



City of Caribou, Maine

AGENDA

Caribou Planning Board Regular Meeting

Thursday, October 14, 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 October 14, 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. Public Hearing on a Day Care Permit Application by Wayne and Lisha Wasson at 5 Lower Washington Street Tax Map 27, Lot 10 Pgs. 2-26
- III. Approval of minutes
 - a. Approval of Minutes of the August 26, 2021, Planning Board Special Meeting Pgs. 27-30
 - b. Approval of Minutes of the September 9, 2021, Planning Board Meeting Pgs. 31-34
 - c. Approval of Minutes of the September 23, 2021, Planning Board Work Session Meeting Pgs. 35-36
- IV. New Business
 - a. Continue proposed amendments to Sec. 13-700 (6) Campground and/or Recreational Vehicle Park and schedule Public Hearing Pgs. 37-40
 - b. Continue proposed amendments to Sec 13-700 (13) Home Occupations and schedule Public Hearing Pgs. 41-46
- V. Old Business
 - a. Continue Final Plan Review for Troy Haney for the Kacie's Place Campground on 154 Limestone Street Tax Map 38, Lots 105, 106 and 108. Review of Storm Water Plan Pg. 47
- VI. Goals and Priorities
 - a. Schedule working session for Comprehensive Plan Update
- VII. Staff Report
 - a. Dangerous and Nuisance Property Listings Pgs. 48-51
 - b. Demolition of 37 Home Farm Road
 - c. Riverfront Redevelopment Committee Pg. 52
 - d. Caribou Trailer Park
- VIII. Adjournment

Building Inspections & Code Enforcement Permit Fee Payments

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

Date:

08/31/2021

Permit Number: _____

Customer Name:

Wayne + Lisha Wasson

13 - Building Permit:	Flat \$50 fee (\$100 if apply after construction begins)	\$ _____
14 - Plumbing permit:	Internal: \$10 / fixture (\$40 minimum) External: Complete disposal system is \$250 Refer to Fee Schedule 3A for partial	75% Caribou \$ _____ 25% State \$ _____
Shellfish Surcharge:	\$15 (full system – external only)	100% State \$ _____
53 – Zoning Document fee:		\$ _____
54 – Site Design Application:	\$90 + \$10 / 2000 sq ft <u>Day Care</u>	\$ <u>90.00</u>
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 (<u>not per sign</u>)	\$ _____
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)

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City of Caribou

----- R e c e i p t -----

CITY OFFICE WILL BE CLOSED 12/24 & 31

*** REPRINT ***

09/01/21 1:43 PM DMB #11231-1

TYPE----- REF--- AMOUNT

**WAYNE & LISHA WASSON

SITE DESIGN RE DAYCARE

SITE DESIGN FEE 90.00

Total: 90.00*

Paid By: WAYNE & LISHA WASSON

Remaining Balance: 0.00

CITY OFFICE CLOSING AT 1 PM ON 12/30

Cash : 100.00

Change : 10.00



City of Caribou Day Care Application

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

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

Name of Property Owner / Developer: Wayne, Lisha Wasson

Development Name: _____

Location of Property (Street Locations): S Lower Washington St Caribou

City of Caribou Tax Map: _____ Lot: _____ Zone: ✓

Applicant Information

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

Lisha Wasson

Day Time Phone: 551-4142

Night Time Phone: Same

E-mail: Wasson-11@phoo.com

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

(Attach supportive legal documentation)

General Information

Date your State of Maine Day Care License was approved: _____

(Attach a copy of License or DHHS pre-approval checklist)

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

☒ Yes ☐ No
(Attach Documentation)

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

☒ Yes ☐ No
(Attach Documentation)

everything will be Done Thursday

Structure & Site Plan Details

Does the building have a Carbon Monoxide Detector?

☒ Yes ☐ No

Does the building have a smoke detector?

☒ Yes ☐ No

Is the garage attached to the house/building?

☐ Yes ☒ No

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

☐ Yes ☐ No

Do you have a basement?

☒ Yes ☐ No

Will the basement be accessible to children?

☐ Yes ☒ No

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

☐ Yes ☐ No

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

Do you have fencing around the outdoor play area?

☒ Yes ☐ No

If yes, how tall and what type? 4F chain link - 6 ft Stockade

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

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

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

☐ Yes ☐ No

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

☒ Yes ☐ No

Plan Review Criteria Checklist

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

1. ☒ Name and address of the owner of record and applicant (if different).
2. ☐ Name of the proposed development and location.
3. ☐ A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest to operate a daycare in the property on the part of the applicant..
4. **Plans to show the following elements for review:**
 - ☐ a. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
 - ☐ b. Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas.
 - ☐ 3. Location of outdoor play areas, fences, exterior lighting, signage and accessory structures.

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

Signature of Applicant: Lisia Wasson Date: 8/26/2021

Planning Board Requirements Checklist

_____ The home occupation shall only employee residents of the dwelling unit.

_____ The home occupation shall be carried on entirely within the principle or accessory structure.

_____ The home occupation shall not occupy more than 50% of the total floor area of the principle dwelling structure. Accessory structures used for the home occupation may use up to 100%.

_____ No client or customer shall be allowed on any floor other than the first floor ground level unless the structure is protected throughout with a State Fire Marshal approved sprinkler system.

_____ Objectionable noise, vibrations, smoke, dust, electrical disturbance, odors, heat, glare or other nuisances are not permitted.

Day Care Application for: _____

Address: _____

Approved by the Caribou Planning Board

Date: ____/____/____

Signed:

Chairman, Caribou Planning Board

Conditions of Approval:

4. Default.

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

5. Extension.

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

Sec. 13-760 Daycare Facilities.

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

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

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

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

Definitions, chapter 13

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

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

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

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

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

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

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

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

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

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

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

Cemetery: Property used for the interring of the dead.

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

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

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

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

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

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

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

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

Definitions, chapter 13

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

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

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

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

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

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

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

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

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

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

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

Density: The number of units per acre of land.

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

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

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

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

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

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

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

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

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

Day Care Rules and Applications

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

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

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

TTY: (207) 287-5048

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

Reporting Fraud

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

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

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

Credits

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Department of Health and Human Services



Maine's Child Care and Head Start

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

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

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

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

Request Information - Request form for Early Childhood publications.

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

To contact us:

Phone: 207-624-7909

Fax: 207-287-6156

2 Anthony Avenue


11 State House Station

Augusta, Maine 04333-0011

E-Mail: childcare.info@maine.gov

Credits

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

**WARRANTY DEED
MAINE STATUTORY SHORT FORM**

David LaFlamme of Caribou, County of Aroostook, State of Maine, for consideration paid, grants to **Wayne A. Wasson** and **Lisha M. Wasson**, with a mailing address of 48 Access Highway, 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:

A certain lot or parcel of land together with the buildings and improvements thereon situate in that part of Caribou formerly "H" Township, County of Aroostook, State of Maine, bounded as follows:

Beginning in the center of Washington Street at a point two hundred and fifty seven (257) feet westerly from the west line of the Bangor and Aroostook Railroad right of way; thence South fourteen and one-half degrees West a distance of one hundred thirty-three (133) feet to an iron pin; thence westerly parallel with Washington Street a distance of one hundred five (105) feet, more or less, to the center of Presque Isle road; thence northerly along said road a distance of one hundred thirty-seven (137) feet, more or less, to the center of Washington Street; thence easterly along the center of Washington Street a distance of one hundred twenty-five feet, more or less, to the place of beginning.

Subject to a Notice of Layout and Taking dated October 26, 1966 and recorded in the Southern Aroostook Registry of Deeds in Book 989, Page 330.

Being the same premises conveyed by David LaFlamme, Personal Representative of the Estate of Doris Marie Theresa LaFlamme to David LaFlamme, Norman LaFlamme, Shirley Holtgreffe and Roland LaFlamme by Deed of Distribution by Personal Representative (Testate) dated January 27, 2015 and recorded in Bk 5393, Pg 92.

Also being the same premises conveyed to David LaFlamme by Release Deed of Leo Holtgreffe recorded in Book 6009, Page 122; Release Deed of Norman LaFlamme recorded in Book 6009, Page 124 and by Release Deed of Roland LaFlamme recorded in Book 6009, Page 126.

Witness my hand and seal this 31st day of August, 2021

Witness

David LaFlamme

State of Maine
County of Aroostook

August 31, 2021

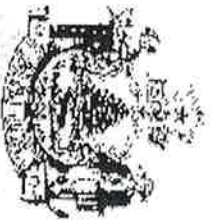
Personally appeared the above named **David LaFlamme** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public / Attorney at Law
Commission Expires:

Printed Name:

Z:\RDS\Real Estate Files\LaFlamme David to Wasson\WARRANTY DEED FORM.wpd



STATE OF MAINE

Department of Health & Human Services

Certificate of Licensure

FAMILY CHILD CARE PROVIDER

This is to certify that the licensed entity named below is hereby granted this License in accordance with Maine law.

ISSUED TO:

