



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, April 14, 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: March 31, 2022

Re: The Caribou Planning Board will conduct a Concept Plan Review of the Novel Caribou Connector CSG LLC solar array project on Thursday, April 14, 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.

Concept Plan Review: A Site Design Review Application from Novel Caribou Connector CSG LLC. to apply a Solar Array on Map 013 Lot 002-B, Van Buren Road.

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

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

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

Note to Applicant: Complete this application and return it with the required documents. In addition, the required non-refundable fee must be returned along with this completed application. Make checks payable to: "City of Caribou", in the amount of \$90.00 plus \$10.00 per 2000 square feet of total gross floor area for commercial, industrial or other non residential applications. Please refer to Section 13-300 Site Design Review Ordinance for further details concerning requirements and submission/approval processes.

Please print or type all information

Name of Property Owner / Developer: Novel Energy Solutions

Development Name: ME Caribou Connector CSG LLC

Location of Property (Street Address): No address - 46.88864, -68.01526

City of Caribou Tax Map: 013 Lot: 002B Zone: R-3

Applicant Information

Brief description of project:

The project will consist of a 0.70MW solar garden.

Final Plan Review Requirements

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

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

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

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

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

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

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

Signature of Applicant: Brittney Krebsbach Date: 3/25/2022

Final Plan Review application was determined to be complete on: Date: _____

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

Recreation area(s) Estimated Area & Description: _____

Common land(s) Estimated Area & Description: _____

Anticipated start date for construction: Month / Year 6 / 22 Completion: 7 / 22

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

Does this development require extension of public services? Yes No

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

Estimated cost for infrastructure improvements: \$ _____

Water Supply: Private Well: Public Water Supply: None:

Sewage Disposal: Private SSWD: Public Sewer: None:

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

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

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

Does the building have an automatic sprinkler system? Yes No N/A

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

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

Concept Plan Review Requirements

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

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

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

Site Design Review for: ME Caribou Connector CSG LLC

Address: No address - 46.88864, -68.01526

Decision by the Caribou Code Enforcement Officer

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

The application was: Denied Approved Approved with Conditions

Signed: _____ Code Enforcement Officer

Decision by the Caribou Planning Board

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

The application was: Denied Approved Approved with Conditions

Signed: _____ Planning Board Chairman

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

Condition(s) of Approval:

Reason(s) for Denial:



ME Caribou Connector CSG LLC – Site Design Review Application

Additional Informaiton

- 1) Landowner (different than applicant):
 - a. Guerrette Farms Corp
 - b. Address: PO Box 1135 Caribou, ME 04736
 - c. Phone: 207-551-9438
- 2) Names and addresses of all property owners within 500 feet of the property:
 - a. SODERBERG, CARL J – 318 & 356 VAN BUREN ROAD
 - b. ROY, JAY PAUL – 334 VAN BUREN ROAD
 - c. DOBBS, FREDERICK W / DOBBS, LISA J – 344 VAN BUREN ROAD
 - d. CERRATO, JAMES T / CERRATO, MARGUERITE M – 303 VAN BUREN ROAD
 - e. KING, JESSIE L – 327 VAN BUREN ROAD
 - f. CORRIVEAU, RENAUD – 337 VAN BUREN ROAD
- 3) Consultants on the project:
 - a. Novel Energy Solutions (design, construction, operatons, etc.) – 2303 Wycliff St #300, St Paul, MN 55114
 - b. BEACON John K. Cressey, ME LG, NH PG (Phase I ESA) – P.O. Box 2154 Windham, Maine 04062
 - c. Haley Ward, Inc. Johanna Szillery, LSS (environmental complaince) -- 1 Merchants Plaza, #701 Bangor, Maine 04401

Novel Energy Solutions registration with Maine Public Utilites Commission:

The screenshot shows the Maine Public Utilities Commission website. The main heading is "Registration for Distributed Generation (DG)/Net Energy Billing (NEB) Project Sponsors and Related Entities". A search filter is set to "Novel". The registration details are as follows:

Organization	Contact Information	Disclosure
Company Name: Novel Energy Solutions LLC Street Address: 2303 Wycliff Street, Suite 300 Town or City: Saint Paul State: MN Zip Code: 55114 Main Phone Number: 612-345-7188 Company Website: www.novelenergy.biz	Primary Contact Name: Mena Kessler Under what category are you registering?: Project Sponsor Title: Utility Liaison Email Address: Mena.Kessler@NovelEnergy.biz Phone Number: 507-261-8499	Is your company or any of its affiliates currently or with the past five years been subject to enforcement action in other jurisdictions? No Documentation:

DEVELOPMENT SUMMARY

ACRES	12.2 AC
OWNER	NOVEL
CLIENT	NOVEL
EXISTING USE	AGRICULTURE / OPEN SPACE
PROPOSED USE	SOLAR
PERMITS	CASE OF MINIMAL EDDP-44240
FLUORO	FLOOD HAZARD
SETBACKS	30 FEET
FEASIBILITY	12 FEET
REAR SETBACK	15 FEET



2205 WYVILL ST, SUITE 300
 ST. PAUL, MN 55118

Client
**GUERRETTE
 FARMS CORP**

Caribou

SHEET INDEX

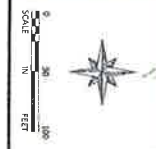
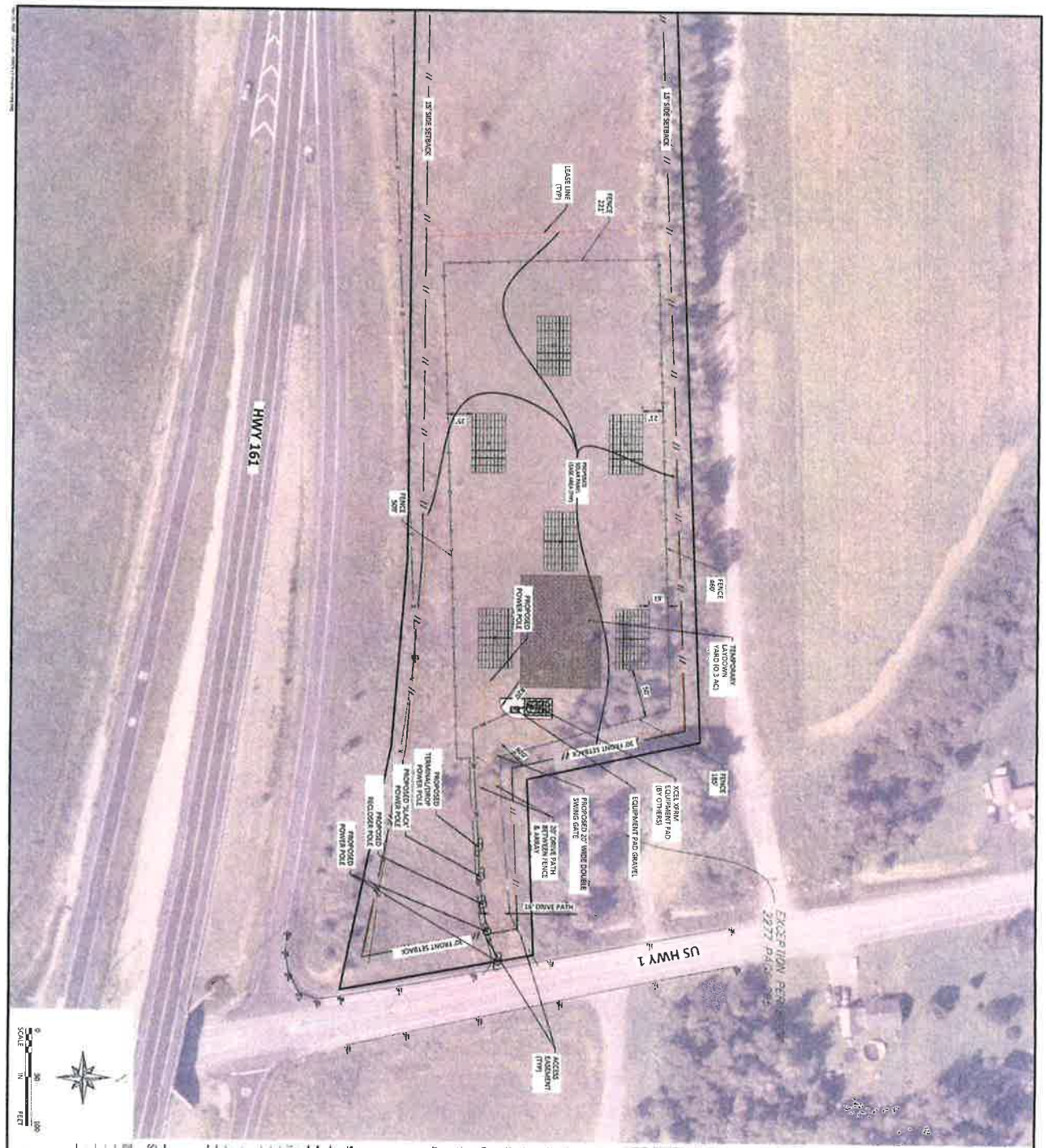
SHEET	DESCRIPTION
1	PRELIMINARY SITE PLAN
2	PRELIMINARY RESTORATION PLAN

