT") and Tim Hickey (hereinafter called "LICENSEE").

WITNESSETH

WHEREAS, LICENSEE herein acknowledges that the term DEPARTMENT, wherever used in this License shall include not only the Maine Department of Transportation, but also any Railroad Operator licensed by the Department of Transportation to provide rail service affected by this License;

WHEREAS, LICENSEE has a requested permission to maintain and use a private crossing for passage in Caribou, Maine over the portion of the DEPARTMENT'S railroad right of way at or near milepost 15.31 as shown on a plan entitled "Right of Way and Track Map Bangor & Aroostook R.R. CO.," Valuation Section V2t, Sheet 1, originally dated June 30, 1916, copy on file with the DEPARTMENT and as shown on a plan attached hereto as Exhibit A (hereinafter called "the Crossing"); and,

WHEREAS, the DEPARTMENT agrees to grant such permission subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, the parties hereby agree as follows:

1. Grant of License

DEPARTMENT hereby grants to LICENSEE, subject to the terms and conditions hereof, permission to maintain and use the Crossing for pedestrian and vehicular traffic over the DEPARTMENT'S railroad right of way at the Crossing for purposes for which the Benefited Parcel are used as set forth in Section 2 below.

DEPARTMENT hereby grants to LICENSEE permission to maintain and use one sewer line and one electric line under the main line track of DEPARTMENT'S railroad property.

2. Benefited Parcel - Rights Not Transferable

The rights granted by this License are for purposes of access to and from the Benefited Parcel only. Such rights are personal to the LICENSEE and shall not be assigned or transferred either in whole or in part without the advanced written consent of DEPARTMENT. Any attempt to transfer or assign this License without such consent shall automatically terminate this License, provided that the obligations of the LICENSEE under Sections 8, 9 and 11(d) hereof shall survive termination.

3. Annual License Fee

LICENSEE shall pay to DEPARTMENT a one-time administrative fee of \$100.00 for the preparation cost of the License and an annual fee of \$375 to cover the cost of inspections and/or maintenance, to be paid on or before the anniversary date of this License. Payments are non-refundable. Said annual license fee may be adjusted every five (5) years for inflation to reflect the Consumer Price Index (CPI).

4. Term of License

This License shall remain in force until suspended or terminated as provided herein.

5. Limitations on Scope

- (a) Vehicle Type. Vehicular traffic shall be limited to rubber-tired automobiles or trucks. LICENSEE shall not use, nor allow any other person or persons to use crawler type tractors, off-road vehicles such as three-wheelers, four-wheelers, dirt bikes and snowmobiles and vehicles operating on lags.
- (b) No Other Rights. Unless expressly stated elsewhere herein, this License does not include the right to install utilities within the railroad right of way or any other rights.

6. Construction

- (a) LICENSEE agrees to furnish, install and maintain any drainage facilities required by DEPARTMENT because of the crossing.
- (b) LICENSEE agrees to furnish, install and maintain the roadway approaches to the crossing to a maximum width of twenty feet.
- (c) LICENSEE agrees to cooperate with the operating railroad with the removal of trees and brush from the quadrants of the crossing to provide adequate views of approaching trains.
- (d) LICENSEE agrees to remove ice, snow and debris from the crossing surface and roadway approaches.
- (e) LICENSEE agrees if required by DEPARTMENT to install, private crossing and stop signs on each approach of the crossing and provide a locked gate to limit access when crossing is not in use.
- (f) Licensee agrees to cooperate with the operating railroad for the construction of a typical wood plank crossing that complies with all the requirements as determined by the DEPARTMENT.

7. Maintenance

The LICENSEE shall bear all costs and expenses incurred in connection with the maintenance of approaches to the Crossing and all related appurtenances such as signs and gates.

- (c) Termination Due to Safety / Public Interest. If the DEPARTMENT determines that safety considerations or the public interest require termination, then the DEPARTMENT may terminate this License after giving LICENSEE sixty (60) days advance written notice that sets forth the reasons therefore.
- (d) Restoration. Upon the termination of this License for any reason, the LICENSEE shall, at its sole expense: (1) remove the crossing surface, gates, signs, and any other structures from the railroad right of way; (2) fence across the openings with fence of the same style and character as the existing railroad right of way fences in the immediate vicinity; and (3) restore DEPARTMENT'S railroad right of way to a condition satisfactory to DEPARTMENT, being collectively referred to as "Restoration Work." The obligation of the LICENSEE to perform Restoration Work shall survive termination. If the Restoration Work is not performed within thirty (30) days after the date of termination, then the DEPARTMENT may perform or cause to be performed the Restoration Work and bill the LICENSEE for the cost of such work. LICENSEE agrees to pay such bills within 30 days of receipt of an invoice from the DEPARTMENT, with interest due upon unpaid balances after 30 days at a rate of 12% per annum.