WASSON, LISHA
PRECIOUS MOMENTS
48 ACCESS HWY
LIMESTONE ME 04750-

I.D. #: 545944

TYPE: FULL

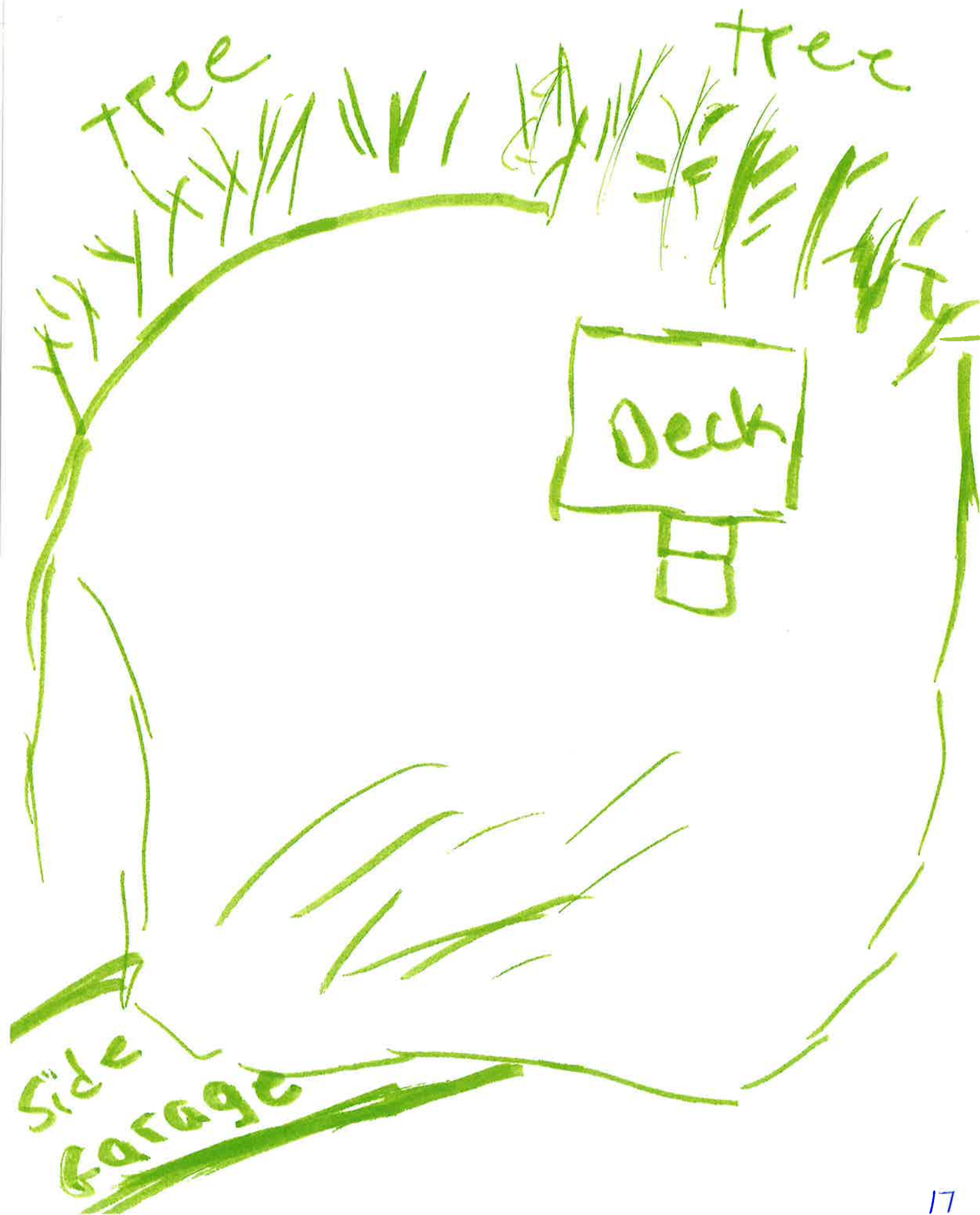
EFFECTIVE FROM: 07/12/2019 TO 07/12/2021

CHILD CARE

CAPACITY 12 AGE 0 - 12 SEX Both

Lance H. Lamborn
Commissioner, Department of Health & Human Services

STATE RULES REQUIRE THAT THIS LICENSE/CERTIFICATE BE CONSPICUOUSLY POSTED AT THE FACILITY AT ALL TIMES.
THIS DOCUMENT IS NON-TRANSFERABLE.



City of Caribou
Tax Information Sheet
As of: 08/30/2021

Account: 2671 **Name:** LAFLAMME, DAVID

Location: 5 LOWER WASHINGTON ST

Map and Lot: 027-010

Sale Date: 01/27/2015

Deed Reference: B6009P126 05/06/2020 B6009P124
05/06/2020 B6009P122 05/06/2020

Sale Price: \$0

Land: 9,200
Building: 55,900
Exempt: 0
Total: 65,100

Total Acres: 0.12
Tree Growth: Soft : 0 Mixed : 0 Hard : 0

Farmland:

Open Space:

Zoning: 11 - Residential

SFLA: 1100

Amount	Mill Rate
Last Billed : 2021-1	1,533.11 23.550
Previous Billed : 2020-1	944.36 23.550

Outstanding Taxes

Year	Per Diem	Principal	Interest	Costs	Total
2021-1	0.0000	1,533.11	0.00	0.00	1,533.11
	0.0000	1,533.11	0.00	0.00	1,533.11
2021-1 Period Due					
08/13/2021		1,533.11	0.00	0.00	1,533.11
					1,533.11

Information Given By: _____

Title: _____ 08/30/2021

All calculations are as of: 08/30/2021

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Map Lot 027-010

Account 2671

Caribou

Location 5 LOWER WASHINGTON ST

Card 1 Of 1 8/30/2021

Building Style	1 Conventional
1.Conv.	5.Colonial
2.Ranch	6.Split
3.R.Ranch	7.Contemp
4.Cape	8.Cottage
5.Dwelling Units	12.Gambrel

SF Bsmt Living	0
Fin Bsmt Grade	0
OPEN 5 OPTIONAL	0
Heat Type	100%
1.HWB	5.FWA
2.HWCI	6.GravWA
3.H Pump	7.Electric
4.Radiant	8.F/Wall
Cool Type	9 None
1.Refrig	4.W8C Air
2.Evapor	5.
3.H Pump	6.

Layout	1 Typical
1. Typical	4.
2. Inadeq	5.
3.	6.
Attic	9 None
1.1/4 Fin	4. Full Fin
2.1/2 Fin	5.F/Stair
3.3/4 Fin	6.
Insulation	1 Full
1.Full	4.Minimal
2.Heavy	5.Partial
3.Capped	6.
Unfinished %	0%

Grade & Factor	3 Average 95%
1.E Grade	4.B Grade
2.D Grade	5.A Grade
3.C Grade	6.AA Grade
SQFT (Footprint)	396
Condition	6 Good
1.Poor	4.Avg
2.Fair	5.Avg+
3.Avg.	6.Good
Phys. % Good	0%
Funct. % Good	100%
Functional Code	9 None
1.Incomp	4.Plb/Heat
2.O-Built	5.
3.Style	6.
Econ. % Good	95%

Economic Code	Enroachment
0.None	3.No Power
1.Location	4.Generate
2.Enroach	9.None
Entrance Code	6 Hanger
1.Interior	4.Vacant
2.Refusal	5.Estimate
3.Informed	6.Hanger
Information Code	5 Estimate
1.Owner	4.Agent
2.Relative	5.Estimate
3.Tenant	6.Other
1.One Story Fram	
2.Two Story Fram	
3.Three Story Fr	
4.1 & 1/2 Story	
5.1 & 3/4 Story	
6.2 & 1/2 Story	
21.Open Frame Por	
22.End Frame Por	
23.Frame Garage	
24.Frame Shed	
25.Finished 1/2 S	
26.1Sfr Overhang	
27.Unfin Basement	
28.Unfinished Att	
29.Finished Attic	

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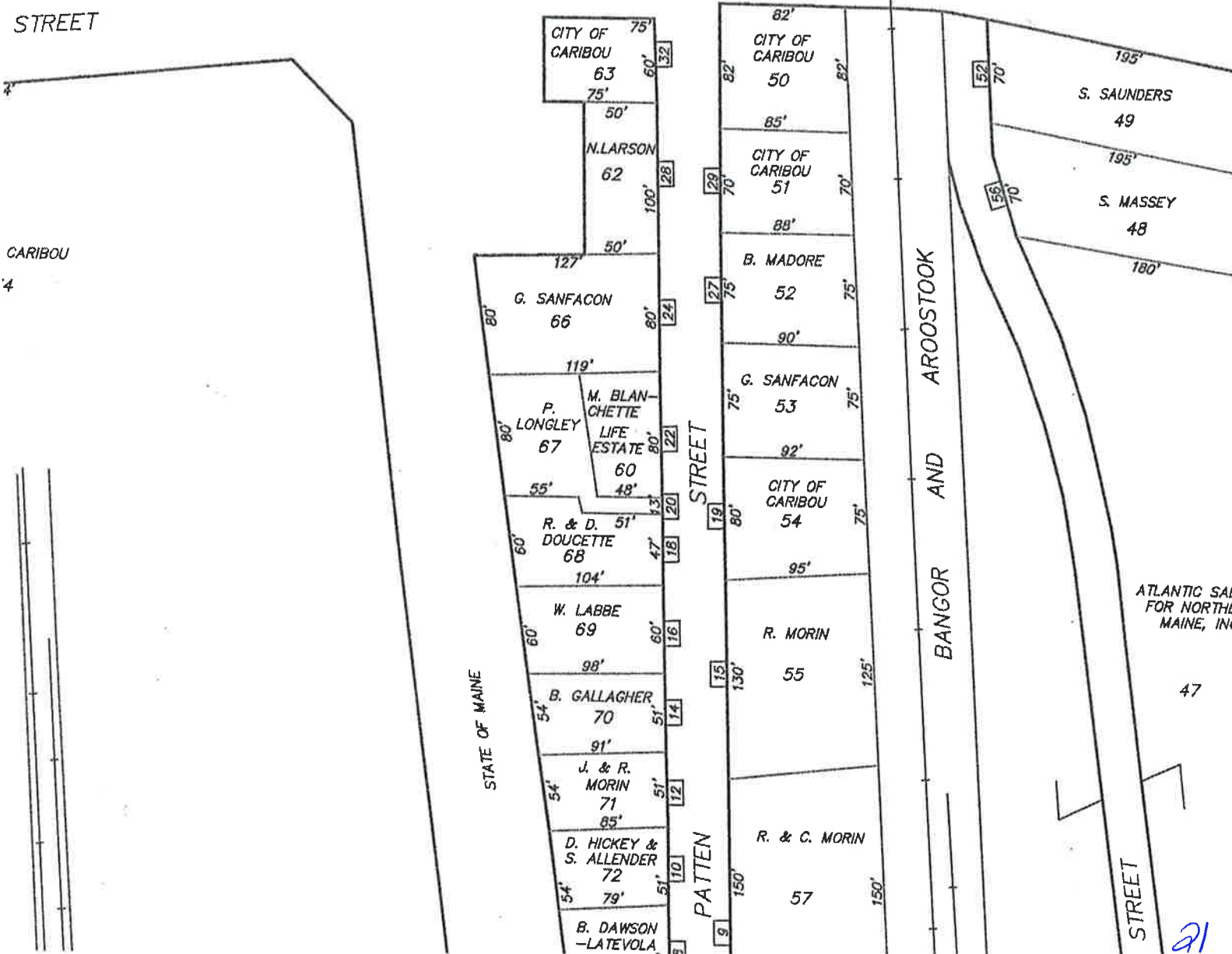
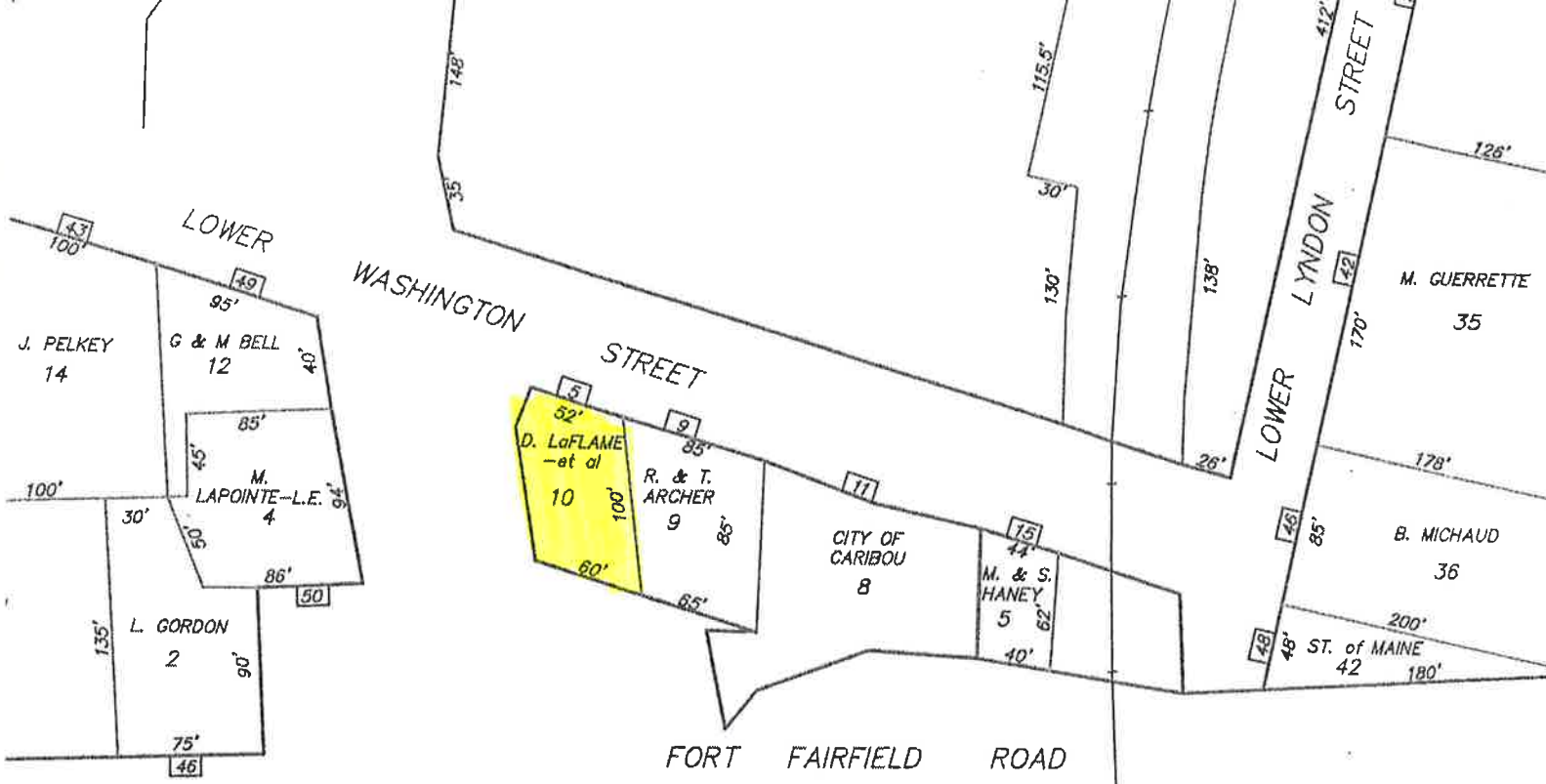
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City of Caribou, Maine

