



City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 493-4228
www.cariboumaine.org

Caribou Planning Board Notice of Public Hearings

Thursday, May 12, 2022, at 5:30 pm
City Council Chambers at the City Office, 25 High Street

To: Owner of Record within 500' of the proposed project property

From: Caribou Planning Board

Date: April 21, 2022

Re: The Caribou Planning Board will conduct a Public Hearing for a Home Occupation Application for 47 Meadowbrook Drive Tax Map 010-A Lot 003 Thursday, May 12, 2022, at 5:30 pm in the City Council Chambers at the Caribou City Office located at 25 High Street. The side door (nearest the bank) will be open to the public to attend the meeting.

Review: Home Occupation Application for a Personal Services Business, Paradise Aesthetics, at 47 Meadowbrook Drive. Caribou, Maine.

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

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

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

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

Interested individuals are encouraged to attend.

Best Regards,

Ken Murchison
Zoning Administrator/CEO



**City of Caribou
Site Design Review Application
Home Occupation**

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

Please print or type all information

Name of Applicant: Lindsay Paradis

Business Name: Paradise Aesthetics

Property Address: 47 Meadowbrook Dr Caribou ME 04736

City of Caribou Tax Map: 010A- Lot: 003 Zone: R-1

Applicant Information

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

Name: Lindsay Paradis Phone: [REDACTED]

Address: 47 Meadowbrook Dr E-mail: [REDACTED]

City, State, Zip: Caribou ME 04736

Name of Land Surveyor, Engineer, Architect or other Design Professionals.
(Attach list if needed, please write "N/A" if not applicable)

Phone: _____

Phone: _____

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

Ownership.

(Attach supportive legal documentation)

Do the plans require review by the State Fire Marshal Office? Yes No
(Attach Barrier Free and Construction Permits from SFMO)

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

Does the building have an automatic sprinkler system? Yes No

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

Plan Review Criteria

1. _____ A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in the property on the part of the applicant.

2. _____ Names and addresses of all abutting landowners (from assessing office).

3. _____ Copy of tax card and tax map for property with zoning designation (from assessing office)

4. _____ 1 complete set of plans, provided in Adobe Acrobat high-resolution .pdf file(s), showing the following:

- _____ a. Graphic scale and north arrow.
- _____ b. Location and dimensions of any existing or proposed easements (from deed)
- _____ c. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
- _____ d. 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.
- _____ e. Location and names of streets adjacent to the proposed development and rights-of-way (from deed).
- _____ f. Conceptual treatment of landscaping buffers, screens, and plantings.
- _____ g. Location of outdoor storage areas, fences, signage and accessory structures.
- _____ h. All proposed signage and exterior lighting including the location, size and wording of all signs and location and type of exterior lights.

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

Signature of Applicant: Julian Date: 4/1/22

13. Home Occupations.

Home occupations shall be incidental to the residential use of the property. No Home Occupation is allowed without first obtaining a Permit from the Code Enforcement & Planning Office. As of January 1, 2013 Home Occupation Site Design Review Applications shall have an initial fee of \$90.00.

Home occupations shall be allowed in any zone, and all Home Occupations activity shall be restricted to within the interior of the primary or an accessory structure, and there shall be no change in the outside appearance of the buildings or premise that shall cause the premise to differ from its residential character by use of colors, materials, construction, lighting, sounds, or noises. The Home Occupation shall be identified by no more than one free standing single or double sided yard sign or one sign on the building, no sign face to exceed two square feet in area, and

There shall be no exterior storage of materials, such as, but not limited to, trash and/or any other materials used in the Home Occupation, and

The following requirements shall be satisfactorily demonstrated to the Planning Board before a permit is issued:

- a. The home occupation shall employ only residents of the dwelling unit.
- b. The home occupation shall be carried on wholly within the principal or accessory structure.
- c. The home occupation shall not occupy more than 50% of the total floor area of the principal dwelling structure. Accessory structures used for the Home Occupation may use up to 100% of the floor area.
- d. No client or customer shall be allowed on any floor level other than the first floor ground floor level unless the structure is protected throughout with a State Fire Marshal approved sprinkler system.
- e. Objectionable noise, vibrations, smoke, dust, electrical disturbance, odors, heat, glare, or other nuisance shall not be permitted.
- f. No on street parking is allowed for clients or customers.
- g. All means of ingress and egress to and from all areas accessible to clients and customers shall be in full compliance with the requirements of the 2009 Edition of NFPA 101, Life Safety Code and the Americans with Disabilities Act.