12. General Provisions.

- (a) Definitions. The terms "DEPARTMENT" and "Railroad Operator" as used in this License include the employees, officers, agents, or other representatives of the DEPARTMENT and the Railroad Operator.
- (b) Notices. All communications and notices required or permitted under this License shall be in writing and shall be deemed sufficiently served if served in hand or by certified mail addressed as follows or such other address as they may designate in writing from time to time:

TO DEPARTMENT: Attention: Director, Office of Freight & Passenger Services
 State of Maine Department of Transportation
 16 State House Station
 Augusta, Maine 04333-0016

TO LICENSEE: Troy Haney
 236 Van Buren Road
 Caribou, ME 04736

- (c) Entire Agreement / Modification. This License contains the entire agreement between the parties with respect to the Crossing and LICENSEE has no other rights therein except those hereby granted. This License shall not be modified or altered except in writing, signed by both parties.
- (d) No Warranty of Title. No warranty of title to any property is given hereunder, and the permission herein given to the LICENSEE is subject to all encumbrances, conditions and reservations upon or under which DEPARTMENT holds its property. The rights of

LICENSEE are limited solely to the License herein granted, and LICENSEE shall not acquire by virtue of this License or otherwise any greater interest in the property of DEPARTMENT.

IN WITNESS WHEREOF, the parties have executed this License on the date first written above.

STATE OF MAINE DEPARTMENT OF
TRANSPORTATION

By:



LICENSEE

By:

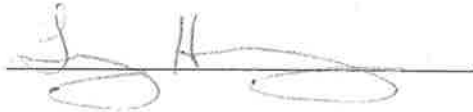


Exhibit A





HANEBUI-01

AESPLING

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/12/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER United Insurance - Caribou 101 A High Street Caribou, ME 04736	CONTACT NAME:	FAX (A/C, No):	
	PHONE (A/C, No, Ext): (207) 496-3661		
INSURED Haney's 236 Van Buren Road Caribou, ME 04736	E-MAIL ADDRESS:		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : MMG Insurance Company		15997
	INSURER B :		
	INSURER C :		
	INSURER D :		
INSURER E :			
INSURER F :			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

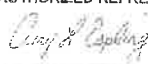
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