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, October 14th, 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.

2nd Notice - LOCATION CORRECTION BELOW

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

From: Caribou Planning Board

Date: October 5, 2021

Re: The Caribou Planning Board will hold a Public Hearing on Thursday, October 14, 2021, at 5:30 pm in City Council Chambers, 25 High Street for a Day Care Application request at **5 Lower Washington Street.**

Public Hearing: Day Care Application request at 5 Lower Washington Street Tax Map 27, Lot 10 for a Day Care 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/index.php/government/planning-board/planning-board-minutes-and-agendas/>

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

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

Interested individuals are encouraged to attend.

Best Regards,

Ken Murchison
Zoning Administrator/CEO

Mailed
10-6-21



DOREEN MONTEITH
33 VAUGHN STREET
CARIBOU, ME 04736

NATHAN & MICKAYLA STAIRS
43 WASHINGTON STREET
CARIBOU, ME 04736

NATHAN LARSON
28 PATTEN STREET
CARIBOU, ME 04736

KYLE ST. PETER
34 WASHINGTON STREET
CARIBOU, ME 04736

GILBERT & MAXINE BELL
49 WASHINGTON STREET
CARIBOU, ME 04736

GARY SANFACON
P.O. BOX 448
CARIBOU, ME 04736

HOLY ROSARY CHURCH
P.O. BOX 625
CARIBOU, ME 04736

MARIE N. LAPOINT, LIFE ESTATE
35 JUDD STREET
PRESQUE ISLE, ME 04769

JODY B. BLANCHETTE
22 PATTEN STREET
CARIBOU, ME 04736

RICHARD A. & PATRICIA J. BETCHEL
35 WASHINGTON STREET
CARIBOU, ME 04736

MICHAEL & SABRINA HANEY
15 LOWER LYNDON STREET
CARIBOU, ME 04736

RICKY L. WILLEY
P.O. BOX 51
SINCLAIR, ME 04779

RUDOLPH T. ST. PETER
33 WASHINGTON STREET
CARIBOU, ME 04736

CITY IF CARIBOU
25 HIGH STREET
CARIBOU, ME 04736

RAYMOND J. & DONNA M. DOUCETTE
18 PATTEN STREET
CARIBOU, ME 04736

JEFFERY B. LANDEEN
38 FORT STREET
CARIBOU, ME 04736

RICHARD S. & TAMMY ARCHER
9 LOWER WASHINGTON STREET
CARIBOU, ME 04736

SUZANNE SAUNDERS
52 LOWER LYNDON STREET
CARIBOU, ME 04736

LOREN GORDON
411 BROWN ROAD
WOODLAND, ME 04736

WAYNE & LISHA WASSON
5 LOWER WASHINGTON STREET
CARIBOU, ME 04736

SHELLEY MASSEY
56 LOWER LYNDON STREET
CARIBOU, ME 04736

CRAIG P. BELL
36 FORT STREET
CARIBOU, ME 04736

JOHN C. WALLS
170 LIMESTONE STREET
CARIBOU, ME 04736

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

JEFFERY & SUSAN BELL
32 FORT STREET
CARIBOU, ME 04736

BRANDON J. ADAMS & NICOLE FOX
50 COTE ROAD
CONNOR TWP, ME 04736

BETTY L. MICHAUD
46 LOWER LYNDON STREET
CARIBOU, ME 04736

CHRISTOPHER & STACEY SUMMERSON
39 WASHINGTON STREET
CARIBOU, ME 04736

BRUCE MADORE
27 PATTEN STREET
CARIBOU, ME 04736

MADELINE GUERRETTE
42 LOWER LYNDON STREET
CARIBOU, ME 04736

CHRISTINE M. SOLMAN
P.O. BOX
CARIBOU, ME 04736

HERSHEL & NANCY CONLEY
35 LOWER LYNDON STREET
CARIBOU, ME 04736

ATLANTIC SALMON FOR NORTHERN ME
P.O. BOX 833
PRESQUE ISLE ME, 04769

SCOTT SEARLES & SARAH McLEAN
9 STATE STREET
PRESQUE ISLE, ME 04769



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.



Wayne and Lisha Wasson Day Care 5 Lower Washington Street





City of Caribou, Maine

*Municipal Building
25 High Street
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Caribou Planning Board Special Meeting Minutes Thursday, August 26, 2021 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Christine Solman, Amanda Jandreau, Frank McElwain, Dave Corriveau and Stephen Wentworth

Members Absent: Eric Hitchcock

Others Present: Troy Haney, Ken Murchison, CEO/Zoning Administration; Denise Lausier, Executive Assistant to City Manager.

Tom Ayer, Councilor Liaison – Absent

- I. Call Meeting to Order, Determine Quorum** – Chairman Dan Bagley called the meeting called to order at 5:32 pm. The purpose of the meeting is to continue discussions on the Kacie's Place Campground application.
- II. Public Hearings** – None.
- III. Approval of minutes of the August 12, 2021, Planning Board meeting.** – These will be presented at the next regular Planning Board Meeting September 9, 2021.
- IV. New Business** – None.
- 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.** –

Chairman Bagley explained this is a continuation of discussion on August 12th. Staff put through zoning changes on wording and rezone of property on Limestone Street. The Board held a Public Hearing and Concept Review in July with the Final Review in August. There were a number of items inconsistent with the standards and they also found key items missing from the package. Based on discussions, the Board decided to table this item to spend more time and to go through each item to see what can be worked out.

CEO Ken Murchison stated they have received the lease for the passage over the railroad right of way and also received DEP's report. CEO Murchison explained that looking at the Shoreland Zone, floodplain, DHHS and City Ordinances, they found irregularities.

Troy Haney talked about redrawing the plan, can go 60 feet wide and 60x85 foot campsite and update the plan with that. Mr. Haney said he will redraw the paths, mowed a path to the river. As far as the soil test, DEP said that it is unusual to do a soil test for a runoff, that is usually tied to septic designs.

Can do one for special circumstances, specific to the Shoreland Zoning Ordinance. Mr. Haney said he is prepared to do the steps needed.

Christine Solman asked if the property had been surveyed. Mr. Haney said it had not been. Christine Solman also asked if Mr. Haney had any interest in getting a formal boundary survey. Mr. Haney said he can do that. Mr. Haney explained that the highwater mark can be set by DEP onsite. They drove stakes for a 75 foot setback; the line is on the plan. A silt fence is there already so they don't go beyond that point for earthwork. Mr. Haney said that the official pin is on the road curb at the right side of the property. The boundary is at the end of road and he will not be developing that area wherever that line may be.

The Board reviewed the list of things required for the application from Section 13-700 General Requirements for Land Uses, §6 Campground and/or Recreational Vehicle Park in City Code.