Should all of the above conditions not be maintained on a continual basis once the permit has been issued, the Code Enforcement Officer shall rescind the permit and issue a cease and desist order to stop the non-conforming Home Occupation. Any Home Occupation operating without a current permit shall be prosecuted in District Court according to Title 30-A, MRSA §4452.

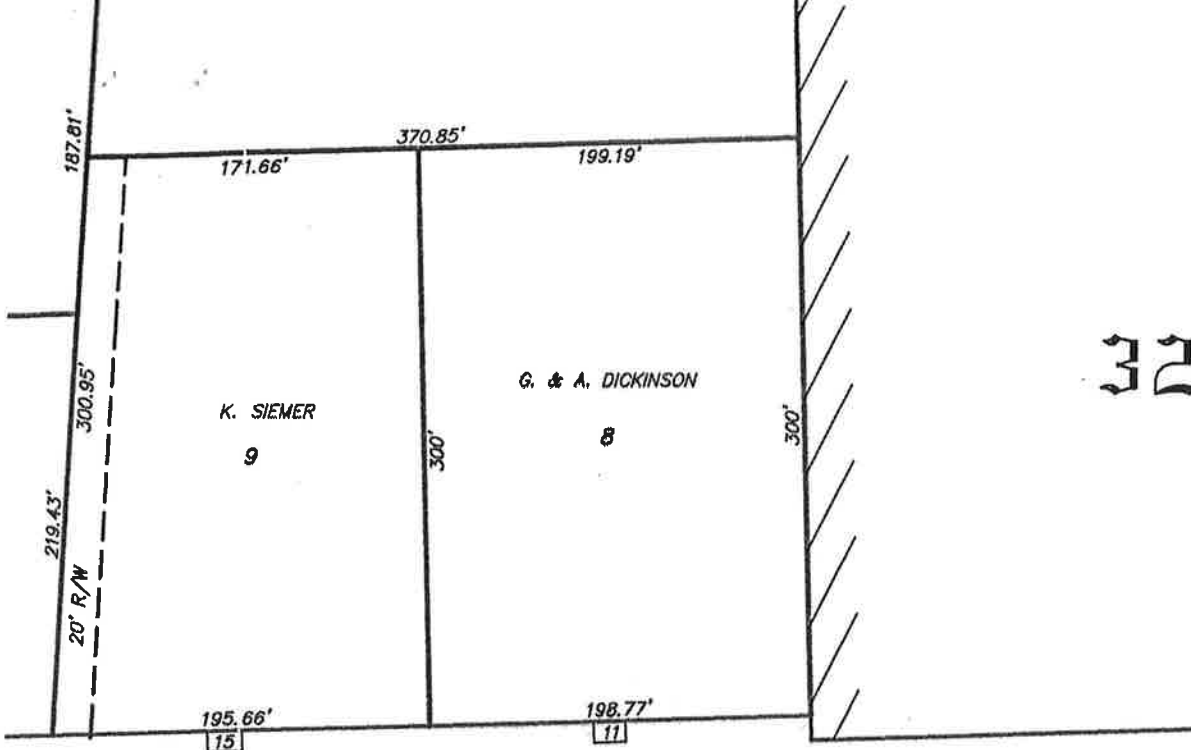
All other requirements of the Caribou Code of Ordinances apply to all Home Occupations.