PROJECT SUMMARY

PROJECT NAME	NOVEL CARIBOU CONNECTOR SOLAR
OWNER	NOVEL
PREPARED BY	NOVEL
DATE	NOV 10, 2023
PROJECT LOCATION	NOVEL SOLAR
APPLICANT	NOVEL
PROJECT ADDRESS	NOVEL SOLAR
PROJECT PHONE	NOVEL SOLAR
PROJECT FAX	NOVEL SOLAR
PROJECT EMAIL	NOVEL SOLAR
PROJECT WEBSITE	NOVEL SOLAR
PROJECT SOCIAL MEDIA	NOVEL SOLAR
PROJECT GROUND ADDRESS	CARIBOU
PROJECT GPS	47.333333, -104.466667
PROJECT UTM	18S UTM
PROJECT UTM EASTING	651345.34
PROJECT UTM NORTHING	5511111.11

NOTES

1. THIS PLAN AND ANY INSTRUMENTS TO BE REQUIRED FOR THE SUBMITTAL OF THIS PLAN TO THE STATE ENGINEER, LOCAL AND FEDERAL AGENCIES ARE FOR INFORMATION ONLY.
2. THE PROJECT OWNER WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.
3. PROPERTY LINES ARE SHOWN FOR THE PROJECT PROPERTY ONLY.
4. CONTOURS SHOWN ARE BASED ON LIDAR INFORMATION.
5. EXISTING UTILITIES ARE SHOWN FOR THE PROJECT PROPERTY ONLY.
6. APPROXIMATE UTILITIES ARE TAKEN FROM NATIONAL, STATE AND LOCAL RECORDS.
7. PROPOSED ELECTRICAL LINES OUTLINE OF FENCED RESERVE WILL BE UNDERGROUND.
8. TREE AND SHrub SCHEMATIC FOR RESIDENTIAL & PUBLIC USE WILL BE REQUIRED AS DETERMINED IN CONSULTATION WITH THE PERMITTING AGENCY AT THE TIME OF DESIGN (TREES, SIZE & SPECIES OF FRUITS).



LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	RANGE OF EXISTING ROAD
	DRAINAGE
	EXISTING ELECTRICAL
	PROPOSED ELECTRICAL
	EXISTING CONTOUR
	EXISTING DRAINAGE PATTERN
	PROPOSED FENCES
	TEMPORARY ACCESS ROAD
	ACCESS POINT
	PROPOSED SECURITY FENCE
	TEMPORARY FENCE
	LEAD INDICATOR
	PROPOSED POWER POLE & LINE
	EQUIPMENT
	SOLAR ARRAY

Sheet No. Revision
1

Project No. PRELIM

Location
CARIBOU

Project
**NOVEL
 CARRIBOU
 CONNECTOR
 SOLAR, LLC**

Client
**GUERRETTE
 FARMS CORP**

Caribou

2205 WYVILL ST, SUITE 300
 ST. PAUL, MN 55118

Client
**GUERRETTE
 FARMS CORP**

Caribou

2205 WYVILL ST, SUITE 300
 ST. PAUL, MN 55118

Client
**GUERRETTE
 FARMS CORP**

Caribou

Sheet No. Revision
1

Project No. PRELIM

Location
CARIBOU

Project
**NOVEL
 CARRIBOU
 CONNECTOR
 SOLAR, LLC**

Client
**GUERRETTE
 FARMS CORP**


Caribou

Novel Energy Solutions

Maine Caribou Connector CSG, LLC

Proposed Solar Array

Legend

-  Project Area
-  Brooks and Streams

Project Location

Van Buren Rd

1-inch = 333 feet