- An approved state license should be specified as a condition of approval.
 - Mr. Haney addressed that he has gone over this with DHHS. He is asking for a variance for a shower, men's and women's bathroom. Seasonal RV's only, self contained. If the Board approves the application, Mr. Haney stated he would ask for a letter from the City for an exemption on this item.
- All campground and/or RV park sites or structures shall be located at least 100 feet from any property line.
 - CEO Murchison passed out maps showing the Ordinance rules for setbacks and how it looks on different parcels and how it ends up with 16 feet in the middle of the property left to develop. CEO Murchison stated that the Ordinances are broken. CEO Murchison gave examples of different properties with the standards in the Ordinance and it wouldn't work on any property. Campground development in the R-2 would be a challenge, with lots six acres or less, it would not work.
 - Mr. Haney stated that with a 450 ft lot and 100 ft setback on either side, it would cramp the campers together. Mr. Haney said this discourages campgrounds in Caribou. Mr. Haney also said that towns all around Caribou have campgrounds and they don't have the 100 ft setbacks.
 - Chairman Bagley questioned if there is any reference to draw from for the 100 ft setback from property lines. CEO Murchison explained that there is a 100 ft frontage and a 5,000 sq ft reference in the Shoreland Zoning Ordinance, the Board could go with one or the other. The 100 ft setback is unique to Caribou and is not typical for residential business. Chairman Bagley questioned if it could be approved in a variance request if the 100 ft setback is not the norm.
- Sites are clearly visible in some areas along Limestone Street, due to the clearing of trees that has already occurred. The proposed plan does not meet this standard for screening.
 - Mr. Haney explained he is planning for a natural buffer of trees along the railroad bed and also plans to install a six foot stockade fence along the drive way at the south entrance to the property.
- Max density in Shoreland areas is 7 sites/acre.
 - Mr. Haney explained that the State rule is 5,000 sq ft per campsite, so the campers are not jammed together. Property size is the base of quantity. Mr. Haney stated that the intent of the whole design is to have campers from away that come for the summer with enough comfortable space for each site.

CEO Murchison stated that the 5,000 sq ft rule and 100 ft setback rule are found in two separate places in the Code. The Board can decide if they want to use both or one or the other. Mr. Haney said he can meet everything the Board is asking except the width and the 100 ft setback.

Dave Corriveau stated that they are a decision making Board and asked why the Planning Board cannot make the decision instead of an appeal. Mr. Corriveau proposed to make an allocation to except something less than, to make an exception of the rule. Chairman Bagley stated that the Board can decide to approve something that doesn't meet the Ordinance.

Dave Corriveau stated that with the factors given, the fact there is no RV park in the City and there should be one. There is one in every other town around us. It was a former junkyard and has been cleaned up, it fits in with the Riverside Development project. The plan has also worked from day one with the Code Enforcement Officer.

CEO Murchison stated that the Board can approve it, work on the Ordinance and work with Mr. Haney. The Board can approve it conditionally. Amanda Jandreau stated the Board cannot approve because other things need to be worked on. Steve Wentworth mentioned a Consent Agreement or letter of no contest from the City Council.

Chairman Bagley stated either a variance request or Ordinance change. CEO Murchison said that they can approve conditionally and work on Ordinance changes.

Steve Wentworth commented that with a variance it must be undue hardship, this project would not qualify.

The Board continued to review the list of criteria needed with Mr. Haney which included construction of roads, trash receptacles, fire extinguishers, soil erosion and sedimentation control plan, 5,000 sq ft rule in State law, construction of roads and driveway plan, stormwater runoff plan, removal of vegetation, soil report, any activities requiring a permit and details of design for lighting.

Chairman Bagley asked CEO Murchison for recommendations to proceed. CEO Murchison stated he envisions doing a conditional approval. Ordinance changes would be the clean way. Going to the Zoning Board of Appeals, it would be hard to approve a hardship. Need to add campgrounds in the R-2 zone in the Land Use Table, accept DHHS standards for the City's Ordinance, or Shoreland Zoning. Ultimately, it's the Board's decision.

Dave Corriveau asked the Board if Mr. Haney could proceed and the Board go forward to send changes in the Ordinance to Council to approve. Mr. Corriveau stated that he would not like to see the only RV park in Caribou held back another year.

Amanda Jandreau moved to table the application until a further date and in the meantime deal with Ordinance changes until the next Planning Board meeting on September 9th at which time the Board can reassess; seconded by Christine Solman.

Roll call vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Christine Solman – Yes; Dave Corriveau – No.

Motion passes. 4 – Yes; 1 – No.

Amanda Jandreau moved to recommend to the City Council to adjust the ordinance from 5,000 sq ft minimum lot size for an RV site, from 100 ft width setback to 50 ft width, adjusting the setbacks to meet minimum setbacks for DHHS specifically; adjust the land use table to allow campgrounds in the R-2 Zone for the next Planning Board meeting and hold a Public Hearing on September 9, 2021; seconded by Dave Corriveau

Roll call vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Christine Solman – Yes; Dave Corriveau – Yes.

Motion carries.

Mr. Haney stated that he came to the City in April with a viable use of property. Mr. Haney grew up in Caribou and is committed to the community; he has volunteered on the Planning Board and is a former chair and also has volunteered as a fire fighter. Mr. Haney stated that if he was from outside of town, he would be discouraged with the process. The reality of a business plan is to buy property and look for return on the investment. Mr. Haney was concerned that the process is going to turn into two years. Mr. Haney commented that there were open discussions with motions to change the Ordinances, but that the Planning Board has the ability to put contingencies and allow him to move forward. There is no better use of the property. Mr. Haney stated that he checked with DEP, sat with code enforcement and he said it looks like a great project, so Mr. Haney purchased the property. He is upset at the process that started in April and is going into September and will decide if he will withdraw the project. Mr. Haney stated that he feels the Board is tasked with the ability to make decisions and exceptions to rules if the project makes sense. Mr. Haney stated he appreciates the Board's time.

VI. Staff Report; CEO Ken Murchison –

- a. Land Bank, Broadband Projects by Business Investment Group (BIG)** – Take possession of 30 North Street. Building is rough, evaluate and maybe bring value back.
- b. Land Use Survey Mapping** – Ongoing work.
- c. Demolition of 37 Home Farm Road** – Received a couple of demolition bids. Need to move forward cautiously. Dangerous building statute.
- d. Continued Clean-up of Former Birdseye Processing Facility** – Two site clean ups, petroleum spill and asbestos hot spot.
- e. Riverfront Redevelopment Committee Draft Ordinance** – Public Hearing at next Council meeting to become an official committee of the City. Working on Master Plan.
- f. Caribou Trailer Park** – The closure is happening, November 17th is the final date.

VII. Adjournment – Amanda Jandreau moved to adjourn the meeting at 7:30 pm; seconded by Christine Solman.

Roll call vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Christine Solman – Yes; Dave Corriveau - Yes.

Motion carries.

Respectfully Submitted,

Amanda Jandreau
Planning Board Secretary

AJ/dl

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City of Caribou, Maine

*Municipal Building
25 High Street
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Telephone (207) 493-3324
Fax (207) 498-3954
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Caribou Planning Board Meeting Minutes Thursday, September 9, 2021 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Christine Solman, Dave Corriveau, Frank McElwain, Eric Hitchcock, Steve Wentworth and Amanda Jandreau (arrived at 5:34 pm)

Others in Attendance: Troy Haney, Ken Murchison –CEO/Zoning Administrator; Denise Lausier – Executive Assistant to City Manager

Tom Ayer, Councilor Liaison – Absent

I. **Call Meeting to Order, Determine Quorum** – Chairman Dan Bagley called the meeting to order at 5:32 pm; there was a quorum present.

II. **Public Hearings** – None.

III. Approval of Minutes

a. **Approval of Minutes of the August 12, 2021, Planning Board Meeting** – Chairman Bagley complimented Denise Lausier & Amanda Jandreau for doing a great job on the minutes.

Frank McElwain moved to approve the minutes as presented.; seconded by Dave Corriveau.

Roll call vote.

Steve Wentworth – Yes; Frank McElwain – Yes; Christine Solman – Yes; Dave Corriveau – Yes; Eric Hitchcock – Yes.

Motion carries.

IV. New Business

a. **Introduction to a Day Care Permit Application from Lisha and Wayne Wasson, 5 Lower Washington Street** – CEO Murchison explained that he did not receive this application in time to advertise for a public hearing, so it will be on the next agenda. The daycare will be in their home. They are still working with DHHS and the Fire Marshal has been there to inspect and is ok with it. It is in the R-2 zone.

b. **Introduction to a Site Design Review Application from J&A, LLC for a short-term rental/cabins development 11 Noyes Road** – CEO Murchison explained the applicant is currently running Access 89 on Route 89 and would like to have cabin rentals on an adjacent parcel, the first parcel on the Noyes Road. They would be short term rental cabins in a wooded area. The back end of the property is in the Shoreland Zone. The lot size is four acres. Short term rental cabins are not addressed on the Land Use Table and the City doesn't have a short term cabin rental ordinance.

c. Home Occupation Ordinance, Schedule Public Hearing – Chairman Bagley stated that the CEO can set the Public Hearing date for the next meeting in October.

d. Consider Proposed amendments to Sec. 13-706 Campground and/or Recreational Vehicle Park - CEO Murchison introduced the proposed amendments as per a motion made at the last meeting. The Board reviewed the proposed changes.

CEO Murchison mentioned that under Item D.2. ‘approved by the County Soil and Water Conservation District’ needs to be updated, it no longer exists. After discussion, Steve Wentworth recommended to remove and simply state ‘a soil and sedimentation control plan shall be submitted’. The Board agreed.

Amanda Jandreau also added to check the rest of the ordinance to see if ‘County Soil and Water Conservation District’ is in other parts of the Ordinance. Need to be consistent.

Amanda Jandreau commented on Item B.1.b. that the 75 feet minimum spacing between all RV’s and tents and all public right-of-ways needs to be adjusted. Board Discussion on Items B.1.a. and b.

Eric Hitchcock commented that the closer they get to the State minimums, the better off they will be.

Troy Haney questioned if the City wants to continue having more restrictive rules than the State when the State monitors. Chairman Bagley stated this would be great discussion during a Public Hearing. Chairman Bagley asked if the Board was ready for a Public Hearing on this Ordinance.

Steve Wentworth stated he would like to see the Board hold a workshop to review this section of the Ordinance and perhaps make Caribou more welcoming for campgrounds. There are many acres for campgrounds and Caribou could possibly be a place for camping.

Dave Corriveau added to have the State standards to review side by side with the City’s standards at the workshop.

The Board set a workshop date of September 23rd at 5:30 pm.

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. –

Chairman Bagley stated that the Board had a Public Hearing and a special meeting two weeks ago and is meeting again to discuss the plan with some changes that Mr. Haney has done.

CEO Murchison commented that Mr. Haney updated the site plan, trashcan receptacles, fire extinguishers, lots have been updated, soil sedimentation and erosion control, silt fence has been installed, serpentine pathways down to the river front. In conversations with Mr. Haney a survey will be done and he is also working with an engineering firm for stormwater runoff to be done. CEO Murchison called Dawn Hurd at DEP for clarification on a soil study and the need for one and he was confused why the City is requesting a soil study, there is no septic wastewater system which requires one. Dawn Hurd does not believe this is an intensive site disturbance and would write a letter to that effect.