14. Hotels, Motels, and Inns.

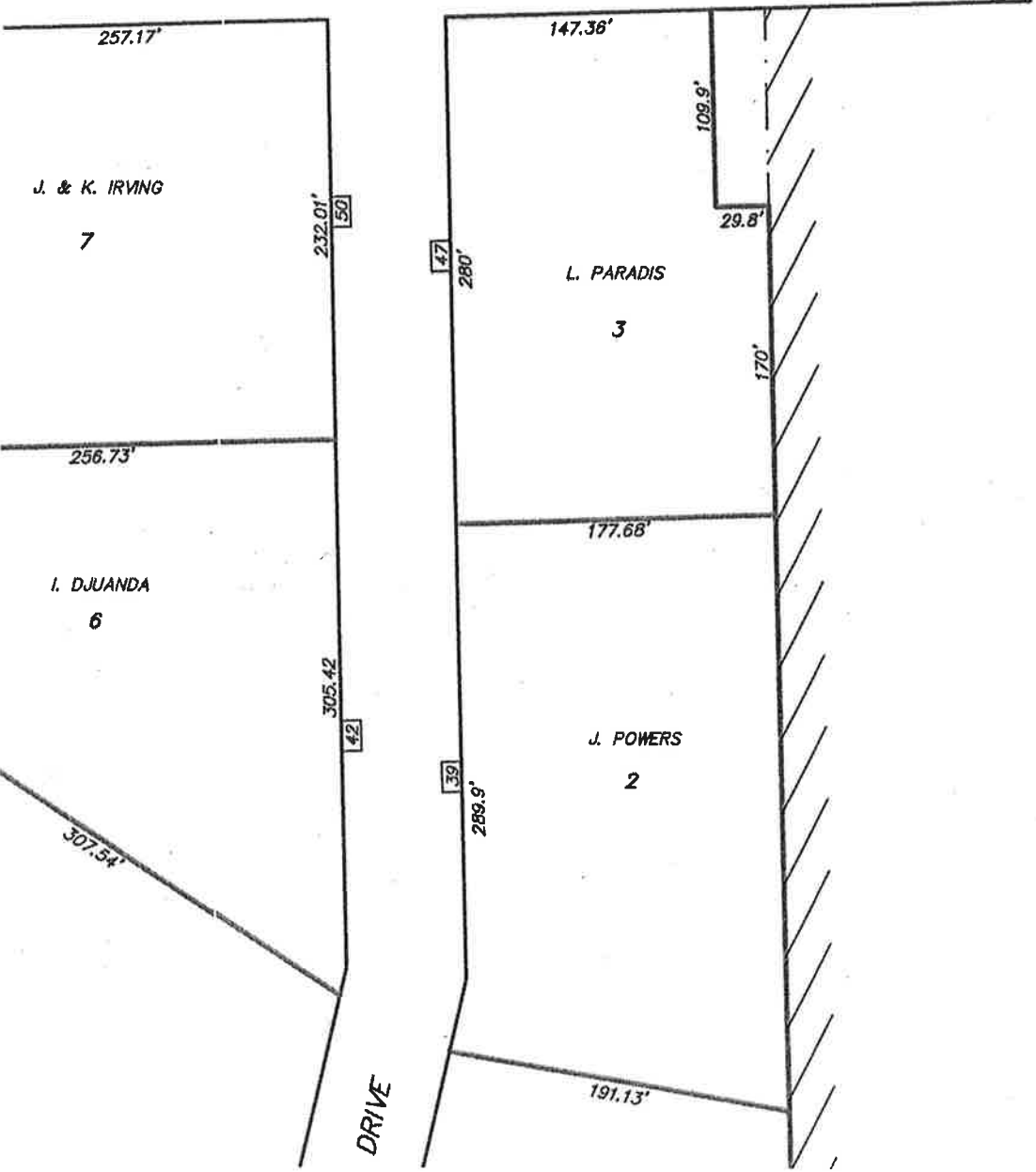
For the purposes of these Ordinances, the terms hotel, motel, and inn are used interchangeably.

- A. A green space, not less than twenty (20) feet wide, shall be maintained open and green with grass, bushes, flowers, or trees all along each side lot line, the rear lot line, the front line of such lot, except for entrance and exit driveways. The green space shall not be used for automobile parking.
- B. If cooking or eating facilities are provided in any units, each unit shall be considered a dwelling unit and the development shall meet all applicable standards for multi-family development in these Ordinances, including the residential density requirements of the appropriate District. If three (3) or more multi-family units are to be constructed within a five (5) year period the development shall be considered a subdivision and shall also be reviewed through the Subdivision Ordinance.
- C. Each unit shall contain not less than two-hundred (200) square feet of habitable floor area enclosed by walls and roof, exclusive of any adjoining portions of roofed or covered walkways. Each sleeping room shall not be less than twelve by fifteen (12x15) feet horizontal dimensions, exclusive of bath. Each unit shall include private bathroom facilities.
- D. On each lot, one apartment may be provided for a resident owner, manager, or other responsible staff person.
- E. Building construction plans shall be reviewed and approved by the Fire Chief.