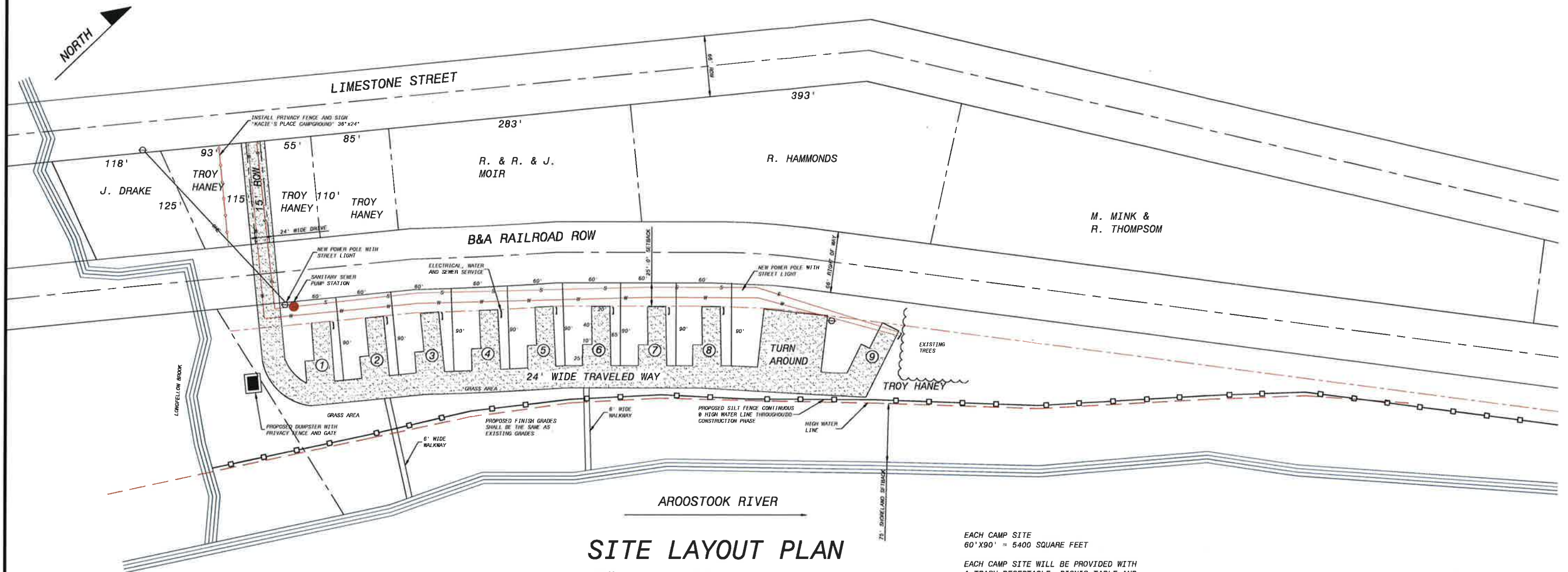
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			BP12250488	5/10/2021	5/10/2022	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence)				\$ 1,000,000	
			MED EXP (Any one person)				\$ 5,000	
			PERSONAL & ADV INJURY				\$ 1,000,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$ 2,000,000
	OTHER:							
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE							\$
	DED <input type="checkbox"/> RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N						E.L. EACH ACCIDENT	\$
	If yes, describe under-DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Proof of Insurance for General Liability at 154 Limestone Street in Caribou, ME

CERTIFICATE HOLDER

CANCELLATION

Haney's 236 Van Buren Road Caribou, ME 04736	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  40



SITE LAYOUT PLAN 1" = 50'

EACH CAMP SITE
60' X 90' = 5400 SQUARE FEET

EACH CAMP SITE WILL BE PROVIDED WITH
A TRASH RECEPTACLE, PICNIC TABLE AND
FIRE RING

EACH CAMPER WILL BE REQUIRED TO HAVE
AN OPERABLE FIRE EXTINGUISHER

CARIBOU
PLANNING BOARD
APPROVAL

DATE:

APPROVED: CITY OF
CARIBOU PLANNING BOARD
09/09/2021

OWNER:
TROY HANEY
236 VAN BUREN ROAD
CARIBOU, MAINE 04736



LDSI
Lagasse Drafting Services Inc.