Mr. Haney wanted clarification on road & driveway requirements. Discussion. Chairman Bagley agreed to treat the pathways not as roads, but driveways. Mr. Haney needs to meet the driveway requirements. CEO Murchison recommended covering this as a workshop item.

Christine Solman inquired on the driveway; 15 foot right of way and 24 foot wide driveway. Mr. Haney answered that the 15 foot right of way was in the deed, came with the property, will be replacing with a 24 foot wide driveway.

Mr. Haney stated there will be one correction that will be on the final plan, the power line will be under ground. Amanda Jandreau confirmed with Mr. Haney that all utilities will run under ground and then attach to a pole. Mr. Haney stated he has a lease with the railroad for a power line and sewer line and can connect with water on the City site.

Chairman Bagley stated that dimensions for site 9 need to be on the final plans.

Eric Hitchcock commented that Mr. Haney needs to check with DEP on requirements for walking paths. Mr. Haney stated that DEP is satisfied with the plans as drawn. Steve Wentworth commented that it would be nice to have a path along the waterfront with the riverfront development.

Chairman Bagley requested from Mr. Haney to put the total development area on the plans for the record.

Chairman Bagley asked CEO Murchison if there were any other outstanding issues. CEO Murchison confirmed there was not.

CEO Murchison stated the Board could approve with the conditions of a survey and stormwater plan plus pending review of the Ordinance.

Steve Wentworth made a recommendation to get City Council approval first and then address the application. Mr. Wentworth also recommended a workshop on the Ordinance, send changes to the City Council for approval and then Mr. Haney can start the project in the spring.

Dave Corriveau moved to approve the site design as presented; seconded by Frank McElwain.

Amanda Jandreau questioned if the motion should be amended contingent on the site survey and stormwater erosion control plan.

Dave Corriveau amended his motion to approve site design with conditions of a site survey and stormwater and erosion control plan; seconded by Frank McElwain.

Frank McElwain commented that he does not take this lightly. It is obvious that the requirements need adapting. It's a unique site that would be dramatically improved by Mr. Haney's proposal. Mr. McElwain doesn't want to stand in the way of this project.

Steve Wentworth commented that the plan is close with some adjustments from the City Council for dimensions, can make it work, but the Planning Board is standing on a slippery slope making decisions on emotions instead of the City Code. It could work and be a nice addition, but he needs to stick to the Ordinance. The plan does not fit the Ordinance without the City Council making adjustments. There are potential liabilities to leaving the format the Planning Board is supposed to follow. Mr. Wentworth stated that he will vote in the negative.

Dave Corriveau commented that they need to focus on timing, the developer would like to have an opening in the spring. If the process is delayed another thirty to forty five days he won't have a window to complete the project. Mr. Haney may have a change of heart and may walk off. Mr. Corriveau stated he would not want to be the ones responsible for missing out on a campground in Caribou.

Discussion.

Roll call vote.

Steve Wentworth – No; Frank McElwain – Yes; Amanda Jandreau – Yes; Christine Solman – No; Dave Corriveau – Yes; Eric Hitchcock – No; Dan Bagley – No.

Motion fails.

Chairman Bagley stated the Board will still continue with a working session and changes to the Ordinance.

VI. Goals and Priorities

a. Schedule working session for Comprehensive Plan Update work session. – CEO Murchison stated that proposed land use and proposed zoning needs to be addressed. The Land Use Study is still being conducted, will introduce on the 23rd.

VII. Staff Report: CEO Murchison -

a. Chair Bagley signed Aroostook Renewable LLC. reassignment for ENGIE on behalf of Caribou Planning Board – This was a great company to work with. Site improvements this month, solar array in 2022 in the spring on the Dow Siding Road.

b. Flat Ground Road LLC is withdrawing the River Run Subdivision, the property is sold – Mr. Rioux is happy with the outcome.

c. Demolition of 37 Home Farm Road – Received a couple of estimates for demolition using the State of Maine Dangerous Buildings statute. The City doesn't own the property and the building is collapsed, so it is a civil matter which requires court action.

d. Riverfront Redevelopment Committee Draft Ordinance – Looking at a City Council Public Hearing on September 20th. CEO Murchison heard from neighbors interested in cleaning things up. There are also people from the business sector in town that want to be involved on the Committee.

e. Caribou Trailer Park – A trailer moved out last week, a couple of units abandoned and a couple of folks thinking they will stay. Sending out reminders that their last day is November 17th. One moved out with permission of the owner and the trailer is being scrapped and recycled. Another is eligible, but prices have doubled.

VIII. Adjournment – Frank McElwain moved to adjourn at 7:38 pm; seconded by Steve Wentworth.

Roll call vote.

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

Motion carries.

Respectfully Submitted,

Amanda Jandreau
Planning Board Secretary

AJ/dl



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Caribou Planning Board Work Session Minutes Thursday, September 23, 2021 @ 5:30 pm City Council Chambers

Members In Attendance: Dan Bagley, Amanda Jandreau, Steve Wentworth, Eric Hitchcock, Dave Corriveau and Frank McElwain

Members Absent: Christine Solman

Others in Attendance: Ken Murchison –CEO/Zoning Administrator and Denise Lausier – Executive Assistant to City Manager

Tom Ayer, Councilor Liaison – Absent

I. Call Meeting to Order, Determine Quorum – Chairman Dan Bagley called the meeting to order at 5:44 pm. A quorum is present.

II. New Business

a. Review proposed Amendments to Section 13-706 Campground and or Recreational Vehicle Park of Caribou Code. – Chairman Bagley stated the purpose of the Work Session is to discuss potential changes to Ordinances as they relate to campgrounds. Being a Work Session, no final decisions can be made, only discussion. Can draft up changes to address at the next meeting.

Steve Wentworth suggested to take out the requirement of screening from the roadway; it's not a State requirement. Chairman Bagley asked about perhaps just softening at the discretion of the Planning Board. Amanda Jandreau commented that since campgrounds are now allowed in the R-2 zone, should consider screening. Steve Wentworth stated that campgrounds don't fit into the R-2 zone which is multi-family buildings. Mr. Wentworth suggested a whole new zone from River Bend up Water Street for recreational and fun activities. Discussion on campgrounds in the R-2 zone.

Steve Wentworth questioned the requirement of screening of rivers. Chairman Bagley stated that has been taken out.

Eric Hitchcock recommended to leave screening for the road or feels it would be setting up for other problems. Some restrictions keep peace with neighbors.

Under *Section 2*, Steve Wentworth proposed to eliminate screening requirements. Chairman Bagley, Eric Hitchcock and Dave Corriveau wanted to keep screening requirements.

Amanda Jandreau asked if cabins would need to be screened from the road. Eric Hitchcock proposed requiring screening in R-2 but no screening in R-3.

Chairman Bagley commented that there is a State minimum written for R-3 and not R-2 under *A General 1*. It has a different set of setbacks for R-2 than R-3.

Steve Wentworth proposed overnight cottages could be added in with this part of the Ordinance, it comes under the licensing of DHHS. The Board agreed. (Title to be: *Campground and/or Recreational Vehicle Park and Overnight Cabins.*)

Discussion on separate setbacks for boundary lines in the R-2 versus the R-3 zone. The 25 ft setback comes from DHHS rules. Amanda Jandreau proposed 25 ft setbacks for both park boundary line and property boundary lines. Board consensus. Eric Hitchcock said if the State's Chapter 205 is referenced in the rules, we would be covered.

Amanda Jandreau said in adding cabins, should set density rules and size of cabins. CEO Murchison stated he needs to research on cabins for language.

Discussion on *Section 3*. Board consensus was to eliminate second and third sentences.

Discussion on *Section 4* on density. Board consensus was to leave as is.

Discussion on *Section 5* on minimum frontage.

Discussion on cabins and what defines a cabin. CEO Murchison stated that they need a definition for cabins and Shoreland Zoning will take care of the rest.

Discussion on *Section 6*. Steve Wentworth recommended to strike this section, they are not allowed anytime of year. Amanda Jandreau agreed. Board consensus was to take out "*within Resource Protections District or*".

Section 7 – keep as is.

Section B. Parking and Circulation is word for word from DHHS regulations. Keep as is.

Section C. Health and Safety. Discussion. #1 is regulated by the State, Board consensus was to delete #1. Board consensus was also to delete #2 & #3 as well and state: "*shall meet all minimum requirements of Section 205 requirements of the State.*"

Section D. Planning and Review. Discussion. Add "*stormwater runoff plan*" on #2 with "*soil erosion and sedimentation control plan shall be submitted.*" Board consensus, soil erosion and sedimentation control plan doesn't need to be engineered but needs to be submitted.

CEO Murchison will work on amendments and send out to the Board to review. Set Public Hearing date at the next meeting on October 14th.

CEO Murchison will also get a definition for cabins from DHHS. Frank McElwain commented that cabins may not fit in with campgrounds and RV's. Amanda Jandreau added they need to modify the Land Use Table to add cabins.

III. Consider setting a Public Hearing date for amendments to Section 13-706 Campground and or Recreational Vehicle Park of Caribou Code. – No public hearing date was set.

IV. Adjournment – Meeting adjourned at 7:47 pm.

Respectfully Submitted,

Amanda Jandreau
Planning Board Secretary

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 10-144 DEPARTMENT OF HEALTH AND HUMAN SERVICES Chapter 205: RULES RELATING TO CAMPGROUNDS

and the following (in case of possible conflict, the stricter rule shall apply). For the purposes of this Section "RV" shall ~~include~~include travel RV, pick-up coach, motor home, camping trailer, dependent RV, and self-contained RV.

A. General.

~~1.1.~~ 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 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.

~~2.2.~~ Sites in the R-2 district 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. No screening required in the R-3 District.

~~3.3.~~ 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.~~ Bunkhouses that are part of a licensed campground or recreational camp are not considered lodging places. For further information regarding Lodging Places see 10-144 DEPARTMENT OF HUMAN SERVICES BUREAU OF HEALTH DIVISION OF HEALTH ENGINEERING Chapter 206 RULES RELATING TO LODGING ESTABLISHMENTS.

~~5.4.~~ 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

B. Minimum lot sizes.

1. 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 50 feet.

62. 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.

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

a. ~~a-~~ Be on the site for fewer than 180 consecutive days.

b. ~~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. ~~e-~~ Meet the permit requirements of elevation and anchoring requirements for "manufactured home" in Flood Hazard Area regulations 13-606. H. a & b.