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SUPERIOR DRIVE



47 Meadowbrook Drive Parardise Aesthetics Home Occupation

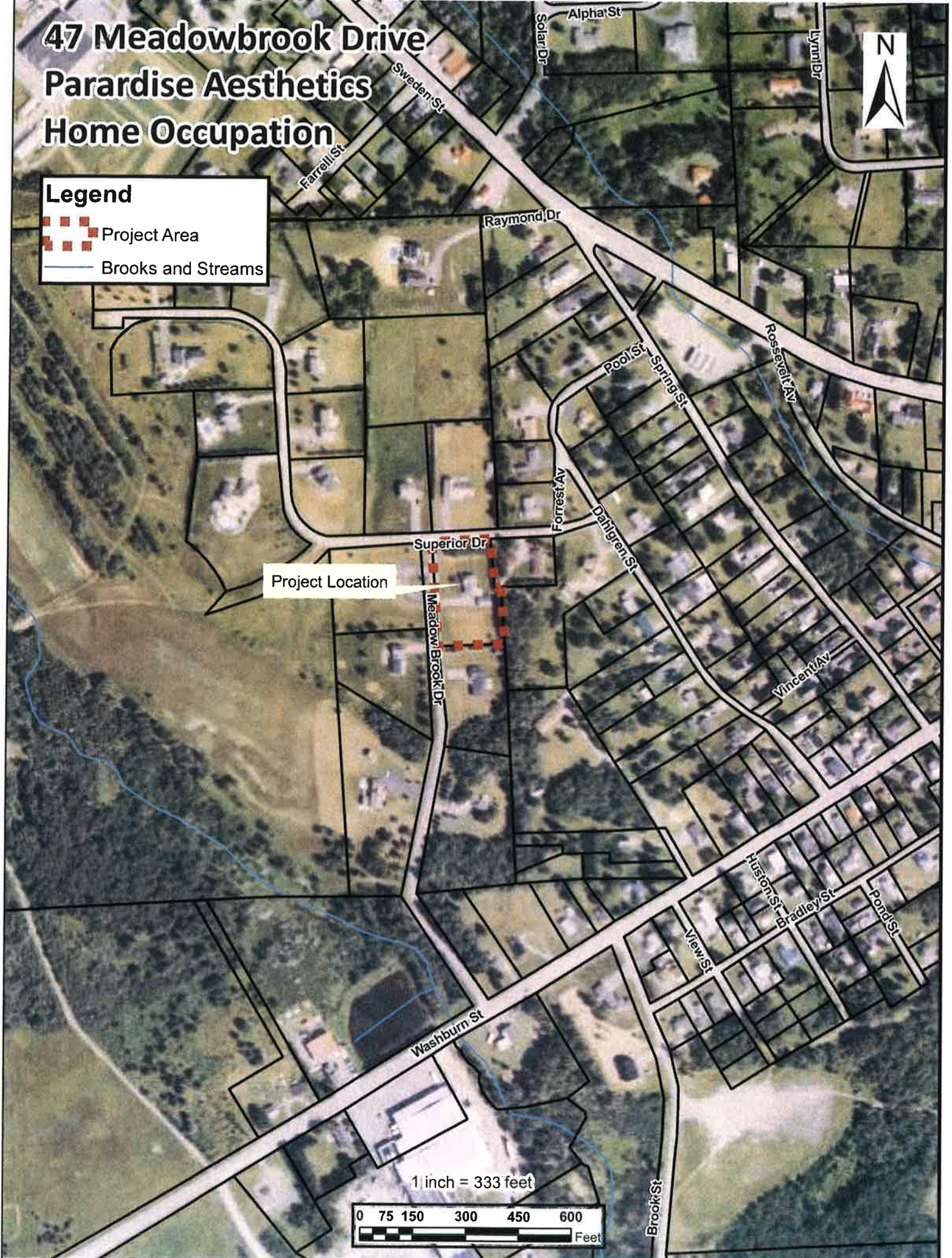


Legend

-  Project Area
-  Brooks and Streams

Project Location

1 inch = 333 feet



Lindsey Paradis
Paradis Aesthetics



Forrest-Av

Superior-Dr

147.36'

90'

100.90'

65'

35.0'

52.0'

29.8'

Meadow-Brook-Dr

280'

Garage

Driveway Parking

47 Meadowbrook Dr.
Tax Map 10-A Lot 3

170'

177.68'

1 inch = 65 feet