79 Garden Circle
Caribou, Maine 04736

Telephone: 207-493-1494
Fax: 207-493-1494
E-mail: jjldrafting@maine.rr.com

Customer: 12471154 LIMESTONE STREET
CARIBOU, MAINE 04736
PROPOSED CAMPGROUND

Drawn By: JEFF LAGASSE

Date: 09/03/2021

Project#: 2122

Scale: AS NOTED

Title: SITE LAYOUT PLAN

Sheet: 1



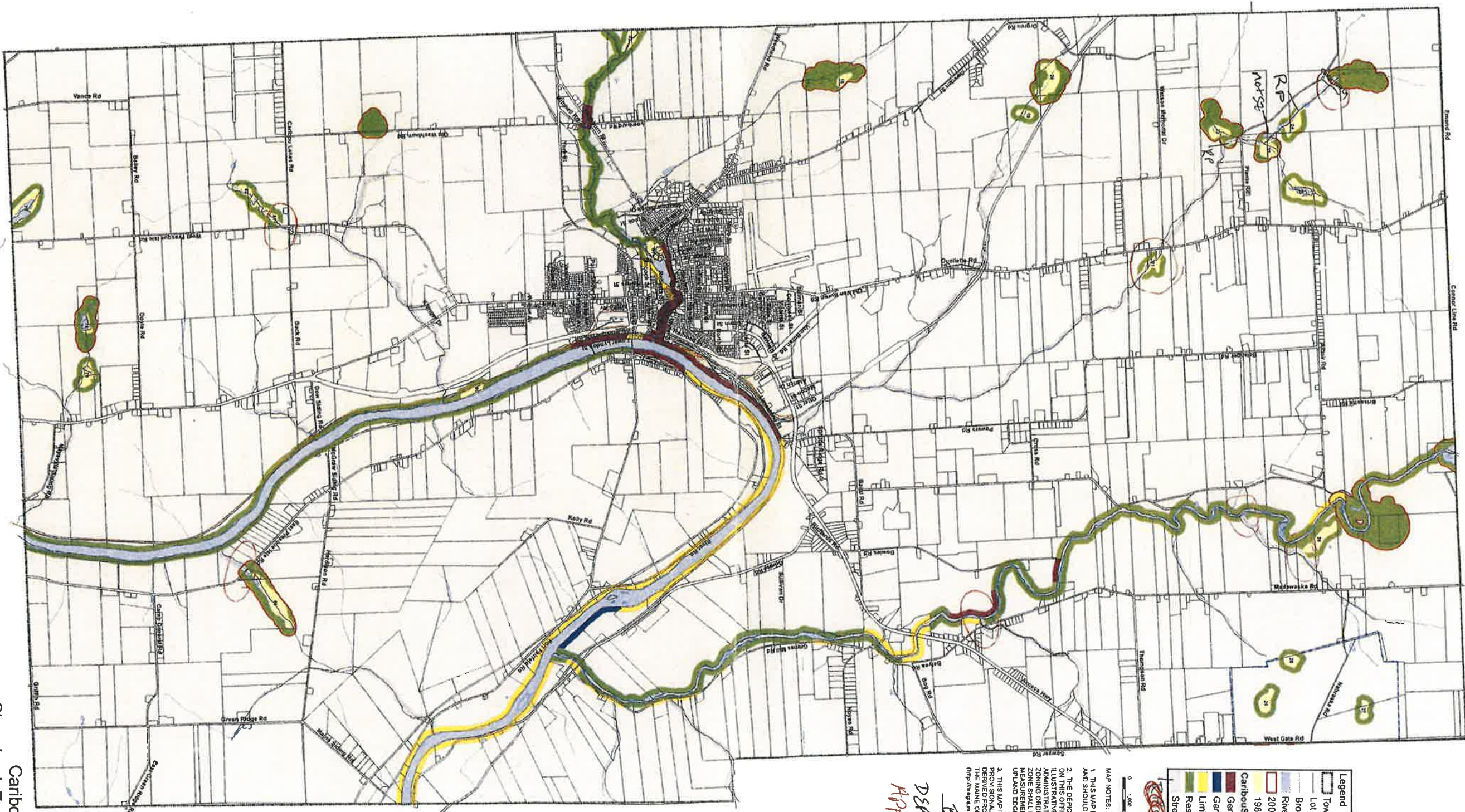
- Legend**
- Township Boundaries
 - Lot Lines
 - Brooks and Streams
 - Rivers, Lakes and Ponds
 - 2008 Inland Wading Waterfowl Habitat
 - 1989 Numbered Non-Forsted Wetlands
 - Caribou Shoreland Zoning**
 - General Development District
 - General Development II District
 - Limited Residential District
 - Resource Protection District
 - Stream Protection District

1 inch = 2000 feet
inside after fix



- MAP NOTES:**
1. THIS MAP IS INTENDED FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONVEYANCES.
 2. THE DEPICTION OF THE BOUNDARIES OF THE ZONES ON THIS OFFICIAL SHORELAND ZONING MAP IS FOR ILLUSTRATIVE PURPOSES ONLY. FOR PURPOSES OF CONVEYANCES, THE EXACT BOUNDARIES OF THE ZONE SHALL BE DETERMINED BY ON-SITE INSPECTION AND MEASUREMENT FROM THE NORMAL HIGH WATER LINE OR UP-AND EDGE OF A WETLAND.
 3. THIS MAP IS BASED ON THE USGS 7.5' QUADRANGLE PROVIDED MAP WITH ADDITIONAL INFORMATION DERIVED FROM THE ORTHO 2" DATA AS ACCESSED FROM THE MAINE OFFICE OF GIS DATA CATALOG WEBSITE (<http://mapa.maine.gov/catalog/>).

Beau Date *9.14.09*
Town Clerk
DeB rec'd 10.23.09
Approved 11.4.09



City of
Caribou, Maine
Shoreland Zoning Map
Date: 03/23/09



Amended this second day of October 2009
Judy Ann Downs, City Clerk