BC. 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. **Roads and streets:** All parking areas shall be provided with safe and convenient vehicular access from

abutting public streets or roads to each R.V. site. Alignment and gradient shall be properly adapted to topography.

a. **Surfacing and maintenance:** Surfacing and maintenance shall provide a smooth, hard and dense surface which shall be well drained.

b. **Access to sites:** Access to R.V. sites shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets.

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 10-144 DEPARTMENT OF HUMAN SERVICES A-CMR-Chapter 205 RULES RELATING TO CAMPGROUNDS and the Maine Subsurface Wastewater Disposal Rules 144A CMR 241 "State of Maine Subsurface Wastewater Disposal Rules". All RV sites shall be equipped with water and sewage 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 required.~~

D. Planning and Review.

1. Roads, parking, sites, and required facilities shall be planned in accordance with the basic principles outlined 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" may be allowed to serve up to twenty (20) campsites.

2. ~~BA est management practices shall be employed for~~ soil erosion and sedimentation control ~~plan and a Storm Water Runoff Plan~~ 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 tolerant to existing and proposed site conditions, and blending compatible with existing natural vegetation should be selected to provide screening and shelter. ~~to tolerate existing and proposed site conditions, and blending 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.

(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 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, 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.
 - I. The proposed use will be compatible with existing uses in the neighborhood, with respect to hours of operation^[DB1]^[DM2].
 - J. 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 proposed use will comply with applicable grading, drainage and other development standards.
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 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^[DM3] Zoning Definitions

Section 13-900 Definitions^[DM4]

Home Occupation: An occupation or profession that is conducted for financial gain on a dwelling site or in the associated dwelling unit by a member of the family residing in the unit, 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 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 Occupation to engage in the business of day care and other group activities and encourage this type of Home Occupation to draw clients/customers from their immediate neighborhood. [DB5][DM6][DB7][DM8]
 - C. Guide certain business activities that are not compatible with neighborhoods to other, more appropriate commercial zones. [DB9][DM10]
 - D. Safeguard peace, quiet, and domestic tranquility within all residential neighborhoods. Protect residents from the adverse effects of noise, nuisance, traffic, fire hazards, and other possible business uses that create significant impacts on a neighborhood.
 - E. Provide a means to regulate and enforce Home Occupations
2. *Scope.* All Home 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 by the Planning Board.
4. *Permit Required.* All home occupations shall obtain annually a Home Occupation Permit from the Code Enforcement Officer.
5. *Home Occupation Standards.* All Home Occupations shall comply with the following standards at all times:
 - A. *Bona Fide Resident.* The Home Occupation business shall be owned and operated solely by a bona fide resident of the home. If the applicant for a Home Occupation license rents or leases the property wherein the 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 shall be clearly secondary and incidental to the primary use of the dwelling unit.
 2. The 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 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 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 must be in either the side or rear yard areas. [DB11]

C. Employees [DB12]. No more than one full-time or full-time equivalent nonresident [DB13] [DM14] may be employed, volunteer, or work on the premises where the Home Occupation business is located.

D. Business Vehicles and Parking

1. All business-related vehicles that park at the location of the Home Occupation 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.* The Home Occupation shall conform with all fire, building, plumbing, electrical, and all other City, County, State, and Federal codes. [DB15]

H. *Neighborhood Disruptions Not Permitted.* The Home Occupation shall not interfere or disrupt the peace, quiet, and domestic tranquility of the neighborhood. The Home Occupation shall not create, 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 businesses must also comply with the qualifications outlined below. If a business cannot fully comply with all of the Category I Qualifications set forth below, the applicant may pursue approval as a Category II Home Occupation through the conditional use permit process (section 7 below).

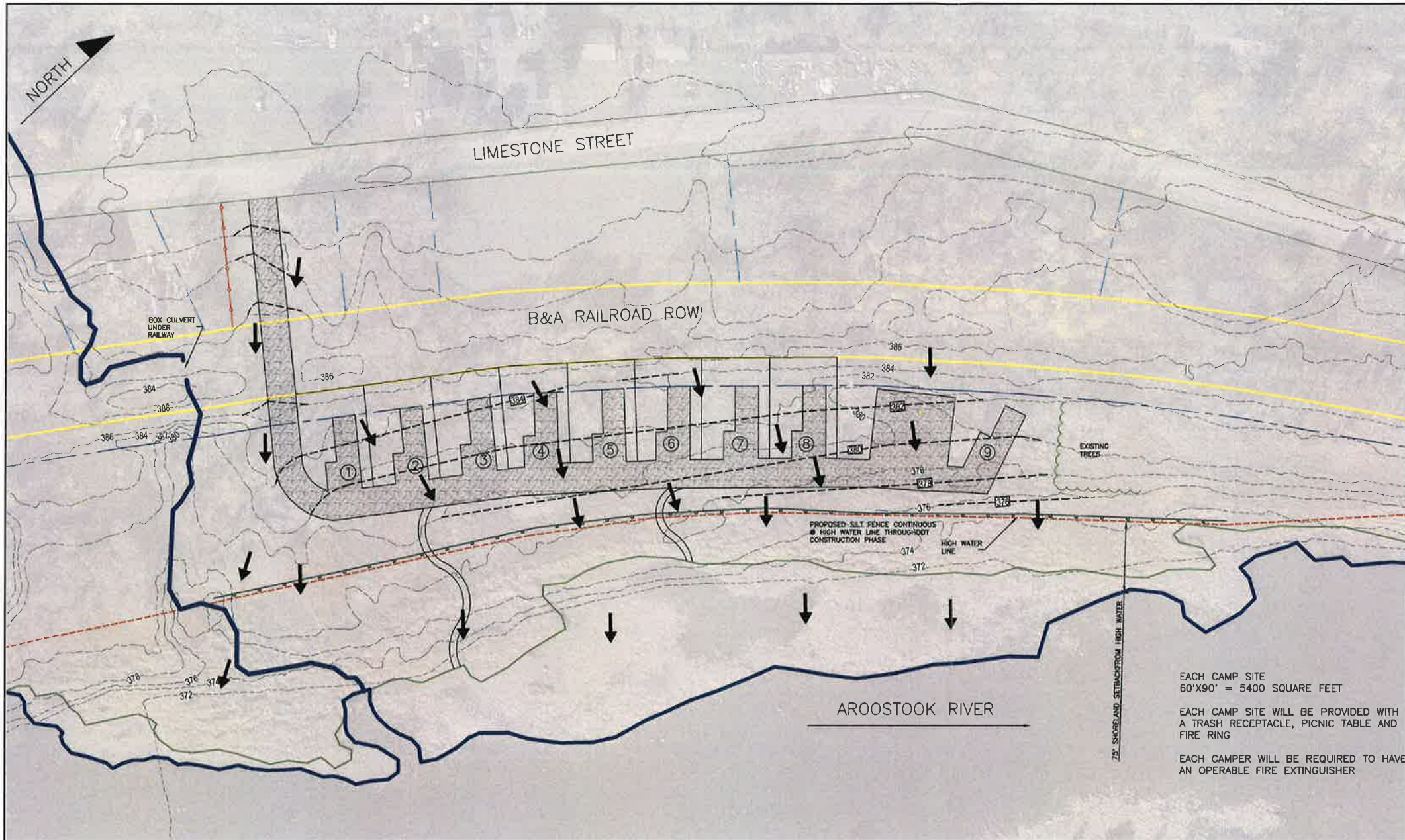
- A. *Hours.* No visitors in conjunction with the Home Occupation (clients, patrons, employees, volunteers, students, pupils, etc.) shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- B. *Traffic.* Vehicular traffic from business-related visitors and customers shall not exceed that which normally and reasonably occurs for a home in the neighborhood.

1. The Home Occupation shall be limited to no more than two business-related visitors or customers per hour, 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 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 dwelling unit shall be utilized for the Home Occupation. No businesses can operate outside of the primary residential structure, unless otherwise approved by the Planning Board for outside activities.^[DB16]
- D. *Child Day Care and Other Child Group Activities.* Conduct of Child Day Care and Other Child Group Activities (e.g., dance schools, preschool, music classes, etc.) shall not exceed eight children at any one time. A maximum of eight students/children are permitted per day^[DB17]^[DM18] in accordance with State of Maine licensing requirements.
- E. *Elderly Day Care.* Conduct of Elderly Day Care businesses shall not exceed the care of two elderly persons that are 60 years of age or older for more than 12 hours per day. Any Elderly Day Care that exceeds two individuals 60 years of age or older, or more than 12 hours per day of operation is considered a Category II Home Occupation, which shall be reviewed and approved by the Planning Board.
7. *Category II, Conditional Use Permit Required.* If a 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 Permit. In addition, any application proposing two or more Home 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 Occupations comply with city ordinances. The following standards or business types shall be reviewed by the Planning Board for approval.
- A. *General.* In addition to any conditions established by the Planning Board at the time of its review, all Category II Home Occupations must comply with the following:
1. All Category II Home Occupation uses shall be conducted only from property with a single-family dwelling.
 2. Proposed uses may be determined to be appropriate as Home Occupations only if they are judged to be compatible with residential neighborhoods by the Planning Board conditional use review
 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."

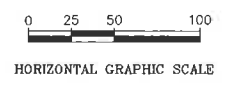
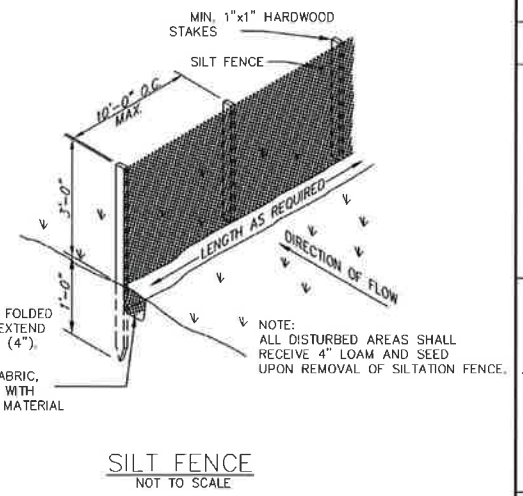
- B. *Child Day Care.* The following items indicate maximum limits that may be granted by the Planning Board when a child day care is expected to exceed eight children per day:
1. A maximum of 16 children is permitted at any one time.
 2. A maximum of 18 children is permitted per day.
 3. These numbers 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 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 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 [DB19][DM20]
 - a. A Traffic Plan that has been reviewed and approved by the 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. [DB21][DM22]
 - 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 is conducted.
 - e. No child group activities falling under a Category II Home Occupation may be established within 300 feet of another group child activity, Category II Home Occupation use, as measured from property line to property line [DB23][DM24]
- D. *Business Not Conducted Within a Home.* For any Home Occupation that proposes or conducts business activities within an outbuilding, accessory building, attached or detached garage, 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, 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. [DB25][DM26]
- E. *Dangerous Home Occupations.* Any home occupation using explosives, incendiary products and devices, flammable, or hazardous chemicals [DM27] beyond reasonable household quantities⁸.
- 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 hospital or veterinary service, except in the R-3 zone with a Category II, Home Occupation 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. [DB28][DM29]
- E. Stable, kennel, 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. [DB30][DM31] 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.
- 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 exceeds 24 per day. [DB32][DM33]
- J. Bed and breakfast facilities. (regulated under separate rules – see Section 13-700



- LEGEND**
- PROPERTY LINE
 - RAILROAD RIGHT OF WAY
 - 25' SET BACK FROM R.O.W.
 - HIGH WATER LINE
 - WATER
 - SHORE LINE
 - PROPOSED EROSION CONTROL BARRIER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - STORMWATER FLOW DIRECTION
 - PROPOSED FENCE
 - PROPOSED TREELINE
 - PROPOSED GRAVEL



FABRIC SHALL BE FOLDED AT BOTTOM AND EXTEND WIDTH OF TRENCH (4").

AFTER PLACING FABRIC, BACKFILL TRENCH WITH ORIG. EXCAVATED MATERIAL

GENERAL NOTES

- EROSION AND SEDIMENTATION CONTROL PLAN**
- THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED PROJECT. THIS PLAN IS BASED ON STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE 2016 ONLINE VERSION OF THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- GENERAL CONSTRUCTION DETAILS**
- THE EQUIPMENT ANTICIPATED TO BE USED FOR CONSTRUCTION MAY INCLUDE THE FOLLOWING: BACKHOE, BULLDOZER, LOADER, TRUCKS, COMPACTOR, AND GRADER. INTENSIVE ON-SITE EROSION CONTROL METHODS WILL BE UTILIZED. THE FOLLOWING METHODS WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ADJUTING LANDS:
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA WILL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS OF EXPOSURE OF SOIL. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE AT A MINIMUM THE APPLICATION OF WOOD FIBER MULCH AT A RATE OF 75-90 LBS PER 1000 SF BY THE NET APPLICATION METHOD AS OUTLINED IN THE CONTRACT SPECIFICATIONS. WITHIN 75 FEET OF WETLAND AREAS (INCLUDING LAKES AND STREAMS), APPLY MULCH WITHIN 48 HOURS, OR PRIOR TO ANY STORM EVENT, WHICHEVER IS FIRST.
 - PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILT FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. SILT FENCE SHALL ALSO BE INSTALLED AT THE DOWNHILL LIMIT OF THE BASE OF SOIL STOCKPILES.
 - TEMPORARY SILT CONTROL RISERS SHALL BE INSTALLED AT ALL EXISTING CULVERT/STORM DRAIN INLET LOCATIONS. SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP C-2.
 - ALL SILT FENCE/ TEMPORARY SEDIMENT CONTROL MEASURES WILL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS, FOLLOWING ANY SIGNIFICANT RAINFALL (1/2 INCH OR MORE) OR SNOW MELT, OR DAILY DURING PROLONGED RAINFALL. ALL DAMAGED SILT FENCE WILL BE REPAIRED AND/OR REPLACED IMMEDIATELY. TRAPPED SEDIMENT WILL BE REMOVED BEFORE IT HAS ACCUMULATED TO ONE HALF OF THE INSTALLED SILT FENCE HEIGHT. SILT FENCE NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION WILL ALSO BE REPAIRED AND/OR REPLACED AS NECESSARY. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE INCORPORATED INTO THE EXISTING GRADE, SEEDING AND MULCHED.
 - REMOVAL OF SILT FENCE / TEMPORARY SEDIMENT CONTROL MEASURES SHALL OCCUR WITHIN THIRTY (30) DAYS OF PERMANENT STABILIZATION.
 - TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL STORM DRAIN INLETS AND OUTLETS AS SHOWN ON THE CONTRACT DRAWINGS. SEE ALSO MAINE EROSION AND SEDIMENTATION CONTROL BMP H-1, H-2.
 - ALL DITCH BASES TO BE SEEDING SHALL ALSO BE LINED WITH EROSION CONTROL MESH TO STABILIZE THE DITCH CHANNELS UNTIL VEGETATION IS ESTABLISHED. STONE CHECK DAMS AND TEMPORARY MULCHING WILL BE USED TO STABILIZE ANY SECTION OF ROUGH GRADED DITCH THAT WILL NOT BE FINAL GRADED AND PERMANENTLY STABILIZED WITHIN THE NEXT SEVEN (7) DAYS.
 - NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING WITHIN SEVEN (7) DAYS OF THE FORMATION OF THE STOCKPILE. NEAR WETLAND AREAS (INCLUDING LAKES AND STREAMS), SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 24 HOURS OF THE FORMATION OF THE STOCKPILE. UPHILL OF STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES. SIDE SLOPES OF TOPSOIL STOCKPILES SHALL NOT EXCEED 2:1.
 - THE EXPOSED AREA SHOULD BE LIMITED TO THAT IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS:
- UPON COMPLETION OF SITE CONSTRUCTION, ALL AREAS PREVIOUSLY DISTURBED WILL BE TREATED AS STATED BELOW. THESE AREAS WILL BE CLOSELY MONITORED BY THE CONTRACTOR UNTIL SUCH TIME AS A SATISFACTORY GROWTH OF VEGETATION IS ESTABLISHED.
- LOAM WILL BE SPREAD OVER ALL DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH OF 4 INCHES.
 - ALL EXPOSED SURFACES NOT TO BE FINAL GRADED FOR THIRTY (30) DAYS OR MORE SHALL BE SEEDING WITH WINTER RYE, OATS, ANNUAL RYEGRASS, OR SUDANGRASS PERENNIAL, DEPENDING ON THE TIME OF YEAR. SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP A-3 FOR DETAILS AND SPECIFICATIONS.
 - AGRICULTURAL LIMESTONE AND FERTILIZER WILL BE INCORPORATED INTO THE SOIL PRIOR TO SEEDING. SEE THE CONTRACT SPECIFICATIONS FOR DETAILS.
 - DISTURBED AREAS WILL BE SEEDING AT THE RATE OF 3 LB PER 1000 SF. SEE THE CONTRACT SPECIFICATIONS FOR SEED MIX.
 - SEEDING WILL BE COMPLETED BETWEEN THE DATES OF MAY 1 AND SEPTEMBER 15. IRRIGATION MAY BE REQUIRED DURING THE PERIOD OF JUNE 1 TO AUGUST 15.
 - AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDING SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.
 - HAY MULCH WILL BE APPLIED AT THE RATE OF 75-90 LBS PER 1000 SF. MULCH SHALL BE ANCHORED WITH BIODEGRADABLE NETTING ON STEEP SLOPES (7:1 OR GREATER) AND ON AREAS WITHIN 100 FEET OF LAKES, STREAMS, AND WETLANDS. EROSION CONTROL MIX CAN BE USED ON SLOPES BETWEEN 3:1 AND 2:1. SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP D-1 AND THE CONTRACT SPECIFICATIONS.
 - ALL MULCHES SHALL BE INSPECTED PERIODICALLY, PARTICULARLY AFTER RAINFALL. IF LESS THAN 90% OF THE DISTURBED AREA IS COVERED, ADDITIONAL MULCH WILL BE SPREAD.
 - ALL SEDIMENT CONTROL STRUCTURES WILL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85% OF THE AREA IS VEGETATED WITH VIGOROUS GROWTH.

FALL/WINTER SEEDING AND STABILIZATION

- SEE MAINE EROSION AND SEDIMENTATION CONTROL BMP A-3 FOR DETAILS ON THE FOLLOWING:
- BY SEPTEMBER 1-
- ALL GRASS-LINED DITCHES AND CHANNELS WILL BE CONSTRUCTED AND STABILIZED. ALL SLOPES GREATER THAN 7:1 TO BE VEGETATED WILL BE SEEDING AND MULCHED (PAST SEPTEMBER 15, MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 20:1, AND HEAVY GRADE MATS AND BIODEGRADABLE NETTING SHOULD BE USED IN CONJUNCTION ON SLOPES GREATER THAN 12:1 AND ON SIDE SLOPES OF DITCHES). IF THIS IS NOT COMPLETED, THEN:
- BY OCTOBER 1-
- SOD WILL BE PLACED IN ALL DITCH CHANNELS WHERE VEGETATION HAS NOT BEEN ESTABLISHED. SOD WILL EXTEND TO A HEIGHT OF ONE FOOT ABOVE DITCH CHANNEL BOTTOM. ALL SLOPES GREATER THAN 7:1 WILL BE SEEDING TO A WINTER COVER CROP OF RYE AT A RATE OF 3 LBS PER 1000 SF. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, OR IF SOD IS NOT PLACED IN THE APPROPRIATE DITCH CHANNELS, THEN:
- BY NOVEMBER 1-
- THE DITCH WILL BE LINED WITH STONE RIPRAP. THE SLOPE WILL BE COVERED WITH EROSION CONTROL MIX OR STONE RIPRAP, OR, ALTERNATIVELY, THE DISTURBED SOIL WILL BE MULCHED AT THE WINTER RATE AND ANCHORED PROPERLY.
- BY NOVEMBER 15-
- THE DISTURBED SOIL WILL BE MULCHED AT THE WINTER RATE AND ANCHORED PROPERLY.
- THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 TO APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. THE EXPOSED AREA WILL BE LIMITED TO THAT IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THOSE AREAS THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
 - HAY MULCH WILL BE APPLIED TO A DEPTH OF 4 INCHES (150 LBS PER 1000 SF).
 - AFTER EACH DAY OF FINAL GRADING, ANY DISTURBED AREA WILL BE STABILIZED WITH ANCHORED MULCH OR EROSION CONTROL MESH. NO GROUND SURFACE SHOULD BE VISIBLE THROUGH THE MULCH.
 - SOIL STOCKPILES WILL BE MULCHED AT WINTER RATES WITHIN 24 HOURS OF STOCKING AND REESTABLISHED PRIOR TO RAIN OR SNOWFALL. NO STOCKPILES WILL BE PLACED WITHIN 100 FEET OF LAKES, STREAMS, WETLANDS, OR OTHER NATURAL RESOURCES.
- MONITORING PROGRAM**
- SEDIMENTATION AND EROSION CONTROL STRUCTURES WILL BE INSPECTED WEEKLY BY THE CONTRACTOR, AND ALL STRUCTURES DAMAGED BY CONSTRUCTION EQUIPMENT, VANDALS, OR THE ELEMENTS WILL BE REPAIRED IMMEDIATELY. FOLLOWING RAINSTORMS AND DURING RUNOFF EVENTS, THE SITE AND ALL STRUCTURES WILL BE INSPECTED FOR EROSION AND DAMAGE. ALL DAMAGED STRUCTURES WILL BE REPAIRED AND/OR ADDITIONAL EROSION CONTROL STRUCTURES WILL BE INSTALLED PRIOR TO CONTINUING THE CONSTRUCTION.
- FOLLOWING THE FINAL SEEDING THE SITE WILL BE INSPECTED TO ENSURE THAT THE VEGETATION HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT, WITH FOLLOW-UP INSPECTIONS, IN THE EVENT OF ANY UNSATISFACTORY GROWTH.
- AFTER THE PROJECT AREA HAS STABILIZED, THE CONTRACTOR SHALL REMOVE ALL SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL MEASURES. IMPLEMENTATION AND MONITORING OR EROSION CONTROL MEASURES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNDER THE SUPERVISION OF THE PROJECT ENGINEER AND THE INSPECTOR FOR AVEST ENGINEERING.
- HOUSEKEEPING AND INSPECTION**
- THE CONTRACTOR IS TO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP) MANUAL OCTOBER 2016 FOR GUIDELINES AND DOCUMENTATION.

NO.	DATE	FOR REVIEW	DESCRIPTION
1	09-14-2021	AS	SM
		BY	CC'D

TROY HANEY
236 VAN BUREN ROAD
CARIBOU, MAINE
04736

KACIE'S PLACE
CAMPGROUND
1247/154 LIMESTONE
STREET
CARIBOU, MAINE
04736

SHEET TITLE	
STORMWATER PLAN	
DRAWN BY	DATE
AS	SEPT, 2021
CHECKED BY	PROJECT #
SMM	210901
PROJ. ENG.	ARCHIVE #
SMM	
SHEET NUMBER	
C1	
SHEET 1 OF 1	

**NOT FOR
CONSTRUCTION
PRELIMINARY
PLANS**

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



MEMO

TO: Mayor Smith and Caribou City Council
FROM: Code Enforcement Department
RE: Next round of dangerous properties
DATE: September 20, 2021

Re: Dangerous Buildings 2022

Exhibit A: Updated listing of Dangerous Properties and Nuisance Property priorities

It was requested of City Staff to compile a list of five dangerous properties and two nuisance properties for our next round of Blight actions. Many of the properties listed will be potentially tax acquired and so may be more easily actionable, so one alternate property has been offered in each category, Dangerous Building or Nuisance Property. Listed Below are the prioritized properties for City Council consideration.

Dangerous Buildings

- 7 Hillcrest Avenue
- 24 Park Street
- 28 Goldfrank Drive
- 96 Main Street
- 248 Baird Road

Alternate: 56 Crosby Street

Nuisance Properties

- 15 Prospect Street
- 6 Midland Street

Alternate: 375 Belanger Road

Please see attached the Tax information Sheet and Property Cards for the properties comprising the updated list of Dangerous Properties prioritized for 2022.

Best regards,


Kenneth Murchison

City of Caribou CEO/Zoning Administrator

CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736



MEMO

TO: Mayor Smith and Caribou City Council
FROM: Code Enforcement Department
RE: Full dangerous properties list
DATE: October 4, 2021

Exhibit A: Comprehensive listing of Dangerous Properties and Nuisance Property City wide

It was requested of City Staff to compile a full list of dangerous and nuisance properties. Staff were able to utilize the 2020 Blight data to sample those properties of greatest concern, see attached listing.

Our initial Blight data featured over 3300 entries, from this we sampled the score rating from zero to 60 (sample size 378) and then finally the zero occupancy (sampling size 172) that when reviewed totaled 69 properties.

Not every property listed is considered dangerous however each property is considered to be extremely blighted and potentially dangerous.

Best regards,


Kenneth Murchison

City of Caribou CEO/Zoning Administrator

OBJECTID	ADDRESS	Name	NOTES	Zone
	3240 655 West Presque Isle Road	001-013-C	Abandoned Building	R-3
	730 1177 East Presque Isle Road	002-011-A	Abandoned Buildings	R-3
2190	1270 Presque Isle Road	002-040	Abandoned/Dangerous Buildings	R-3
2184	1215 Presque Isle Road	002-047	Abandoned/Dangerous Buildings	R-3
	637 151 East Green Ridge Road	003-018-A	Abandoned Trailer	R-3
	271 96 Main Street	005-006	Dangerous Buildings	R-3
2156	910 Presque Isle Road	005-021	Vacant Commercial	R-C2
1150	46 Hardison Road	005-058-A	Abandoned Building	R-3
1542	10 Mitchel Road	007-047	Abandoned Building	R-3
	838 396 For Farified Road	008-036	Abandoned Ag Building	R-3
1082	406 Grimes Road	009-042-A	Property Maintenance	R-3
1090	636 Grimes Road	009-069	Abandoned Buildings	R-3
1091	652 Grimes Road	009-071	Dangerous Building	R-3
1395	97 Lombard Road	010-010	Abandoned Building	R-3
3300	279 Woodland Road	010-022	Abandoned Building	R-3
3288	88 Woodland Road	010-032-A	Abandoned RV Trailer	R-1
2103	22 Powers Road	011-007-A	Abandoned Building	R-3
	27 411 Acces Highway	012-025-B	Mobile Home	R-3
	29 463 Acces Highway	012-026	Mobile Home	R-3
1034	271 Grimes Mill Road	012-054	Abandoned Buildings	R-3
1015	42 Grimes Mill Road	012-071	Abandoned Building	R-3
2704	790 Sweden Street	013-035-V	Abandoned Buildings	R-3
2151	602 Powers Road	014-018	Sheds	R-3
2827	529 Van Buren Road	014-044-A	Dangerous Building/Burnt	R-3
1669	269 Madawaska Road	015-009-A	Dangerous Building	R-3
	274 89 Belyea Rod	015-029	Abandoned House and Barn	R-3
1697	248 Baird Road	015-046-D	Multiple Violations	R-3
	76 903 Acces Highjway	015-067-B	Sheds	R-3
	78 914 Access Hghway	015-069	Sheds	R-3
2863	898 Van Burn Road	016-010-B	Abandoned Buildings	R-3
2860	860 Van Buren Road	016-010-C	Dangerous Building/Colapsed	R-3
2871	937 Van Buren Road	017-003	Abandoned/Dangerous Buildings	R-3
2864	897 Van Buren Road	017-011	Abandoned Buildings	R-3
2856	761 Van Buren Road	017-016	Sheds	R-3
	250 366 Belanger Road	017-032-B	Foundation/Slab	R-3
	251 374 Belanger Road	017-032-D	Colapsed Quanset	R-3
	252 375 Belanger Road	017-033-C	Multiple Violations	R-3
1677	336 Madawaska Road	018-010	Abandoned Ag	R-3
3177	188 West Gate Road	018-031	Abandoned Trailer Park	R-3
3180	210 West Gate Road	018-032-A-ON	Abandoned Trailer	R-3
3178	210 West Gate Road	018-032-B	Multiple Violations	R-3
1704	759 Madawaska Road	021-011-A	Shed/Trailer	R-3
1145	44 Hardison Street	025-018	Abandoned Building	R-1
	572 56 Crosby Avenue	025-059	Colapsed Foundation	R-1
1299	59 Katahdin Avenue	025-114	Exterior Maintenance	R-1
1437	142 Lower Lyndon Street	025-149-AA	Abandoned Industrial	I-1
1434	85 Lower Lyndon Street	027-047	Abandoned Industrial	I-1
	806 28 Fontain Drive	028-095	Abandoned Building	R-1

3335 68 York Street	028-120	Abandoned Foundation	R-1
2097 10 Pond Street	029-022	Dangerous Building	R-2
3133 103 Water Street	030-039	Dangerous Building	R-2
1422 5 Lower Lyndon Street	030-059	Dangerous Building	R-2
3093 15 Prospect Street	031-009	Multiple Violations	R-2
1188 49 Herschel Street	031-014	Vacant Commercial	C-1
999 28 Goldfrank Drive	031-152	Dangerous Building	R-2
353 4 Bradely Street	032-024	Abandoned Building	R-2
2503 60 Spring Street	032-129	Dangerous Building	R-1
3536 6 Midland Street	034-030	Multiple Violations	R-2
1224 7 Hillcrest Avenue	034-051	Dangerous Building	R-1
1232 11 Hillcrest Avenue	034-065	Abandoned Building	R-1
941 19 Glendale Road	034-070	Exterior Structure	R-1
2960 15 Veronica Street	034-162	Dangeous Building	R-2
763 23 Elmwood Avenue	035-039	Multiple Violations	R-1
1979 24 Park Street	035-073	Dangerous Building	R-2
1119 28 Hammond Street	035-137	Abandoned Building	R-2
1932 38 Page Avenue	036-025	Exterior Maintenance	R-1
1250 37 Home Farm Road	036-094-F	Dangerous Building	R-1
3282 48 Woodland Road	037-024	Abandoned Building	R-1
1359 160 Limestone Street	038-107	Exterior Maintenance	R-2

CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736



MEMO

TO: Mayor Smith and Caribou City Council
FROM: Code Enforcement Department
RE: Caribou Riverfront Renaissance Committee
DATE: October 4, 2021

Re: Caribou Riverfront Renaissance Committee (CRRC)

Exhibit A: Suggested Committee Composition

It was requested of City Staff to advertise our request for Volunteers to compose a City Riverfront Renaissance Committee. The following are the staff recommendations:

The Caribou Riverfront Renaissance Committee (CRRC) shall be composed of five members of the Public to be appointed by the City Council and the initial appointments shall be as follows:

- Dan Bagley 3 years
- Mark Draper 3 years
- Jay Kamm 2 Years
- Christina Kane Gibson 2 Years
- Andrea Flannery 1 Year

The Caribou Riverfront Renaissance Committee (CRRC) ordinance includes a provision for the appointment by the Committee of an unlimited number of additional members which initially may include:

- Frank McElwain
- Steve Wentworth
- Kate McCartney
- Jan Murchison

In addition, the Committee will include five ex-officio members; one member of the City Council, three members of the City Staff, to be appointed by the City Manager, and the City Manager.

Best regards,

Kenneth Murchison
City of Caribou CEO/Zoning Administrator